

**YORK TOWNSHIP ZONING COMMISSION**  
**March 6, 2008**

The York Township Board of Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on March 6, 2008 at 7:30 pm

Dave Hull called the meeting to order at 7:30pm

**Zoning Commission Members Present:**

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

**Guests Present:**

Dorothy Crouch-Zoning Inspector; Jeff Allen; Bryan Black-AODK, Inc.; Joe Gladden; John Milloy; Nick Senghas; Colene Conley-Trustee; George Smerigan.

**Minutes:**

The commission reviewed the proposed minutes from the February 7, 2007 meeting. Tom Pendolino made a motion to approve the minutes as corrected. James Miller seconded the motion. All members voted aye in a voice vote. Minutes approved.

**Correspondence:**

The Board received a letter from the Office of the Prosecuting Attorney of Medina County, Ohio. The letter is notifying the Board of James R Bennett's resignation.

**Site Plan Review – York Methodist Church**

David Hull asked Bryan Black with AODK, Inc. to come forward and explain the building changes for York Methodist Church. Bryan Black is the Architect representing York Methodist Church.

Bryan Black explained to the Board that the changes are needed in the basement due to the mechanical room which will be housing the heating and air-conditioning. The changes were also needed to make the handicap ramp ADA compliant. The York Methodist Church needs an additional three hundred-five (305) feet.

David Hull asked if there would need to be additional parking needed. Bryan Black stated that the Church would not need any additional parking.

David Hull asked about the lighting and stated that if there were to be any additional lighting it would need to be of downward type so as not to disturb the neighbors.

David Hull asked if the Fire Chief had been given plans for the Church. Mary Lenarth stated that she did give the new plans of the Church to the Fire Chief and received no comments from the Fire Chief.

David Hull asked if anyone in the audience had any other comments or concerns. There were none.

Lowell Wolff made a motion to approve the Site Plan Review. Tom Pendolino seconded the motion. All members voted aye in a voice vote. Motion approved.

**Old Business:**

David Hull asked John Milloy, with Milloy Architects, LLC, 3409 Liberty Avenue, Vermilion, Ohio 44089 to explain his proposed plans for the old York School on Norwalk Road. With John Milloy is his client Nick Senghas, 19643 Quarry Road, Wellington, Ohio 44090. John Milloy and Nick Senghas presented their proposed plans for the old York School on Norwalk Road. The proposal is to have apartments and eventually add retail business, professional offices, and possible restaurant/rental hall.

John Milloy stated that he understands there would need to be re-zoning and he would have to come up with the wording for the zoning change.

George Smerigan explained there are two ways to go about doing this. One would be to do a text amendment to the Mallet Creek Text to allow that specific use. The other would be a Use Variance, this would be site specific.

George Smerigan also stated that the Sanitary Engineer would need to be contacted regarding the proposed usage of the old York School. John Milloy was aware of this. Nick Senghas stated that he had contacted the Sanitary Engineer’s Department. The person that Nick Senghas talked to at the Sanitary Engineer’s Department felt the capacity of the septic system should accommodate the proposed plans.

George Smerigan said the capacity of the septic system might accommodate the proposed usage but would probably need to be up graded.

Colene Conley asked John Milloy and Nick Senghas who they have talked to at the Buckeye Local School Board. Nick Senghas stated that the have only talked to the Realtor and not to the Buckeye Local School Board at this time.

Nick Senghas wanted to see if this could be done first before he even made an offer on the old York School.

Nevada Johnson stated that an area variance might be easier to get over the use variance.

George Smerigan stated that Nick Senghas would need to make an application to the Board of Zoning Appeals for a use variance. To do that Nick Senghas would need to have something in writing from the Buckeye School Board allowing Nick Senghas to act as their agent. Because the Buckeye School Board is the owner of the old York School property.

There was much discussion between the Board, George Smerigan, John Milloy and Nick Senghas. John Milloy thanked the board for their time and their ideas.

**New Business:**

David Hull asked if anyone had any new business. There was none.

**Adjourn:**

Tom Pendolino made a motion to adjourn the meeting at 8:30pm. Lowell Wolff 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