

# RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION

Meeting

## PUBLIC HEARING & REGULAR MEETING MINUTES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, February 10, 2020 20  
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:00 p.m. by Chairman Diak, with the following people present: Mr. R. Rothlisberger, Mr. B. Diak, Ms. A. Wisniowski, Mr. J. Hyrne, and Mr. J. Witt. Mr. F. Walland was present as Zoning Inspector, and Mrs. M. Howell.

A motion was presented by Mr. Hyrne to approve the minutes from the January 13, 2020 Meeting, seconded by Mr. Rothlisberger.

Roll Call: Mr. Rothlisberger: Yes Chairman Diak: Yes  
Mr. Hyrne: Yes Mr. Witt: Yes

Ms. Wisniowski abstained, due to the fact that she was absent from the January 13, 2020 Meeting.

Mr. Walland stated for the record that this evening there is a Public Hearing for a Site Development Plan Review for Mr. Mark Mackovjak, Blue Spruce Storage. Mr. Walland stated for the record that the property is located at 7751 South Ridge Road, Permanent Parcel #01-A-070-C-00-017-0 and is zoned M-1, Industrial. He informed the Board that Mr. Mackovjak is proposing to build a storage building, approximately five thousand square feet (5,000 sq. ft.), and that the proposed building will not have sanitary sewers or a water line.

Mr. Walland stated that on October 28, 2019 the Board held a Preliminary Plan Review for this parcel, as required. He added, that at that meeting, the Board discussed and agreed that the architect or the engineer need not attend the Public Hearing for the Site Development Plan Review.

Mr. Walland stated that the Site Plan has been reviewed for content in accordance with Section 126 – Site Development Plan Review and is found to be in compliance. He also informed the Board that all required approvals have been submitted.

Mr. Walland stated for the record that the neighbor/applicant letters were mailed on January 8, 2020 and the Legal Ad was advertised in The News-Herald Legal Section on Friday, January 10, 2020. He informed the Board that there has been no contact from any residents regarding this matter.

Mr. Walland informed the Board that Mr. Mackovjak is not available this evening and that his son was going to attend, but also is not present for the Public Hearing. Mr. Rothlisberger asked what the options are seeing as there is no representative present. Mr. Walland stated that the Board could request a continuance, rather than denying the Site Plan. Mr. Witt stated that he cannot remember a time when a Site Plan was approved with no representative present. Mr. Witt stated that he would hate to set a precedence. Mr. Hyrne asked if there is anything in our Resolution or the ORC that states a representative must be present. Mrs. Howell stated for the record that the owner letter clearly states that if the applicant is unable to attend the Public Hearing that the applicant notify the Zoning Office, in writing, the name of the individual who will be representing the applicant at the Public Hearing.

Mr. Witt presented a motion to continue the Public Hearing until March 9, 2020, seconded by Mr. Rothlisberger.

Roll Call: Mr. Rothlisberger: Yes Chairman Diak: Yes  
Ms. Wisniowski: No Mr. Hyrne: No Mr. Witt: Yes

Mrs. Howell stated that Mr. Walland will notify Mr. Mackovjak that the Public Hearing has been continued.

Mr. Walland closed the Public Hearing portion of the Meeting at 7:12 p.m.

Mr. Walland stated that regarding old business, he and Mrs. Howell have been putting together a new PUD Section for our Zoning Resolution. He added that he took Perry Township's PUD Section and tweaked it. Mr. Walland stated that he will proof the draft and

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hopes to have a draft ready for the Board at their next meeting. Mr. Walland stated that this would be a new section to our Zoning Resolution, removing the PUD Conditional Use from Section 142. Mr. Witt asked if the re-zoning would occur prior to a site plan for a Planned Unit Development. Mrs. Howell stated that they are submitted together. Mr. Hyrne asked if it was going to be an overlay district. Mrs. Howell stated that the language only references a district, not an overlay district. Mrs. Howell added that the draft has two (2) PUD Districts, a Single Family Planned Unit Development District and a Moderate Density Planned Unit Development District.


Mr. Walland stated that at the last meeting Mr. Hyrne had asked about the demographics. Mr. Walland informed the Board that Mr. Dave Radachy has supplied him with a spreadsheet with the demographics from 2017. Chairman Diak requested the data be emailed to him.

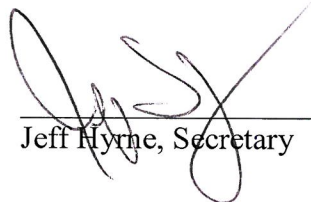
Mr. Walland informed the Board that a surveyor, Mr. Dave Novak, for Dunkin Donuts has contacted him regarding the out lot in front of Tractor Supply and if there was storm drainage in the rear portion of the parcel. Ms. Wisniewski commented that there is a dry detention basin behind the old Advance Auto building.

Mr. Walland also informed the Board that he has received a Traffic Study for a Verizon Store just west of Circle K, along with some type of fast food restaurant. Ms. Wisniewski asked if there is a specific restaurant planned for the site. Mr. Walland stated that there hasn't been a confirmation of what type of restaurant will be going in. Mr. Walland informed the Board that the Traffic Study is ninety-one (91) pages long. Mr. Walland informed the Board that he suggested they find an acceptable stormwater outlet. He added that they plan on retaining the water on site. Mr. Witt asked about their overflow. Mr. Walland stated he doesn't have all the specifics yet, but wanted to give the Board a heads-up. Chairman Diak asked if the Traffic Study was done for Route 20 and Green Road. Mr. Walland stated it is for the immediate area of Route 20 and Green Road. Mr. Walland commented that maybe this will encourage the County to do some redesign on Green Road.

There being no further business before the Board, a motion to adjourn the Meeting at 7:35 p.m. was presented by Ms. Wisniewski, seconded by Mr. Hyrne.

Roll call: All "Ayes."

  
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Bob Diak, Chairman

  
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Jeff Hyrne, Secretary