

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, August 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 July 13, 2020 Meeting, seconded by Mr. Rothlisberger.

Roll call: Mr. Rothlisberger: Yes Ms. Wisniowski: Yes
Mr. Hyrne: Yes Mr. Witt: Yes

Chairman Diak abstained due to the fact that he was absent from the July 13, 2020 Meeting.

Mr. Walland informed those in attendance that this evenings Workshop portion of the meeting is to discuss a proposed text amendment submitted by a property owner. He informed the Board that back in March, Smolen Engineering sent in a preliminary site plan for a mini-storage facility, which is not permitted in the B-2 Zoning District. Mr. Walland stated that permanent parcel #01-B-094-0-00-017-0 is the location for the preliminary site plan. Mr. Walland informed those in attendance that the property owner is Ms. Sandy Owens, 8531 Center Road, Austinburg, OH. Mr. Walland added that there are two (2) self-storage units currently in the B-2 Zoning District. He informed the Board that he suggested that the owner submit a proposed text amendment that would allow for self-storage units to the B-2 Zoning District and creating a definition for a self-storage unit versus re-zoning the property. Mr. Walland informed those in attendance that Mr. Kevin Grippi, from Smolen Engineering, is here this evening to present the information for the zoning text amendment.

Mr. Kevin Grippi, 1876 SR 46 N., Jefferson, OH 44047.

Mr. Grippi thanked the Board for allowing him to speak to the Board in person. He commented that it has been a rough four or five months regarding the covid-19 issue. He informed the Board that the owner of the property is limited to what can be done with the property because of the flood plain. He stated that society is changing and multi-generation family households are increasing and people need a place to store their personal belongings. He added that if the business succeeds the owner would like to eventually create housing in the back portion of the parcel, south of Arcola Creek. Mr. Walland reminded the Board that if the amendment was to be approved, the site would still need to go through the Site Development Plan Review process.

Mr. Grippi informed the Board that the proposed site plan that is provided in the packets has been reviewed by Captain Terry Sopko, from the Madison Fire District, and has been signed off on regarding locations for fire hydrants.

Mr. Walland asked if there has been any thought as to how the housing area would be accessed, if it came to fruition. Mr. Grippi stated that the Davita property was sold off years ago and there is a permanent easement that provides access for the Davita western entrance drive. He also stated that Ms. Owens has full intentions of cutting a road on the far west end of the property. Mr. Grippi also stated that if the storage facility takes off, the owner has plans to put in a box culvert or bridge to span the Arcola Creek to have access to the southerly portion of the property. Mr. Walland asked Mr. Grippi how deep is the property for the self-storage area. Mr. Rothlisberger asked what Blue Spruce Storage on South Ridge Road is zoned. Mrs. Howell stated that his property is zoned M-1, Industrial.

Mr. Witt commented that years ago it was mentioned that the back portion of the property be donated to the Township to extend the cemetery.

Mr. Grippi stated that for the next meeting he will craft a definition for a self-storage unit and will broach the topic of donating the back portion of the property to his client. Mr. Grippi also drew the Boards attention to the page of the packet that shows the monies budgeted for the proposed plan. Mr. Witt asked if the Route 20 Corridor Plan would be used for the

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO 10148

Held Monday, August 10, 2020 at 7:00 p.m. on 20

development. Mr. Walland stated that the Route 20 Corridor Plan is a suggested guide. Chairman Diak also commented that the Route 20 Corridor Plan might say one thing, but if a property is located in the flood plan then that changes things.

Mr. Rothlisberger asked what the next step is, besides Mr. Grippi crafting a definition. He asked if the Board would decide which zoning districts to allow self-storage units in, which would eventually be added to Table 114.3. Mrs. Howell confirmed that is correct. Mr. Rothlisberger asked if a recommendation would then be made to the Trustees. Mrs. Howell stated that once this Board decides on the language a Public Hearing for the Zoning Commission would be set, Mr. Walland would forward the proposed amendment to Mr. Dave Radachy, Lake County Planning Commission for their recommendation, then this Board would make a recommendation to the Trustees, which Mr. Walland would present to the Trustees, who in turn would hold their own public hearing for final approval.

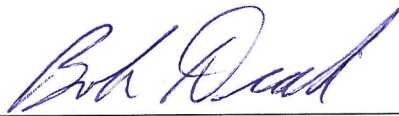
The Board thanked Mr. Grippi for coming to the meeting this evening.

Mr. Walland stated that for old business, the Verizon Store is moving along and equipment is on the site and also, Frank's Auto Body is moving along with trying to raise the elevation at the road. Mr. Walland stated that at the last meeting Mr. Witt asked about the business located on the northwest corner of Bennett and Route 20, and that he spoke to the business owner, who was leasing the building, and will be leaving at the end of September due to lack of business.

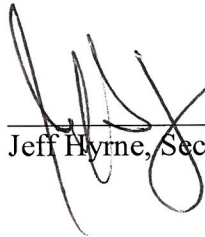
Mr. Witt asked about the Murphy's Red Bird Beach letter. Mr. Walland stated that the owner is planning on putting in a swimming pool. Mr. Walland stated that the letter questioned the dwellings on the property. He added that the houses were already there and the owner has not come in for a pool permit at this point.

There being no further business before the Board, a motion to adjourn the Meeting at 7:37p.m. was presented by Mr. Hyrne, seconded by Ms. Wisniowski.

Roll call: All "Ayes."



Bob Diak, Chairman



Jeff Hyrne, Secretary