

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & WORKSHOP MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held _____ Monday, April 8, 2019 _____ 20_____
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:07 p.m. by Chairman Witt, with the following people present: Mr. R. Rothlisberger, Mr. J. Witt, Mr. J. Hyrne, and Ms. A. Wisniewski. Mr. B. Diak was absent. 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 March 11, 2019 Meeting, seconded by Ms. Wisniewski.

Roll Call: All "Ayes."

Chairman Witt asked if there was any new or old business. Mr. Walland stated that he did not have any new or old business to discuss at this time.

Mr. Walland informed those in attendance that this evening will be a workshop session for proposed text changes and to start discussing the Comprehensive Plan Review.

Mr. Walland stated that the first proposed text change is for Section 145 – Violations, which was discussed at the last meeting. Mrs. Howell commented that a copy of the Trustees' resolution regarding the text amendment was emailed to the Board and answered Mr. Rothlisberger's question regarding a minor misdemeanor. The Board confirmed that they are in agreement for the proposed changes to Section 145.

Mr. Walland informed those in attendance that the next proposed text change is for Section 142.4.5.7 - Planned Unit Development. He asked the Board if they agreed with removing the B-1, B-2 & B-3 Districts from the PUD section, and increasing the minimum acreage to fifty (50) acres. The Board agreed that the Business Districts should be removed and the acreage should be increased to fifty (50) acres.

Mr. Walland informed the Board that the next proposed text change is to the Home Occupation definition. He stated that in his opinion Item F (There shall be no commodity sold upon the premises) should be removed. He added, for example, if an individual wanted to conduct a cake decorating business out of their home it would not be permitted with the current definition. Mrs. Howell added that the other parts of the definition help maintain the "neighborhood" feel. The Board discussed and agreed that Item F should be removed from the definition.

Mr. Walland stated that there was an old mobile home on the northwest corner of Argyle and Lake. It has been removed and there is a section in the Zoning Book that allows for the replacement of trailers on a parcel. He stated that a new old trailer has been put in, but it looks horrible. Mr. Walland informed the Board that the last proposed text change is for Section 137.7. He stated that in his opinion if an individual wants to replace a mobile home on a parcel the replacement mobile home shall be no more than five (5) years old. He added that he had spoken with Mr. Brown, Township Administrator, and he also thought it would be a good idea to look into amending the text. Mr. Rothlisberger asked where the two (2) years came from regarding the time frame to put another trailer on a parcel once one is removed. Mr. Walland stated that he believes that language comes directly from the Ohio Revised Code. Mr. Rothlisberger commented that the ORC states "voluntarily discontinued for two (2) years," so if something is condemned how would that rule apply, because it was not voluntarily. Mrs. Howell stated that Mr. Walland will need to verify with Mr. Pasqualone that the Township has the authority to regulate trailers on parcels and the two (2) year limitation language.

The Board discussed and agreed to wait until next month to set the public hearing for the proposed text changes so that Mr. Walland has time to verify with Mr. Pasqualone about regulating trailers on parcels and the two (2) year limit for non-conforming land use and or building.

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Mr. Walland stated that the next item is the Comprehensive Plan Review. Mrs. Howell stated that each Board member has been provided a copy of the 2009 Comprehensive Plan. Mr. Walland stated that there are a lot of charts and data in the Comprehensive Plan and that it is in his opinion that the community has not changed all that much from 2009 and believes the Board should look at the Comprehensive Plan Map and probably only make a few changes to the actual Comprehensive Plan document. Mr. Walland asked the Board if they felt the BZA should be included in the review, keeping in mind that they would have to attend without pay. The Board discussed and decided that Mr. Walland should let the BZA know about the review and that they are more than welcome to attend.


Mr. Walland asked the Board if they would like to hold the workshops for the Comprehensive Plan Review during the regular meetings. The Board discussed and agreed that the workshops should be conducted on the regular meeting date.

Mr. Walland asked the Board to review sections 1 thru 3 of the Comprehensive Plan for the May Workshop Meeting. The Board agreed to review the first three (3) sections for the May Meeting. Mr. Walland commented that there are citizen comments included in the Comprehensive Plan and in his opinion he doesn't feel the need to seek citizens' comments if the Board truly isn't making any major changes to the Comprehensive Plan. The Board agreed with Mr. Walland. Chairman Witt also added that Mr. Rothlisberger has mentioned that there is existing sewer that is not being used. Mr. Rothlisberger suggested that Mr. Walland think back and make note of the types of businesses in the past that wanted to come to Madison, but the location did not permit their type of business. Mr. Walland commented that auto repair and used car sales are a couple off the top of his head that he can think of. The Board commented that maybe it should be reviewed and have stricter requirements for those types of businesses so they can be located in the B-2 District.

Chairman Witt asked if it is true that Route 20 is going to be widened. Mr. Walland stated that a notification has been mailed from ODOT notifying property owners that CT Consultants would be in the area gathering data for the project.

There being no further business before the Board, a motion to adjourn the Meeting at 8:04 pm was presented by Ms. Wisniowski, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."



John Witt, Chairman



Audra Wisniowski, Secretary