

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

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

Held _____ **Wednesday, April 28, 2021** _____ 20 _____
6:30 p.m.

Chairman Francis, opened the Meeting of the Madison Township Board of Zoning Appeals at 6:33 p.m., with the following people present: Mr. J. Boyle, Ms. L. Diak, Mr. B. Dubiel, Mr. E. Francis, and Mr. T. Sill. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers as Assistant Zoning Inspector.

Mrs. Howell requested a motion to approve the minutes from the January 14, 2021 Meeting.

A motion to approve the minutes from the January 14, 2021 Meeting was presented by Mr. Sill, seconded by Mr. Dubiel.

Roll call: Ms. Diak: Yes Mr. Francis: Yes
 Mr. Sill: Yes Mr. Dubiel: Yes

Mr. Boyle abstained due to the fact that he was absent from the January 14, 2021 Meeting.

Mrs. Howell informed those in attendance that this evening's Meeting is for a Public Hearing for an Amendment Request for Conditional Use Permit #94-03, for the Lantern of Madison, located at 2041 Hubbard Road, Permanent Parcel #01-B-096-0-00-006-0, and the property is zoned P-1, Professional Business District. Mrs. Howell stated for the record that Mr. Jean Makesh for the Lantern of Madison and Mr. Timothy Dean, representing the land owner, are present this evening for this Public Hearing. Mrs. Howell stated for the record that Mr. Jean Makesh is requesting an amendment to condition #4 of CUP #94-03, increasing the allowable number of assisted care units for the Lantern of Madison, an Assisted Living Facility. She informed those in attendance that per Section 142.4.5.6.1 of the Madison Township Zoning Resolution, an Assisted Living Facility is permitted as a Conditional Use in the P-1 Zoning District.

Mrs. Howell stated for the record that neighbor, property owner, and applicant letters were mailed on April 12, 2021 and the Public Hearing was advertised in the News-Herald Legal Section on April 12, 2021. Mrs. Howell also stated that there had been no inquiries from any residents regarding this hearing.

Mrs. Howell stated for the record that the current CUP #94-03, which was issued on January 22, 2004, has a maximum allowable number of assisted care units set at twenty-nine (29). She added that the Lantern, years ago, had gone through a couple phases of internal expansions and the additional assisted care units were never updated on the CUP. Mrs. Howell stated that Mr. Makesh has provided parking calculations and the facility far exceeds the number of parking spaces required per Section 127.5.2 of the Madison Township Zoning Resolution. She added that the minimum number of parking spaces required per Section 127.5.2 is forty-one (41) and the Lantern of Madison has one hundred thirteen (113) parking spaces, with six (6) of those being designated for handicapped parking.

Chairman Francis administered the Oath of Accuracy to anyone in attendance who wished to speak during either Public Hearing.

Mr. Jean Makesh, 2041 Hubbard Rd., Madison, OH.

Mr. Makesh stated that he had nothing to add to the summary. Chairman Francis stated that he would like to commend Mr. Makesh for providing such a wonderful facility in our community. Mr. Makesh commented that he will pass that on to the staff. Mrs. Howell stated that Mr. Makesh provided the drawings for the internal expansions and the Certificate of Occupancy from the Lake County Building Department. She added that it is her opinion that the updating of the CUP condition for the maximum allowable care units was truly an oversight when the expansions occurred. Mr. Sill asked what the maximum number is being updated to. Ms. Diak informed Mr. Sill that on the second page it states the maximum allowable care units will be increased to ninety-four (94) and the maximum number of sleeping beds to ninety-seven (97).

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Mr. Boyle asked Mr. Makesh if he has plans for expansion. Mr. Makesh stated that he would love to expand the business. He informed those in attendance that he has developed a new product and is working on patenting the product in Kirtland. Mr. Makesh stated that there are seven (7) Blue Zones in the entire World and in the Blue Zones people live up to one hundred (100) years old with no diseases. Mr. Makesh stated that when they started in 2004, he wanted a place that he himself would like to retire to. Mr. Makesh stated that the facility was designed with hospitality in mind. He added that when they started to see clients come in with Dementia/Alzheimer's, he felt there needed to be a program for them, which is the Svayus Program. Mr. Makesh stated that it is his hope to bring the Blue Zone Program to the Lantern of Madison, with the additional five (5) acres that are included in the CUP.

Mrs. Howell asked if the Board had any further questions. The Board did not.
Mrs. Howell asked the Board members to vote on the Amendment to Conditional Use Permit #94-03.

Ms. Diak: Yes Mr. Francis: Yes Mr. Boyle: Yes
Mr. Sill: Yes Mr. Dubiel: Yes

The Board members voted and unanimously approved the Amendment to Conditional Use Permit #94-03, increasing the allowable number of assisted care units to ninety-four (94) and the allowable number of sleeping beds to ninety-seven (97).

Mr. Makesh thanked the Board for their continued support. Mrs. Howell informed Mr. Makesh that she will work on updating the CUP document and prepare it for signature.

The Public Hearing for Conditional Use Permit #94-03 was closed at 6:45 p.m.

Chairman Francis asked if there was any other business to discuss. Mrs. Howell informed the Board that there are several projects currently in the works;


1. Blue Spruce Storage, 7551 S. Ridge Rd – 2 Additional Self-Storage Buildings
2. Classic Chrysler Renovation/Alteration, 6300 N Ridge Rd
3. BZA Public Hearing to Update/Amend this CUP for Lantern of Madison, 2041 Hubbard Road
4. Cebars has sent in a paving project, which Frank Cvelbar was directed to reach out to ODOT & Lake County StormWater Management
5. Proposed Dollar General, Hubbard Road, PP #01-B-116-0-00-003-0 – stormwater concerns, outside engineering firm reviewing the project for the Township, the cost being covered by Dollar General
6. Proposed Auction House on Bates Road, PP #01-A-071-0-00-043-0 – the Board commented that Mr. Smiley needs to provide a Site Plan depicting the improved parking areas and the outside lighting, not just a GIS Map with sketched areas.
7. Proposed Classic Car Wash, Green Road, PP #01-B-126-0-00-058-0 – stormwater and traffic concerns for this project
8. Proposed Car Wash, 6550 N. Ridge Road, (Just east of GetGo)

Chairman Francis asked the Board if they had anything they would like to discuss.

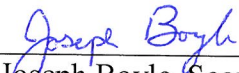
There being no further business before the Board, a motion was presented to adjourn the meeting by Ms. Diak, seconded by Mr. Sill.

Roll call: All "Ayes."

The meeting was adjourned at 6:55p.m.



Evan Francis, Chairman



Joseph Boyle, Secretary