

# RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION

Meeting

## PUBLIC HEARING & REGULAR MEETING MINUTES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Monday, July 13, 2020

20

7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:00p.m. by Acting Chairwoman, Ms. A. Wisniewski, with the following people present: Mr. R. Rothlisberger, Ms. A. Wisniewski, Mr. J. Hyrne, and Mr. J. Witt. Mr. B. Diak was absent. Mr. F. Walland was present as Zoning Inspector, and Mrs. M. Howell.

Mr. Walland requested a motion to approve the minutes from the June 8, 2020 Meeting.

A motion was presented by Mr. Rothlisberger to approve the minutes from the June 8, 2020 Meeting, seconded by Ms. Wisniewski.

Roll Call: Mr. Rothlisberger: Yes Ms. Wisniewski: Yes Mr. Witt: Yes

Mr. Hyrne abstained due to the fact that he was absent from the June 8, 2020 Meeting.

Mr. Walland stated for the record that there were two (2) Public Hearings scheduled for this evening. He stated that the Public Hearing for the Live/Work Unit proposed text amendment is hereby cancelled. He informed the Board that it was discovered through old records that the zoning district for the properties has been incorrect for some time. He informed the Board that the property is actually zoned B-2. Mr. Walland stated that there was a meeting last week and it was decided that the text amendment would muddle things up to try and move forward with the change. Mrs. Howell stated that the Madison Township Zoning Map has the two (2) parcels zoned as B-1, when actually they are zoned B-2. Ms. Wisniewski asked where at. Mrs. Howell stated Mr. Rose's parcels. Mr. Witt stated that legally the Zoning Commission should present a motion to cancel. Mr. Walland stated that he was instructed to put the brakes on the proposed text change. Mr. Walland informed those in attendance that when the County converted from mylar maps to digital maps, those two (2) properties were labeled incorrectly. Mr. Witt asked if the Public Hearing should be tabled or cancelled. Mr. Walland stated that he felt it should just be cancelled.

A motion to cancel the Public Hearing for the Live/Work Unit proposed text amendment was presented by Mr. Witt, seconded by Ms. Wisniewski.

Roll Call: Mr. Rothlisberger: Sure Ms. Wisniewski: Yes  
Mr. Hyrne: Sure Mr. Witt: Yes

Mr. Walland informed those in attendance that the Public Hearing this evening is for a Site Development Plan Review for Hawkins Companies for a Verizon Retail Store. He stated for the record that the site is located at 5995 N. Ridge Road, Permanent Parcel #01-B-126-0-00-060-0, and the owner is HRM CSOK LLC. Mr. Walland informed those in attendance that the parcel is zoned B-2, Regional Business.

Mr. Walland stated for the record that the owner/developer is requesting site plan approval to build a three thousand (3,000) square foot retail building for cellular sales at 5995 N. Ridge Rd., just west of Circle K. He also stated that the site plan has been reviewed for content in accordance with Section 126 – Site Development Plan Review of the Madison Township Zoning Resolution and is found to be in compliance, and that all required approvals have been submitted.

Mr. Walland informed those in attendance that the neighbor/applicant letters were mailed on June 24, 2020 and the Legal Ad was advertised in The News-Herald Legal Section on June 26, 2020.

Mr. Walland stated for the record that there has been no contact from any residents regarding this matter.

Mr. Walland stated for the record that Ms. Brittnee Elliott, from Hawkins Companies, is present this evening to provide details.

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Brittnee Elliott, 4700 S. McClintok Dr., Suite #160, Tempe, AZ 85282.

Ms. Elliott stated for the record that she is here this evening to obtain approval for the proposed Verizon Store. Ms. Elliott stated that she would like to thank Mr. Walland and Mrs. Howell for getting everything in order to allow for the Site Plan Review this evening. She informed those in attendance that she was here back in March for a Preliminary Site Development Plan Review before COVID-19 hit, so she won't bother going through the entire site plan.

Ms. Elliott stated that there were a couple questions that came up at the Prelim Meeting, one of them being the length of the lease with Verizon. She informed the Board that the lease is a fifteen (15) year lease with a thirty (30) year extension.

Ms. Elliott stated one of the other questions was regarding the cross-access agreement with Circle K. She informed those in attendance that the access agreement is a recorded agreement with Lake County. Ms. Elliott stated that agreement recording number is 2014R024866. Ms. Elliott informed those in attendance that it was determined at the Preliminary Site Development Plan Review that the architect or engineer needed to be present for the Site Development Plan Review, so Dusty Keeney is present this evening as well.

Ms. Elliott asked if the Board had any questions regarding the site plan. Mr. Witt stated that he has a couple questions for Mr. Keeney. Mr. Witt commented on the 6 (six) inch concrete pad in front of the dumpster area and was wondering if that was standard.

