

RECORD OF PROCEEDINGS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 ~~FOR THE TOWNSHIP OF~~ THE MADISON TOWNSHIP TRUSTEES

Held

MADISON, OHIO 20

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MADISON TOWNSHIP ZONING PUBLIC HEARING

NOVEMBER 25, 2025

11:47 A.M.

MADISON TOWNSHIP ADMINISTRATION BUILDING

2065 HUBBARD ROAD

MADISON, OHIO 44057

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APPEARANCES:

THOMAS M. SILL, Chairman, Madison Township Trustee;
PETE V. WAYMAN, Vice Chairman, Madison Township Trustee;
MAX ANDERSON, JR., Madison Township Trustee;
TROY HAGER, Madison Township Police Chief;
PAUL COOK, Madison Township Administrator;
SARAH HAMERCHECK, Madison Township Fiscal Officer.

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Minutes of		Meeting
1 GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148		CHAIRMAN SILL: Good morning.
Held 2		Welcome to the Madison Township Zoning Public
3		Hearing. The date is November 25, 2025. The
4		time is now 11:45 -- 47, sorry, 11:47 A.M.
5		Roll call, please.
6		MS. HAMERCHECK: Chief Hager?
7		CHIEF HAGER: Here.
8		MS. HAMERCHECK: Mr. Cook?
9		MR. COOK: Here.
10		MS. HAMERCHECK: Mr. Anderson?
11		MR. ANDERSON: Here.
12		MS. HAMERCHECK: Mr. Wayman?
13		MR. WAYMAN: Here.
14		MS. HAMERCHECK: Mr. Sill?
15		CHAIRMAN SILL: Here.
16		All right. Max, I think this is all you.
17		We're happy to listen.
18		MR. UNGERS: Yeah, thank you,
19		Mr. Chairman. Just a summary, the purpose of
20		the zoning public hearing is an (inaudible)
21		request, 25-005, is for the vacate permanent
22		parcel number 01-A-008-0-00-051-0 along Dayton
23		Road. Currently it's zoned B1, neighborhood
24		business. The applicant and now owner is
25		requesting to rezone the parcel from R-1 or to

1 R-1, suburban residential, with the
2 opportunity to construct a single-family
3 dwelling. The Lake County Planning Commission
4 met on October 28, 2025 and recommended to
5 make the zoning district change. The zoning
6 commission then met for a public hearing on
7 November 10, 2025, and the vote was
8 recommended to the trustees to approve the
9 zoning district change as well. Property
10 owner letter was mailed on November 14, 2025,
11 and the public hearing was advertised in the
12 News-Herald legal section on November 15,
13 2025, but no correspondence from any
14 neighboring property owners and the applicant
15 couldn't make it today because they're
16 working.

17 Any questions you guys have got for me,
18 let me know. I'll note this, the property --
19 or the Lake County Planning Commission also
20 said we could take a look at the former Wayman
21 property that's now owned by the sister.
22 There's is also B-1.

23 CHAIRMAN SILL: Right.

24 MR. UNGERS: But
25 traditionally, Chris Bernard and I realized,

1 by looking at some past stuff, we don't
2 normally take that action. If the property
3 owner ever wants to come in and make that
4 change, we're welcome to do it. We already
5 got the recommendation from the commission,
6 but we just thought, you know, leave it as is
7 for now, because it's long withstanding as a
8 legal nonconforming property. Nothing need to
9 be done, so...

10 CHAIRMAN SILL: Gotcha.

11 MR. UNGERS: Yeah. Other
12 than that, I'll also mention there's three
13 parcels along that intersection that in the
14 past were all zoned B-1. They were all owned
15 by the Baker family. They've all been rezoned
16 by the trustees in the past.

17 MR. WAYMAN: Correct.

18 CHAIRMAN SILL: All for
19 residential use.

20 CHAIRMAN SILL: Gotcha. No, I
21 would rather see it used for residential.
22 That would be nice on that corner.

23 MR. WAYMAN: Where it is.

24 CHAIRMAN SILL: Yeah,
25 absolutely. Of course I'll ask if anybody

1 wants to speak in favor or opposition, but it
2 doesn't appear we have anybody here.

3 MR. WAYMAN: No.

4 CHAIRMAN SILL: Do you guys have
5 any thoughts?

6 MR. ANDERSON: Only thing, I
7 think it would be a great idea and, you know,
8 we have changed other ones in the past. I see
9 no problem.

10 CHAIRMAN SILL: Yeah, I agree.

11 MR. WAYMAN: I don't see a
12 problem with it either.

13 CHAIRMAN SILL: Okay. All
14 right. Thanks, Max.

15 MR. UNGERS: (Inaudible) at
16 your regular meeting?

17 CHAIRMAN SILL: Yes, exactly.
18 So at this time we won't vote on the proposed
19 rezoning. The Board will be voting on that
20 during our regular meeting.

21 Request a motion to adjourn the zoning
22 meeting -- zoning hearing.

23 MR. WAYMAN: So moved.

24 MR. ANDERSON: I'll second,
25 Mr. Chairman.

1

CHAIRMAN SILL: Roll call.

2

MS. HAMERCHECK: Mr. Wayman?

3

MR. WAYMAN: Yes.

4

MS. HAMERCHECK: Mr. Anderson?

5

MR. ANDERSON: Yes.

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MS. HAMERCHECK: Mr. Sill?

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CHAIRMAN SILL: Yes.

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CHAIRMAN SILL: That concludes

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the Madison Township Trustees Zoning of -- or

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Zoning Public Hearing November 25, 2025. The

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time is now 11:50.

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(Public hearing concluded at 11:50 A.M.)

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RECORD OF PROCEEDINGS

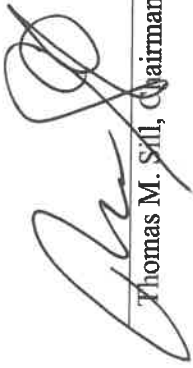
Minutes of MADISON TOWNSHIP BOARD OF TRUSTEES Meeting

November 25, 2025

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Zoning Public Hearing 11:47 AM

Held _____ 20____


Thomas M. Sill, Chairman


Sarah Hamerheck, Fiscal Officer

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