

**YORK TOWNSHIP ZONING COMMISSION**  
**January 3, 2008**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on January 3, 2008 at 7:30 pm

Dave Hull called the meeting to order at 7:35pm

**Zoning Commission Members Present:**

Tom Pendolino, James Miller, David Hull, Nevada Johnson and Lowell Wolff were present at the meeting.

**Guests Present:**

Dorothy Crouch-Zoning Inspector; Nick Senghas, 19693 Quarry Road, Wellington; Cindi Jackson , 19693 Quarry Road, Wellington; Gilbert Fuller; Rick Monroe-Trustee; Jane Weiland

**Minutes:**

The commission reviewed the proposed minutes from the December 6, 2007 meeting. James Miller made a motion to approve the minutes as corrected. Tom Pendolino seconded the motion. All members voted aye in a voice vote. Minutes approved.

**Election of Officers:**

David Hull opened up the meeting for nomination for chairman. Lowell Wolff made a nomination to elect David Hull for chairman. Tom Pendolino seconded the nomination. All members voted aye in a voice. David Hull elected chairman.

Nevada Johnson made a nomination to elect Jim Miller for vice chairman. David Hull seconded the nomination.

James Miller made a nomination to elect Lowell Wolff for vice chairman. Tom Pendolion seconded the nomination.

In a silent vote Jim Miller was elected vice-chairman.

**Organizational Meeting:**

The Board was given a copy of the York Township Zoning Commission Organizational Meeting Guidelines.

**1. Regular meetings:** Regular meeting of the Commission will be held the first Thursday of each month at 7:30pm. Unless otherwise provided, all meetings will be held the York Township Hall/Fire Station Complex, located at 6609 Norwalk Road.

The clerk shall give notice of the regular meetings by posting a copy of this resolution on the bulletin board at the Township office and notify the Medina Gazette. If the date, time

or location of a regular meeting is changed, notice of the change shall be posted as provided in this section at least three (3) days prior to the meeting.

James Miller made a motion to keep the meeting on the first Thursday of the month at 7:30pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

**2. Special and emergency meetings:** Special meeting of the Commission will be held at the call of the (Chairman/the Commission/two members of the Commission). The call for a special meeting shall specify the date, time, location, and purposes of the meeting. Unless otherwise provided, special meetings will be held at the same location as regular meetings.

The Clerk shall give notice of the date, time, location, and purposes of a special meeting other than an emergency meeting by posting in the same location(s) as provided for posting notice of regular meetings. Notice shall be posted as far in advance of the meeting as practicable, but not less than twenty-four (24) hours prior to the meeting.

If there is sufficient time to provide twenty-four (24) hours notice, the Clerk shall give notice of an emergency meeting in the same manner as notice of a non-emergency special meeting. Otherwise, notice of an emergency meeting is not required.

**3. Alternate:** An alternate shall be asked by the Chairman to be seated with the Commission if there is a vacancy at the beginning of the meeting. If a regular Commission member arrives later than fifteen (15) minutes after the meeting began the alternate will remain the voting member. If the regular members arrives earlier than fifteen (15) minutes after the meeting began they can replace the alternate as the voting member if a public hearing or site plan review has not begun. Only a member that has heard all testimony can vote.

**4. Meeting minutes:** Every effort shall be made to provide minutes of the monthly meeting to the Board members one week in advance of the next scheduled regular meeting.

Nevada Johnson motion to approve all of the Meeting Guidelines as corrected. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

**Correspondence:**

Dorothy Crouch gave the Board a Meeting Roster/2008 Calendar.

**Old Business:**

David Hull mentioned that Board would like to change the definition of Structure.

The definition of Structure now reads:

STRUCTURE: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to

signs, building, sheds, fences and swimming pools. This is from the York Township Zoning Resolutions, Article IX. Section 902, page 96.

Proposal to read:

STRUCTURE: Anything constructed or erected with a fixed location on the ground, attached to something having a fixed location on the ground, *or resting upon the ground* including but not limited to signs, buildings, sheds, fences and swimming pools.

James Miller made a motion to amend the definition of Structure with a public hearing on February 7, 2008 at 8:00pm. Tom Pendolino seconded the motion. All members voted aye in a voice vote. Motion approved.

Proposal of a definition of Clubhouse:

CLUBHOUSE: The principal building associated with a golf course which typically contains the pro shop, administrative offices, exercise facilities and locker rooms, golf cart storage and maintenance, and may also contain food and beverage services, including public meeting and banquet rooms and related facilities. This is to be added to the York Township Zoning Resolutions, Article IX, Section 902.

Nevada Johnson made a motion to amend the code to add the definition of Clubhouse with a public hearing on February 7, 2008 at 8:00pm. David Hull seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull stated that Senior Housing is put on hold due to the input from the Medina County Planning Commission. The lady from Senior Housing Authority stated that the last thing a Senior wants is a separate Senior Housing unit. Seniors would like to be a part of the main community.

**New Business:**

None from the Board.

David Hull asked the public if there was any New Business.

Gilbert Fuller expressed his concerns regarding the Trustees adopting the resolutions for the Water Shed Plan.

Nick Senghas, 19693 Quarry Road, Wellington and Cindi Jackson, 19693 Quarry Road, Wellington came to the Board meeting to see if the Board may consider changing the zoning for the old York School building on Norwalk Road. Nick Senghas would like to either put in apartments, senior housing or recreation center for under privileged children.

There was much conversation between the Board, Nick Senghas, and Cindi Jackson regarding the old York School building.

David Hull stated there would be several issues that need to be considered, number of apartments, sewer, the extra land usage; just to mention a few issues.

The Board advised Nick Senghas and Cindi Jackson that they would need to do more research, possibly seek legal advice to write a zoning code amendment that would cover every aspect of an apartment usage. Nick Senghas and Cindi Jackson need plans/drawings in writing showing exactly what they are planning to do.

The Board explained the amendment would need to be reviewed at the Medina County Planning Commission, the Prosecutors Office, and public hearings with both the Zoning Commission and Township Trustees.

**Adjourn:**

Tom Pendolino made a motion to adjourn the meeting at 9:35pm. James Miller seconded the motion. All members voted aye in a voice vote. The meeting was adjourned.

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David Hull, Chairperson

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Mary Lenarth, Secretary