Mr. Dustin Keeney, Polaris Engineering & Surveying, 34600 Chardon Rd., Ste. #D, Willoughby Hills, OH, 44094.

Mr. Keeney stated that is what they usually do. Mr. Keeney added that they can take a look at the geo tech and the soils, to ensure the thickness is appropriate. Mr. Witt also commented on the stormwater. He asked if someone from the Ohio Department of Transportation (ODOT) has verified exactly where all the stormwater is drained to, off of Route 20. Mr. Keeney stated that there are existing catch basins along the frontage of the project, which go to a twenty-four (24) inch storm sewer located on the south side of Route 20, which heads to the east. Mr. Walland added that the county does the drainage review. Mr. Keeney stated that there were soil borings done to confirm infiltration. He added that they will conduct another boring before actual construction to try and ensure nothing has changed regarding the water table.

Mr. Rothlisberger asked if the parcels are actually two separate parcels. Ms. Elliott stated that the parcels have been split, so yes, they are two separate parcels. Mr. Rothlisberger asked if Hawkins Companies is the owner of both parcels. Ms. Elliott confirmed that Hawkins Companies is the owner of both parcels. Mr. Rothlisberger asked if the storm sewer has been designed for both parcels. Mr. Keeney confirmed that it has been designed for both parcels. Mr. Rothlisberger stated that there should be some type of easement for the second parcel. Ms. Elliott stated that is included in the access agreement that she referred to earlier in the meeting.

Ms. Elliott informed those in attendance that under this application they are also proposing to develop the parcel adjacent to the Verizon Store, which would consist of parking spaces and a front landscape area. Ms. Elliott stated that it paves the way for a future tenant for that parcel. Mr. Rothlisberger asked if Hawkins Companies usually remains the owner of the parcels. Ms. Elliott stated at this point in time Hawkins Companies is both the owner and the applicant, with no definitive plans in the near future.

Mr. Walland asked if the garbage truck will also be permitted to use the Circle K driveway. Ms. Elliott stated that the garbage truck will also use the Circle K drive.

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Mr. Rothlisberger asked what the time schedule is for the project. Ms. Elliott stated that they would have really liked to have gotten started last month, so as soon as all permits are obtained they are ready to break ground. Mr. Hyrne commented that the site plan prints are very thorough.

A motion to approve the Site Plan, as submitted, was presented by Mr. Hyrne, seconded by Mr. Witt.

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

A motion to close the Public Hearing at 7:20 p.m. was presented by Mr. Witt, seconded by Mr. Hyrne.

Roll call: All "Ayes."

Mr. Walland asked if there was any new or old business. Ms. Wisniowski commented that the house on Chapel is looking better. Mr. Walland stated, yes it is. Mrs. Howell asked which house on Chapel. Mr. Walland stated it was constantly having a garage sale and things were getting out of control. Mr. Hyrne asked what is going on over on Red Bird. Mr. Walland stated that she has stuff all over her property and the Township has had multiple complaints regarding her property. Mrs. Howell stated that the property was abated by the Township Abatement Contractor because she was sent a certified letter regarding the excessive refuse and did not take care of the garbage. Mr. Walland stated that it is getting bad again.

Ms. Wisniowski asked if there has been any word regarding Dunkin Donuts. Mr. Walland stated that because of COVID-19 there has been a delay in that project.

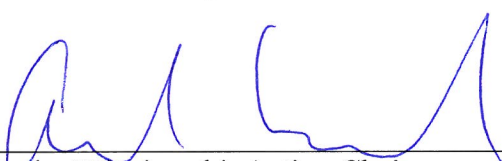
Mr. Witt asked if Mr. Walland has any information about the new business at the northwest corner of Bennett Road and Route 20. Mr. Walland stated that he does not have any information regarding that location, but he will take a drive and check it out.


Mr. Hyrne asked if there has been any further talk with Mr. Osborne regarding an access drive being put in through his property located on Green Road. Mr. Walland stated that if Mr. Osborne expects to develop the lower lands of that large parcel, something will need to be done. Mr. Walland added that it would be a good idea to have a marginal road through there. He added that he has spoken with Mr. Brown, Township Administrator, regarding this area and there might be some grant monies for this type of project. Mr. Walland added that Mr. Osborne is aware that there are drainage issues in that area.

Mr. Walland commented that he has had contact with Mr. Osborne because of a parcel his father owns on Route 20. He added that we are asking that it be cut even though it is a vacant lot, because it is located on Route 20 and looks pretty bad.

There being no further business before the Board, a motion to adjourn the Meeting at 7:35 p.m. was presented by Mr. Hyrne, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."

  
Audra Wisniowski, Acting Chair

  
Jeff Hyrne, Secretary

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