

YORK TOWNSHIP ZONING COMMISSION
February 7, 2008

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

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

Zoning Commission Members Present:

Lowell Wolff, James Miller, David Hull, Nevada Johnson and Alternate Jane Weiland were present at the meeting. Tom Pendolino was unable to attend

The Board welcomed the new Alternate, Jane Weiland.

Guests Present:

Dorothy Crouch-Zoning Inspector; Brian Gunkleman; Richard Monroe-Trustee; Colene Conley-Trustee; William Pavlick-Trustee; Ken Barrett-Fire Chief

Minutes:

The commission reviewed the proposed minutes from the January 3, 2008 meeting. James Miller made a motion to approve the minutes. Nevada Johnson seconded the motion. All members voted aye in a voice vote. Minutes approved.

Correspondence:

None

Site Plan Review (Brian Gunkelman):

David Hull asked Brian Gunkelman to give the Board a brief description of his plans for 6050 Stone Road. Brian Gunkelman explained that he is asking for a Change of Use Site Plan Review. Brian Gunkelman is planning using the space at 6050 Stone Road for shop and office for his snow plowing, landscaping, and lawn maintenance business.

James Miller asked Brian Gunkelman if he would be doing his own maintenance on the equipment he uses. Brian Gunkelman said that he would be doing as much maintenance as possible himself. Brian Gunkelman explained what he does with the landscaping portion of the business.

David Hull asked Brian Gunkelman what kind of vehicles he would be storing in the building. Brian Gunkelman explained that it would be pickup trucks, dump trucks, occasionally farm equipment, and lawn mowers. Brian Gunkelman stated that the farm equipment would be brought there only to be worked on.

David Hull asked if there are overhead doors. Brian Gunkelman stated that there are two (2) overhead doors.

Jane Weiland asked Brian Gunkelman if he would be having any outdoor storage at 6050 Stone Road. Brian Gunkelman said there would be no outdoor storage. Any bags of salt or mulch would be kept inside of the building.

David Hull asked Brian Gunkelman if there was any drainage in the floor of the building. Brian Gunkelman stated that there is no drainage in the building.

James Miller asked Brian Gunkelman if the units at 6050 Stone were separated from each other. Brian Gunkelman stated that they were.

David Hull asked Dorothy Crouch if the Fire Chief Ken Barrett had reviewed the plans. Dorothy Crouch had talked to Ken Barrett. Ken Barrett stated if there would be any flammables in the building such as gas cans, they would need to be stored in a flammable liquid cabinet or in spring loaded safety fuel cans.

Dorothy Crouch asked if the building had a fire sprinkler system. Brian Gunkelman stated that he is not aware if the building has a fire sprinkler system. Dorothy Crouch stated that in talking to Ken Barrett, he stated that Brian Gunkelman could only use the building for storage only if the building had no sprinkler system. No maintenance on any of the equipment was to be done in the building if there was any flammable liquid(s) being used.

Richard Monroe called Ken Barrett and asked him to come to the meeting. Ken Barrett did come to the meeting.

David Hull asked Ken Barrett to explain the need for a fire sprinkler system in a commercial building when doing maintenance on equipment. Ken Barrett explained that the Ohio Fire Codes were changed in September of 2007. Ken Barrett explained that there is no concern if the vehicles are just being stored if the vehicles have their gas caps in place. This would be considered the normal use of a vehicle. Ken Barrett explained that once you get into changing oil, rebuilding engines, repair type work to a vehicle; it no longer is considered a storage usage. It becomes a motor repair usage. That is when it crosses over, because of the potential of the fluids and spillage. Then it becomes necessary for a fire sprinkler system. The footage makes no difference. The repairs could be done outside of the building but not inside without a fire sprinkler system.

Brian Gunkelman asked Ken Barrett if he could have acetylene tanks. Ken Barrett stated that the acetylene tanks would be okay, but they need to be affixed to the wall of the building, vehicle, cart or in a carrying case. If the acetylene tanks are fixed to a cart there must also be a fire extinguisher attached to the cart. No welding could be done unless there is a fire sprinkler system. Ken Barrett also stated that there would be a fire inspector making occasional inspections.

