

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION

Minutes of

PUBLIC HEARING & REGULAR MEETING MINUTES

Meeting

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

Held

Monday, June 13, 2022

7:00 p.m.

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The Madison Township Zoning Commission Meeting was called to order at 7:02 p.m. by Mr. Rothlisberger, with the following people present: Mr. R. Rothlisberger, Mr. Diak, Mr. J. Witt. And Ms. A. Wisniowski. Mr. Hyrne was absent. Mr. M. Ungers was present as Interim Zoning Inspector.

Mr. Rothlisberger requested a motion to approve the minutes from May 9, 2022. Mr. Witt presented a motion to approve the May 9, 2022 minutes, the motion was seconded by Mr. Diak. There was no discussion.

All Ayes. Motion passed 4-0

Mr. Ungers invited Mr. Mike Rose (4347 S. Madison Rd.) to address the board to discuss his project located at 6723 Warner Rd. Mr. Rose gave an update stating that he's having issues getting approval to tie into the sanitary. It's been 2 years since this project started. Mr. Rose stated that Mrs. Howell, the previous zoning inspector, gave him verbal authorization he was permitted to move into the house, but he hasn't received any written notification stating the same. He asked the board for some guidance of what needs to be done so that he can tie into the water and sanitary and move into this property. He stated that Madison Village has told him he cannot live there, because it's not zoned for that use, but Mrs. Howell told him he would be able to live there but as of yet he hasn't receive anything in writing confirming it. He stated he received a stop work order from the township. The stop work order came from the township Solicitor, Mr. Gary Pasqualone. Mr. Witt asked if when it was originally built if it was a business with owner occupancy. Mr. Rose confirmed that was the case but it was unclear if that was permitted and now the code has changed. Mr. Ungers added clarification stating that Mr. Rose's property is located within the B-2 district and you are permitted to have a live/work unit within this district. Mr. Rothlisberger stated that at this time Mr. Rose would need permission from Madison Village to tie into their systems and added the county will not take over the sanitary for another year to year and half. Mr. Rothlisberger asked Mr. Ungers who is preventing him from building. Mr. Ungers stated it was Madison Township who sent the stop work order, citing that Mr. Rose was working outside the scope of the permit. Mr. Ungers stated that Mr. Frank Walland, previous Zoning Inspector, issued a structural alteration permit but it was determined Mr. Rose was working outside that scope. The issue was that the basement was not sound. Mr. Rose stated that he filled in the basement with sand and had the county come out and inspect it, which they did and were ok with and allowed him to continue building. Mr. Rose stated that he was continuing to build on the same footprint and that's when a concerned citizen came forward and the work stop order was mailed. Mr. Rothlisberger asked Mr. Rose if he had a rejection letter from Madison Village. Mr. Rose stated he is unsure whether he received a rejection letter from Madison Village. Mr. Rothlisberger offered the advice of getting the communications and rejection letters in writing. Mr. Rose stated that he needs a letter from Madison Township stating that he can live in that structure. It was agreed that Mr. Rose would submit a site plan and the board would approve it with contingencies of getting approval from Madison Village for connections to sewer and water.

Mr. Rothlisberger asked if there was any old or new business to discuss. Mr. Ungers went over some old business. He stated that the C-4 permit was denied and they are now appealing to the Board of Zoning Appeals (BZA). Sheetz is in talks to go in across from Wal-Mart on RT20. They were in the process of doing soil testing. Mr. Ungers stated this Sheetz will have gas bays, but it will be more food oriented.

Mr. Ungers asked if the board would be open to moving the August meeting date. Board stated they would discuss it.

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There being no further business before the Board, a motion to adjourn the Meeting at 7:42 p.m. was presented by Mr. Witt, seconded by Mrs. Wisniowski.

Roll call: All "Ayes."



Jeff Hyne, Chairman



Randy Rothlisberger, Secretary