

RECORD OF PROCEEDINGS

Minutes of

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

Meeting

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

Held Thursday April 10, 2025 20  
7:00 p.m.

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:00 p.m. by Chairman T. Brass, with the following people present Mr. B. Dubiel, Ms. L. Boban, Ms. L. Diak, Mr. T. Brass and Mr. Gauntner (BZA Alternate). Mr. J. Boyle was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Brass requested a motion to approve the minutes from January 9, 2025, Organizational Meeting Minutes and January 9, 2025, Regular Meeting Minutes. Ms. Diak presented a motion to approve the minutes from the January 9, 2025, Organizational Meeting and January 9, 2025, Regular Meeting Minutes, seconded by Mr. Dubiel. With no discussion the minutes were approved:

**“All Ayes” - Minutes approved 5-0.**

Mr. Brass invited Wendy Myers (1541 Grove Ave) a representative for ‘Their Perfect Place’ to the podium to discuss her project. Ms. Myers has an autistic son and would like to open a daycare program for autistic kids. Her plan is to have a place for kids after they graduate from high school. Ms. Myers stated most of these kids fall into 2 categories, whether they are functioning and able to get a job or they are unable to do much of anything without assistance, and these are the ones that seem to get left behind. Her plan is to give these kids a place to go and have a productive day and give them daily interactions, a chance to learn life skills, and a routine. Ms. Myers stated her son especially does much better when he has a daily routine. Her plan is to provide a facility that will handle the more severe cases, as these are the ones that need the most help but finding it is very challenging. Ms. Myers stated there is a large need for this type of facility in this area (handling the most severe cases), stating the closest one is in Mentor.

Mr. Gauntner asked if she needed to be licensed by the State of Ohio to operate this type of facility. Ms. Myers stated that it is required to be licensed by the State. She added that she’s already certified as a shared living professional and she’s working getting her certification to operate a day program and will have it completed before opening. Mr. Brass if other employees will also be certified. Ms. Myers stated she will be the only one certified, but all employees will be put through an extensive background check before hiring.

Mr. Gauntner asked what the maximum number of clients would be. Ms. Myers stated for the first year she would like to have somewhere around nine to ten clients and then eventually grow to twenty. Twenty would be her maximum. Mr. Ungers asked if clients would need their own transportation to and from the facility. Ms. Myers stated that they would need their own transportation at the start but eventually they will be purchasing a van, with a designated driver, to help with transportation.

Mr. Gauntner asked if she would be paid directly by the clients. Ms. Myers stated she will be paid by the client’s waivers through Medicaid.

Gabriel Miller approached the podium. Ms. Miller is employed by the Lake County Board of Development and Disabilities. Ms. Miller wanted to explain to the board how the payment process works, stated that once an individual is diagnosed, they become Medicaid eligible. This is where she comes in and helps Ms. Myers navigate through the payment process.

Mr. Brass asked where the location is going to be. Mr. Ungers stated that it would be located in the old Bendelewski Meats building on North Ridge Road.

Mr. Dubiel asked Ms. Myers what her educational background was. Ms. Myers stated she gained all her experience through caring for her son. Ms. Myers added she has worked at a number of facilities over the years, including Broadfield Manor, Stewart Lodge, and Deepwood Center.

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Ms. Diak wanted clarification on the ages. Ms. Myers stated the target age was after high school but the paperwork states twenty-two and up. Ms. Myers clarified that special needs children age out of high school at the age of twenty-two.

Mr. Ungers asked if Ms. Myers planned to utilize the land on the east side of the building. Ms. Myers stated that she planned to fence that area in and create an outdoor recreation and gardening area for the students.

Ms. Myers wanted the board to understand how the staffing requirements would be met and explained each child is given an acuity rating and her plan is to work with the most extreme cases. Staffing level will be dictated by this overall acuity rating. Ms. Myers stated she has a friend whose son is also an extreme case, and he will be her first client, and her friend, the mother, will be her first employee. Once they reach her first-year projections of nine to ten students, there will be a total of four employees. Ms. Miller explained to the board that acuities are broken down into 3 groups and dealing with the most extreme cases, as Ms. Myers is proposing, the requirement is one staff member for every three students. Ms. Miller also stated that the overall acuity rating helps determine the funding available. Ms. Miller stated that Ms. Myers staff will have to have special training, including behavioral training.

Mr. Gauntner asked Mr. Ungers which section of the zoning code does this conditional use permit fall under. Mr. Ungers stated that it's listed on the chart as a conditional use permitted in B-2 Regional Business. It also breaks it out by childcare or adult care and Mr. Ungers stated that before this meeting he was unsure of Ms. Myers' proposed business model.

Ms. Diak asked why many facilities have moved away from the more severe case. Ms. Myers stated that most places do not want to deal with the behavioral issues. They want higher functioning individuals that are able to work with minimal supervision.

Mr. Ungers reminded the board that they are voting on the use of the property. They do not need to worry about the building itself, the Zoning Commission will deal with that. Mr. Ungers stated that it is permitted in B-2 and this just gives the board the opportunity to add any conditions they feel might be necessary.

Ms. Diak asked if there was any concern about having enough clients. Ms. Myers stated she did not expect any shortage of clients, as many people have already expressed an interest.

Mr. Gauntner made a motion to set a public hearing for May 8, 2025 at 7PM for the purpose of reviewing a conditional use permit for 'Their Perfect Place Adult Daycare Program', seconded by Mr. Brass.

All "Ayes." 5-0 Public Hearing is set for May 8, 2025 at 7PM.

Mr. Ungers stated that he had no new or old business to discuss with the board. There being no further business before the Board, a motion to adjourn the meeting was presented by Mr. Gauntner, seconded by Mr. Dubiel.

All "Ayes." – Meeting adjourned at 7:45

Mr. Thomas Brass Chairman
Acting Chairman
Kenneth R. Gauntner Jr.

Ms. Lora Diak, Secretary