



**Zoning Text Amendment**  
York Township



**Meeting:** October 7, 2020  
**Applicant:** York Township Zoning Commission (ZC)  
**Hearing:** October 1, 2020 (ZC)  
**Amendments:** Various changes to multiple sections  
**Reviewer:** Rob Henwood  
**Recommendation:** **APPROVAL WITH MODIFICATIONS**

**Proposal:** In a letter dated September 4, 2020, Mary Lenarth, Secretary of the ZC, requested a review of several changes to the York Township Zoning Resolution.

The complete text amendment proposal includes changes to the following sections (§):

1. § 203 Map of Zoning Districts
2. § 205.15.J Driveways in all districts
3. Conservation Development Overlay Districts
  - a. § 306.08.A.2.h Project Review Procedures
  - b. § 306.G Procedure after Approval of Preliminary Development Plan
  - c. Possible addition of § 306.08.H Final Development Plan Approval
  - d. Possible addition of § 307.05.C.9 Development Plan Requirements
4. Type 1 Home Occupations
  - a. Changes to § 506.08.D Visibility of Business Activity
  - b. § 506.08.J Parking

New text is underlined, text to be deleted is shown as ~~strikethrough~~. Staff comments are shown as ***bold and italics***.

**Section 203 Map of Zoning Districts**

The districts or zones and their boundary lines are indicated upon a map entitled "Zoning District Map of York Township, Medina County, Ohio," an accurate copy of which, ~~as of September 5, 2002,~~ together with all notations, references, and other matters shown thereon is hereby attached to and made a part of this Resolution. ***Deleting the date associated with the current zoning map is appropriate because it prevents the ZC from having to update the text when the zoning map changes.***

**Section 205 Regulations Applicable to All Districts or Zones**

205.15 Driveways

The following general driveway requirements apply to all districts or zones. Specific requirements provided for elsewhere in this Zoning Resolution may also apply and shall be in addition to these requirements.

- A. Driveways shall be installed before construction of buildings can begin. This installation will consist of an all weather driving surface capable of holding construction, emergency,

and passenger vehicles and with horizontal and vertical alignments to accommodate such vehicles.

- J. A street number identification sign shall be placed at the driveway entrance of all lots of 2.1 acres or larger. Minimum sign size shall be six (6) inches by eighteen (18) inches, with reflectorized numerals. ***This text implies that small non-conforming lots are not bound by the requirement to post street number identification signs. Staff recommends that the ZC reconsider this text.***

### Section 306 Conservation Development Overlay District

Section 306.06 Development and Site Planning Standards ***The proposed changes clarify that setbacks are to be measured from the street ROW. The ZC may wish to consider adding language regarding private street as a private street does not have a street ROW.***

- C. Perimeter Building Regulations
1. The minimum setback from an ~~public~~-existing street right-of-way shall be one hundred (100) feet.
- D. Interior Building Setback/Spacing Regulations
1. The minimum setback from a proposed interior ~~public~~ street right-of-way shall be seventy five (75) feet.

### 306.08 Project Review Procedures

- G. Procedure after Approval of Preliminary Development Plan
1. After the preliminary development has been approved by the Zoning Commission, the applicant shall proceed to process the development for County subdivision approval in accordance with the Medina County Subdivision Regulations.
  2. ~~The York Township Zoning Commission shall be kept informed of any significant changes or modification of the preliminary plan recommended by the Medina County Planning Commission.~~ The Final Development Plan subdivision plat and development plans approved by the Medina County Planning Commission, together with all documents and agreements relating to the use and preservation of the open space, homeowners association, street design, dedications, restrictive covenants, maintenance agreements and/or conservation easements, and all required deposits and fees shall be submitted to the Zoning Inspector for Final Development Plan approval by the Township Trustees. ***It appears that there is some confusion regarding terminology surrounding subdivisions. The County Planning Commission reviews Preliminary Plans and Final Plats; Development Plans are reviewed by the Zoning Commission. The township may be referring to Construction Plans which establish the construction design of a subdivision when referring to development plans.***

H. Final Development Plan Approval

1. The Township Trustees may attach, such conditions to the approval of a Final Development Plan as may be reasonably required by the public health, safety and welfare, deemed appropriate to carry out the purposes and intent of this Zoning Resolution, and consistent with the implementation of comprehensive, strategic, or area plans adopted by the Township. The Township Trustees shall act upon each Final Development Plan submitted within sixty (60) days of receipt of a complete application and development plan provided. However, that said time period may be extended by the Trustees with the consent of the applicant.
2. Upon approval of a Final Development Plan by the Township Trustees, the Township Trustees shall endorse the final subdivision plat for filing with the Medina County Recorder.
3. A performance bond or other financial guarantee as approved by the Township Trustees and the Township's legal counsel shall be placed on deposit with the Township to ensure that the landscaping, hard surfacing of private streets, drives and parking areas, improvements within public rights-of-way or easements, water lines, sanitary sewer lines, storm sewers, and surface water drainage, and other improvements integral to the proposed project shall be installed in conformity with approved plans. Such bond or guarantee shall be in an amount equal to the cost of the construction of the improvements, based on an estimate certified by the applicant's design engineer and approved by the Township, and shall be for a period not to exceed two (2) years and provide for the complete construction of the improvements within that period. Where performance guarantees are provided to other public agencies, such as the Medina County Sanitary Engineer or the Medina County Engineer, for certain improvements, such arrangements shall be deemed to meet the requirement of this provision for such improvements so that no dual bonding or guarantee of specific improvements is required.

**Section 506 Specific Standards Pertaining to Certain Conditionally Permitted Uses**

506.08 Type 1 Home Occupations

- D. No activity involved in the business ~~other than the parking of commercial equipment~~ shall be visible from any public way or adjacent property.
- J. The maximum gross weight of ~~each~~ any piece of commercial equipment or vehicle used as part of a home occupation shall not exceed forty thousand (40,000) pounds.

**Recommendation:** Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the York Township Zoning Resolution.