Ken Barrett stated that any liquids being used must be stored properly. Used oil must be stored and disposed of properly.

David Hull asked Ken Barrett if a sprinkler system could be installed in the building. Ken Barrett said it could be done very easily.

James Miller made a motion to approve application of Brian Gunkelman for the property at 6050 Stone Road for snow plowing, landscaping and lawn maintenance. Nevada Johnson seconded the motion.

David Hull asked Brian Gunkelman if he was going to have any signage. Brian Gunkelman stated he may put a sign on the door.

All Board members voted aye in voice vote. Motion approved.

Public Hearing (Amending the York Township Zoning Resolution Section 902):

Mary Lenarth read the legal ad as printed in the January 22, 2008 edition of the Medina County Gazette. To consider amending the York Township Zoning Resolution Section 902 to change the definition of STRUCTURE and to add the definition of CLUBHOUSE.

The Board reviewed correspondence from Patrice Theken, Planning Director of the Medina County Department of Planning Services and correspondence from William Thorne, Assistant Prosecuting Attorney from the Office of the Prosecuting Attorney.

David Hull read the staff report, dated February 6, 2008, from the Department of Planning Services. The staff report is in regard to application #005-2008 TA (proposed Amendment to Section 901-902 Definitions). The Department of Planning Services made Staff Comments and Recommendations. (Exhibit A)

David Hull addressed the typographical mistake in the legal notices. The legal notices stated the amendment is to the York Township Zoning Resolution Section 901. The correct Section is 902. The Board reviewed the legal add. It was decided that the definition was clearly explained and there was no lack of due process.

The Board discussed many different ideas regarding the definition of STRUCTURE.

Nevada Johnson made a motion to recommend to the York Township Trustees the proposed amendment to the York Township Zoning Resolution, Section 902 to amend the definition of STRUCTURE

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.

Jane Weiland seconded the motion. All Board members voted aye in voice vote. Motion approved.

The Board reviewed all correspondence regarding the definition of CLUBHOUSE.

The Board discussed many different ideas regarding the definition of CLUBHOUSE. Jane Weiland made a motion to recommend to the York Township Trustees to add the definition of CLUBHOUSE, without the recommended modifications from the Department of Planning Services, to the York Township Zoning Resolution, Section 902.

Add proposed definition-

CLUBHOUSE: The principal building associated with a golf course which typically contains the pro shop, administrative offices, exercises 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.

Lowell Wolff seconded the motion. All Board members voted aye in voice vote. Motion approved.

Nevada Johnson made a motion to close the Public Hearing. David Hull seconded the motion. All Board members voted aye in a voice vote. Motion approved.

Old Business:

Nevada Johnson asked Dorothy Crouch if she had heard anything more from Nick Senghas and Cindi Jackson from Wellington regarding the old York school on Norwalk Road. Dorothy Crouch discussed that the plans will be forthcoming.

Colene Conley stated that she talked to George Smerigan and put him on hold for the March and April, 2008 meeting of the York Township Zoning Commission.

New Business:

David Hull mentioned a forthcoming training session to be held on February 13, 2008 by the Medina County Dept. Planning Services.

David Hull asked the Trustees if they had anything new coming up. Colene Conley stated that she had a small seminar with the City of Medina. Medina City is applying for a grant for the CEDA district.

David Hull asked if there have been any future plans to add turning lanes to the intersection at Speith and Marks. Jane Weiland stated the turning lanes are slated for 2008. James Miller asked if there would be a traffic light installed. Jane Weiland stated that it will not be installed at this time.

Adjourn:

Nevada Johnson made a motion to adjourn the meeting at 9:35pm. David Hull seconded the motion. All members voted aye in a voice vote. The meeting was adjourned.

David Hull, Chairperson

Mary Lenarth, Secretary

