

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, June 8, 2020 20
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:02 p.m. by Chairman Diak, with the following people present: Mr. R. Rothlisberger, Mr. B. Diak, Ms. Wisniowski, and Mr. J. Witt. Mr. J. Hyrne was absent. Mr. F. Walland was present as Zoning Inspector, and Mrs. M. Howell.

A motion was presented by Mr. Witt to approve the minutes from the May 28, 2020 Meeting, seconded by Ms. Wisniowski.

Roll call: All "Ayes."

Mr. Walland asked if there was any new or old business. Mr. Rothlisberger asked about the Planned Unit Development and live/work unit text. Mr. Walland stated that those items will be discussed in the Workshop portion of the meeting.

Mr. Walland informed the Board that Ms. Jessica Ruff, Ruff Signs, is here this evening to provide the Board with information for potential billboard signs along Route 90.

Ms. Jessica Ruff, 2924 Arcola Rd., Madison, OH.

Ms. Ruff informed those in attendance that her business is looking to place a billboard along Route 90. She stated that the typical size is 14' X 48' and would be able to advertise for local businesses within the area. Ms. Ruff stated that the sign would be used to advertise for local businesses in the area to help promote their businesses. She informed those in attendance that her company would need to obtain a permit from ODOT as well for signage along Route 90. Mrs. Howell informed Ms. Ruff that she might want to check with Madison Village because it appears the parcels she is referring to are located in Madison Village, not Madison Township. The Board thanked Ms. Ruff for coming in.

Mr. Walland stated for the record that the Workshop portion of the meeting was opened at 7:28p.m.

Mr. Walland reminded the Board that at the last meeting he had provided them with some information regarding live/work units and that the creation of the language was spurred by Mr. Mike Rose's property on the corner of Route 528 and Warner. Mr. Walland stated for the record that Mr. Pasqualone asked him to create a proposed text change for this type of use. Mr. Walland asked the Board for feedback regarding the language. The Board discussed and agreed that there should not be a percentage requirement regarding the residential space for the work/live unit. The Board also stated that the language should state that there must be separate amenities for the residential portion of the structure.

Mr. Walland informed the Board that he had issued Mr. Rose a permit for a structural alteration to an existing building. He also informed the Board that once Mr. Rose started working on the structure it was discovered that there were foundation issues. He stated to those in attendance that he did not issue a permit to operate a business or reside in the building.

A motion was presented by Mr. Witt to set a Public Hearing for the proposed text change for July 13, 2020, seconded by Ms. Wisniowski.

Roll call: Mr. Rothlisberger: Yes Chairman Diak: Yes
Ms. Wisniowski: Yes Mr. Witt: Yes

Mr. Walland asked the Board if they had any comments or questions regarding the Proposed Planned Unit Development Zoning District language.

Mr. Rothlisberger stated that he would prefer to see the language shall be "signed and sealed" in Section 112.9.5.6 of the proposed text, instead of shall be "*certified*." The other Board members agreed to the language Mr. Rothlisberger suggested.

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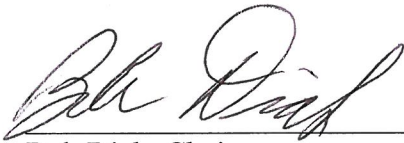
Mr. Rothlisberger asked what Section 112.9.6 is referring to if the project stalls, does it mean that the Township takes over and finishes the project. Mr. Walland stated it motivates the developer to complete the project. Mr. Walland asked the Board members to re-read the Planned Unit Development language for further discussion at their upcoming meetings.

Mr. Walland informed the Board that the Verizon Site Development Plan Review could potentially be on the Agenda for the July 13th Meeting. He added that he requires fifteen (15) business days to have everything in so that the Zoning Office can process the legal notice and neighbor letters. He also added that the Verizon Store is not putting in a drive, but he wanted ODOT's approval on the actual site seeing as it will be located on a state road.

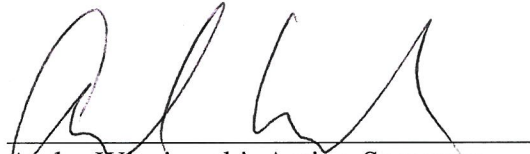
Chairman Diak asked if there was any other business to discuss.

There being no further business before the Board, a motion to adjourn the Meeting at 8:27p.m. was presented by Mr. Rothlisberger, seconded by Mr. Witt.

Roll call: All "Ayes."



Bob Diak, Chairman



Audra Wisniowski, Acting-Secretary