

RECORD OF PROCEEDINGS

MADISON TOWNSHIP ZONING COMMISSION

PUBLIC HEARING & REGULAR MEETING MINUTES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-8338 FORM NO. 10148

Monday, October 24, 2022

Held

7:00 p.m.

20

The Madison Township Zoning Commission (ZC) Meeting was called to order at 7:02 p.m. by Chairman Hyrne, with the following people present: Mr. R. Rothlisberger, Mr. J. Hyrne, Mr. R. Diak, Mr. J. Witt and Mrs. A. Wisniowski. Mr. M. Ungers was present as Zoning Inspector and Mr. C Bernard as Assistant Zoning Inspector.

Mr. Ungers, Zoning inspector, read the following summary:

Mr. Ungers explained that Mr. Joseph Janson is here to have a preliminary discussion and review of his site plan for permanent parcel #01-B-094-0-00-006-0 on the south side of North Ridge Rd. Zoned B-2, regional business. The Board of Zoning Appeals (BZA) approved Mr. Janson's Conditional Use Permit on October 13, 2022 in order to conduct a landscaping related business within the B-2 district.

Mr. Janson, 1865 E Tuttle Park Rd. Madison, OH 44057

Mr. Janson approached the ZC and explained that he was looking to construct a building for the purpose of storing his equipment for his landscaping business. He stated that he is not planning on selling anything on the property. The parking lot will be constructed of permeable materials. He informed the Board that he was working with the Ohio Department of Transportation (ODOT) on the access point for the driveway onto N Ridge Rd. He stated that the building drawings are nearly 100% complete. Any changes would be very minor. Mr. Janson also mentioned that Steven Houser at Lake County Stormwater is waiting on the approval from the Board before moving forward. He stated all of these items would be in place before the next ZC meeting. He added that there will not be any signage at this time, perhaps down the road. Ms. Wisniowski asked if he planned on doing any fencing. He stated that he planned on fencing the side property lines from the ODOT right of way going back. Mr. Rothlisberger asked if there will be any office space or strictly storage space. Mr. Janson stated that it was just storage space for now, but he may add an office in the future. He added that he plans to tie into the sewer and water that is available along N Ridge Rd. Mr. Diak asked what type of electrical service would be used. Mr. Janson stated that for now it will be a standard line but eventually he'll need to add a 220 line. Mr. Janson stated that he knows about the flood zone in the back of the parcel and has no plans for development near it. He added that he's spent a lot of time cleaning it up and plans to keep the property clean.

Mr. Ungers added that Cebars called and asked how close to the road the building would be. Mr. Ungers explained to the owner of Cebars that Mr. Janson would need to adhere to current setback regulations and that would put the front of the new structure somewhere around the rear line of Cebars existing building. Mr. Ungers added that the other neighbor inquired with the same question and didn't have any issues once Mr. Ungers explained it.

Mr. Diak asked if he started picking out the outside materials yet. Mr. Janson stated it will look like the picture he provided but is open to any ZC requirements. Mr. Diak asked if all his vehicles will fit into the building and if there will be a door in the back as well. Mr. Janson stated they will fit and there will be a rear door on the building for drive-thru maintenance.

Chairman Hyrne asked if anyone had any further questions. With none, Mr. Ungers discussed the next steps for Mr. Janson.

Acting Chariman Hyrne asked if there was any old or new business to discuss. Mr. Ungers stated that all he has is a preliminary site plan from Sheetz and they intend to be at the next ZC meeting to discuss. There was some general discussion stemming from Sheetz's previous meeting in the summer.

There being no further business before the Board, a motion to adjourn the Meeting at 7:21 p.m. was presented by Mr. Diak, seconded by Mr. J. Witt.

Roll call: All "Ayes."

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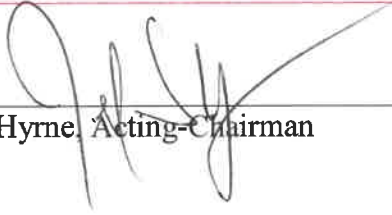
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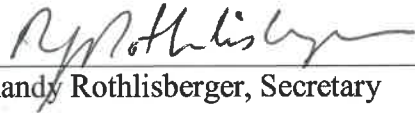
GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Monday, October 24, 2022

Held _____ 7:00 p.m. _____ 20 _____



Jeff Hyne, Acting-Chairman



Randy Rothlisberger, Secretary