

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

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

Held Monday, September 13, 2021 7:00 p.m. 20

The Madison Township Zoning Commission Meeting was called to order at 7:01 p.m. by Mr. Hyrne, Acting Chairman, with the following people present: Mr. R. Rothlisberger, Mr. J. Hyrne, Mr. B. Diak and Mr. J. Witt. Ms. A. Wisniowski was absent. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers was present as Assistant Zoning Inspector.

Mr. Hyrne requested a motion to approve the minutes from the August 23, 2021 Meeting.

A motion was presented by Mr. Diak to approve the minutes from the August 23, 2021 Meeting, seconded by Mr. Witt.

Roll Call: All "Ayes."

Mrs. Howell stated that the packets in front of the Board are for a Re-Zoning Request for Mr. James Victor. She explained that Mr. Victor would like to Re-Zone his Permanent Parcel #01-B-110-0-00-004-0 located along N. Ridge Rd., currently zoned MH, Manufactured Home Park, to B-2, Regional Business. She informed the Board that there is currently an office building, a maintenance garage and part of a mobile home located on the parcel. She stated that Re-Zoning the first 200 feet of depth on the parcel to B-2 may be the best option, in order to avoid the mobile home located on the NW corner of the parcel. She informed the Board that the Madison Township Zoning Resolution states a buffer space must be provided between a B-2 district and a neighboring residential district, such as the MH, Manufactured Home Park District. Mr. Rothlisberger asked what was currently located in the front building on the parcel in question. Mrs. Howell stated that the building was currently used as an office for the Western Reserve Storage business. Mrs. Howell informed the Board that she began discussing potential meeting dates with Mr. David Radachy, Director of Lake County Planning and Community Development and because the submittal was turned in on August 27, 2021, the Board needed to hold a Public Hearing within forty (40) days of the submittal date. She commented that the Board would need to conduct the Public Hearing no later than October 5, 2021. Mr. Witt questioned if the road next to the parcel in question was connected to the property that connects to Hubbard Road. Mrs. Howell stated it was not. Mrs. Howell informed the Board that there is a gentleman that has contacted the Zoning Department regarding his interest in renting the office building from Mr. Victor to run a business if the Board was to approve the Re-Zoning of the parcel. Mr. Ungers confirmed that the gentleman was interested in operating some kind of beef jerky, Bar-B-Q, etc. food sales business. Mrs. Howell stated that the gentleman had been inquiring about operating the business in other districts that were not zoned for food sales. The Board continued to discuss where exactly the possible Re-Zoned lot line could be set on the parcel and what was best for the future of the frontage along Mr. Victor's property.

Mrs. Howell requested a motion to set a Public Hearing for October 4, 2021 to hear the Re-Zoning Request for Mr. James Victor.

A motion was presented by Mr. Witt to set a Public Hearing for Mr. James Victor's Re-Zoning Request for October 4, 2021 at 7:00 p.m., seconded by Mr. Diak.


Roll Call: Mr. Rothlisberger: Yes Mr. Hyrne: Yes  
Mr. Diak: Yes Mr. Witt: Yes

Acting-Chairman Hyrne asked if there was any old or new business to discuss. Mrs. Howell informed the Board members that the Board of Zoning Appeals had three (3) variances at their September 9, 2021 Meeting and that two (2) were approved and one (1) was denied.

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

Roll call: All "Ayes."

  
Jeff Hyrne, Acting-Chairman

  
Randy Rothlisberger, Secretary