

**RECORD OF PROCEEDINGS**  
**MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES**

Minutes of

Meeting

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

**Monday, October 23, 2023**

**7:00 p.m.**

Held \_\_\_\_\_

\_\_\_\_\_ 20 \_\_\_\_\_

The Madison Township Zoning Commission Regular Meeting was called to order at 7:00 p.m. by Chairman Mr. Rothlisberger, with the following people present Mr. Witt, Mr. Diak, Mr. Hyrne and Mr. R. Rothlisberger. Ms. A. Wisniowski was absent. Mr. M. Ungers was present as Zoning Inspector. Mr. Christopher Bernard was present as Assistant Zoning Inspector.

Mr. Rothlisberger requested a motion to approve the minutes from the September 11, 2023, regular meeting. Mr. Witt presented a motion to approve the minutes from the September 11, 2023 meeting, seconded by Mr. Hyrne. There was no discussion:

**“All Ayes”**

**Minutes approved 4-0. Mr. Rothlisberger abstained.**

Mr. Rothlisberger invited anyone wishing to address the board to step forward and state your name and address for the record. Mr. John Petrizzo (2426 Hubbard) addressed the board stating the reason he has come before the board is to discuss a re-zoning of a parcel he owns to build a single-family home. The parcel is located next to his current house on Hubbard road. It currently has 3 zoning designations across the parcel. The front is P-1 Professional Business, the middle section is R-4 Multiple Dwelling and the back is R-2 Single family. He would like to re-zone the full parcel to R-2 Single Family in order to build a home closer to the road in the current P-1 area. Mr. Petrizzo stated he’s owned this property for approximately 4 years and he’s owned the home next to it (to the South) for 23 years. He stated his timeline would be starting next year, and he’s just trying to get the ball rolling on the project. Mr. Ungers wanted to clarify that if he wanted build within the area already zoned R-2 Single Family, he could do so without seeking the re-zoning. Mr. Petrizzo stated he understood but really wants it closer to the road to help keep the costs down but added he planned to meet all required set-backs.

Mr. Ungers informed the board that he has already sent this request to Lake County Planning Commission for their recommendation. Mr. Bernard stated that the Lake County Planning Commission meets tomorrow (October 24, 2023) and this item is on the agenda.

The board went ahead and set a public hearing on November 13, 2023 at 7PM.

John Boczar (Jefferson, OH) addressed the board. Mr. Boczar stated he was here tonight to discuss an upcoming project he’s working on for Devine Living on Hubbard Rd. He stated he’s primarily here tonight to understand what the board will require for his project of an addition to the primary structure. Mr. Ungers advised that he would require an application for permit which will involve a site plan to be reviewed by this board. Mr. Hyrne stated that section 126 of the Madison Township Zoning Resolution is the section that Mr. Boczar will need to follow. Mr. Boczar gave the board some general background on some of the design aspects of the projects. Mr. Ungers stated that a lot of those items will require approvals from the county.

Under old business Mr. Ungers stated we’re coming down the final stretch for the zoning amendments changes and handed the floor over to Mr. Bernard. Mr. Bernard stated that everyone should have a copy of Lake County Planning Commission recommendations for the text amendments. Mr. Bernard stated he went ahead and cleaned up some of the clear-cut items adding that leaves 2 items he felt the board should discuss further. The first item is the reduction of the 10-foot requirement for an accessory structure from the primary structure. Mr. Ungers stated he’s been seeing more and more variance requests for this type of a reduction. The board discuss and agreed they were all fine the reduction and choose to keep it at our initial proposed distance of 3 feet.

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The second item to discuss is how do we want to incentivize the smaller lots. Mr. Radachy of Lake County Planning and Community Development included a chart of how he would consider offering owners some incentive to build on smaller lots. Mr. Bernard stated that he and Mr. Ungers have discussed this and we both feel a bit more comfortable with how we proposed the changes before going to Lake County Planning. Mr. Rothlisberger asked how Mr. Radachy determined the front yard set-back depth. Mr. Bernard stated Mr. Radachy used the lot depth and a guide whereas we used an average of homes 250 feet in either direction. Mr. Bernard stated that he and Mr. Ungers felt using an average would keep things more consistent and help blend in new homes with the surrounding homes better. The board stated they were comfortable keeping our proposed language using the average depth of homes in both directions.

A few clean up items that were mentioned by the Lake County Planning Commission included definitions for FENCE and FENCE, DECORATIVE. Mr. Bernard stated he went ahead and added these to our definitions section. The rest of the comments addressed minor clerical errors, such as removing the "Hedges" in one section but missing it in others.

The board set a public hearing to review the zoning text amendments for November 13, 2023 at 7PM

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting. A motion to adjourn the meeting at 7:27 p.m. was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."



Randy Rothlisberger, Chairman



Bob Diak, Secretary