

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

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

Monday, July 11, 2022

Held

7:00 p.m.

20

The Madison Township Zoning Commission Meeting was called to order at 7:04 p.m. by Mr. Rothlisberger, with the following people present: Mr. R. Rothlisberger, Mr. Diak, Mr. J. Witt. And Ms. A. Wisniowski. Mr. Hyrne was absent. Mr. M. Ungers was present as Interim Zoning Inspector.

Mr. Ungers invited Ellen Selle (8295 Broadview Rd. Broadview Heights), representative for Sheetz, to approach the podium and address the board. Mrs. Selle passed out some preliminary site plans for the board to review. Mrs. Selle gave the board some of the general information regarding the proposed new Sheetz. Including the size of the building, number of parking spots with the inclusion of a drive thru window and car wash. They are planning for about 30 interior seats and approximately 15 outdoor patio seats. Mrs. Selle also discussed the general overall outside appearance of the building and construction materials. She stated that they're in talks with Ohio Department of Transportation (ODOT) about tying into the light at the intersection of Green Road and North Ridge Road (US20) but everything is still under review. Mr. Witt asked how the future widening will affect the entrance. Mrs. Selle stated she wasn't sure as ODOT is still reviewing everything. Mrs. Selle stated that this location will be different then the Sheetz located at RT90. That location can accommodate large vehicles such as trucks with trailers, this location won't. Mr. Rothlisberger asked about the seating and Mrs. Selle provided clarification of how the seating inside would look. Mr. Witt asked if this location would be open 24 hours, Mrs. Selle indicated that it would. Mr. Rothlisberger asked other then traffic, what are the biggest issues they're facing at the site. Mrs. Selle stated just getting stuff approved by ODOT seems to be the biggest challenge at the moment. Mr. Ungers asked if they received the results from the boring. Mrs. Selle stated they are still awaiting on those results, hoping to have them within a week to 10 days. Mrs. Selle stated she would have the signage information at the next meeting. Mr. Rothlisberger asked if they could include the full parcel on the site plan. Mrs. Wisniowski asked if there were an wetlands on the property, Mrs. Selle stated there were not.

Under old business Mr. Ungers stated Mr. Pasqualone issued a letter to Mr. Rose that they determined was incorrect and a new letter was sent correcting the error. Since Mr. Rose completely removed the structure he lost his legal non-conforming status and now would need to provide a site plan for a commercial business. It can no longer be used as a residence. The board discussed the difference between dog boarding and dog groomer and it's permitted districts. Mr. Rothlisberger asked if they should consider changing the language to reduce the number of boring required on the site plan. Mr. Ungers stated that it was on his list of items for review.

There being no further business before the Board, a motion to adjourn the Meeting at 7:26 p.m. was presented by Mrs. Wisniowski, seconded by Mr. Diak

Roll call: All "Ayes."



Jeff Hyrne, Chairman



Randy Rothlisberger, Secretary