

YORK TOWNSHIP BOARD OF APPEALS
May 8, 2008

The York Township Board of Zoning Appeals held their monthly meeting in the York Town Hall/Fire Station Complex on May 8, 2008 at 7:30pm.

Norman Hinman called the meeting to order at 7:40pm.

Board Members Present:

Roger Mittler, Norman Hinman, Alverta Moehle, and Eric Squire were present at the meeting. William Schultz and Alternate Todd Supek were unable to attend.

Guests Present:

James Miller-Zoning Commission; Colene Conley-Trustee; Rick Monroe-Trustee; Tina Bildstein; Robert Bildstein; Bob Maddamma; Barb Maddamma; Dorothy Crouch-Zoning Inspector.

Minutes:

Today's meeting is being taped for the use of the York Township Board of Appeals Secretary.

The Board reviewed the proposed minutes from the March 20, 2008 meeting. Eric Squire made a motion to approve the minutes. Alverta Moehle seconded the motion. Role vote: Roger Mittler-aye; Norman Hinman-aye; Alverta Moehle-aye; Eric Squire-aye. Minutes were approved.

Meetings Attended:

Mock Board of Zoning Appeals held on April 17, 2008 – Norman Hinman, Eric Squire, Dorothy Crouch, William Schultz, Todd Supek, Alverta Moehle, and Mary Lenarth attended.

Correspondence:

None

Public Hearing (Bildstein –conditional use)

Mary Lenarth read the legal ad as printed in the April 25, 2008 edition of the Medina County Gazette. Robert and Tina Bildstein, 7003 West Smith Road, Medina, Ohio 44256 are requesting a conditional use to operate a Christian Summer Day Camp under York Township Zoning Resolution Sections #301.02.B.2 & #506.02.

Norman Hinman stated that Norman Hinman, Eric Squire, Dorothy Crouch had a site visit of the Bildstein's property at 7003 West Smith Road on May 3, 2008.

Norman Hinman swore in Tina Bildstein. Tina Bildstein explained that she has a twelve (12) page policies and procedure manual. Tina Bildstien would like to run a Christian Summer Day Camp. The hours of the Day Camp are based on the state licensing through the Ohio Job and Family Services. The licensing states that you are not permitted to be open no more than seven (7) hours per day for a day camp. Any more than seven (7) hours constitutes a day care. Tina Bildstein explained the itinerary of the daily schedule of the camp.

Roger Mittler asked Tina Bildstein what would be the maximum number of children attending the camp. Tina Bildstein stated the maximum would be forty-eight (48).

Eric Squire asked Tina Bildstein how many adults would be there. Tina Bildstein stated that there would be ten (10) children per one (1) adult. Tina Bildstein stated that for a summer camp the State License does not have a ratio requiring a set amount of adults per children. Roger Mittler explained with forty-eight (48) children attending the camp there would be a potential of having about one-hundred two (102) vehicles going up and down her drive a day. Tina Bildstein stated that it could be if she would have a full forty-eight (48) children.

Roger Mittler asked Tina Bildstein if her drive was a double drive. Tina Bildstein explained that she would be installing a loop to the drive. Tina Bildstein also explained that there may be staggered times. Roger Mittler asked Tina Bildstein if her driveway was gravel. Tina Bildstein stated the drive was gravel.

Norman Hinman asked how wide the driveway entrance was.

Norman Hinman swore in Robert Bildstein. Robert Bildstein explained that the driveway was about fifteen (15) feet wide.

Norman Hinman swore in Colene Conley. Colene Conley stated that the driveway width is probably fifteen (15) to eighteen (18) feet wide.

Norman Hinman swore in Bob Maddamma. Bob Maddamma asked if the children would be playing loud music. Tina Bildstein said there would not be any loud music being played.

Roger Mittler also asked Tina and Robert Bildstein how close the house to the west of the Bildstein property is. After discussion it appears the house may be eighty-five (85) to one-hundred (100) feet.

Mary Lenarth read a letter dated May 8, 2008 from Kevin and Mary Quigley stating their property is adjacent to Tina and Robert Bildstein's property. Kevin and Mary Quigley do not have any problem with Tina and Robert Bildstein running a Christian Summer Day Camp.

Norman Hinman reminded the Board that the request is for a conditional use not a home occupation.

Colene Conley asked Tina Bildstein the ages of the children attending the camp. Tina Bildstein stated the ages would be from kindergarten to about fourth grade.

Norman Hinman swore in Dorothy Crouch. Dorothy Crouch explained how Tina Bildstein is having the children bring their own lunch and does not have to register with the Medina County Health Department.

Eric Squire made a motion to approve the conditional use application from Robert and Tina Bildstein, 7003 West Smith Rd., Medina, Ohio 44256. The request is to operate a Summer Day Camp under York Township Zoning Resolution Sections 301.02.B.2 & #506.02. The hours of operation are from 9am to 4pm Monday through Friday. The Camp will operate from June 1st to August 31. and be limited to a maximum of forty-eight (48) children. This conditional use will be reviewed in one (1) year from today to see if any changes have taken place from the original plan submitted. Alverta Moehle seconded the motion. Roll vote: Norman Hinman-aye; Alverta Moehle-aye; Eric Squire-aye; Roger Mittler-nay. Roger Mittler explained the reason he is voting no is due to the potential of one-hundred (100) vehicles moving in and out of a residential area every day is an undue burden on the neighbors. With the drive only being about fifteen (15) feet

wide he is concerned about the in and out traffic flow. Also a gravel driveway will create a lot of dust. Motion approved.

New Business:

Norman Hinman stated there would be no meeting on May 15, 2008.

Old Business:

None

Adjourn:

Roger Mittler made a motion to adjourn the meeting at 8:20pm. Eric Squire seconded the motion.

Roll vote: Norman Hinman-aye; Alverta Moehle-aye; Eric Squire-aye; Roger Mittler-aye.

Motion approved.

Norman Hinman, Vice-Chairperson

Mary Lenarth, Secretary