

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP ZONING COMMISSION ORGANIZATIONAL & REGULAR MEETING MINUTES

Meeting

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

Held Monday, January 11, 2021 20  
7:00 p.m.

Mrs. Howell, Zoning Inspector, opened the Madison Township Zoning Commission Organizational Meeting at 7:00 p.m. with the following people present: Mr. Randy Rothlisberger, Mr. Bob Diak, Ms. Audra Wisniowski, Mr. Jeff Hyrne, and Mr. John Witt. Mrs. Howell was present as Zoning Inspector.

Mr. Rothlisberger suggested that each seat move up one position and nominating a new Secretary. The Board discussed and agreed that this was a good idea, as it will allow everyone a chance to serve in each position.

Mr. Rothlisberger nominated Ms. Wisniowski for Chairman, seconded by Mr. Diak.

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

Mr. Rothlisberger nominated Mr. Hyrne for Vice-Chairman, seconded by Mr. Diak.

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

Ms. Wisniowski nominated Mr. Rothlisberger for Secretary, seconded by Mr. Hyrne.

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

A motion to keep the Zoning Commission Meeting on the second Monday of the month at 7 p.m., with the fourth Monday as the alternate date, was presented by Mr. Witt, seconded by Mr. Hyrne.

Roll call: All "Ayes."

There being no further organizational business, the Organizational Meeting was closed at 7:03 p.m.

Chairman Wisniowski opened the Madison Township Zoning Commission Regular Meeting at 7:03 p.m. with the following people present: Mr. R. Rothlisberger, Mr. R. Diak, Chairman A. Wisniowski, Mr. J. Hyrne, and Mr. J. Witt. Mrs. M. Howell was present as Zoning Inspector.

A motion was presented by Mr. Diak to approve the minutes from the December 2, 2020 Meeting, seconded by Chairman Wisniowski.

Roll Call: All "Ayes."

Mrs. Howell informed those in attendance that Mr. Mark Mackovjak is present this evening for a Preliminary Site Development Plan Review for Blue Spruce Storage, located at 7751 S. Ridge Rd., in order for the Board to determine if the architect or engineer must attend the Public Hearing for the Site Development Plan Review.

Mr. Mark Mackovjak, 7533 S. Ridge Rd., Madison, OH.

Mr. Mackovjak informed the Board that he is proposing to construct two (2) more self-storage buildings at Blue Spruce Storage. He added that the building that was erected last year is full and there is still a demand for more indoor storage. Mr. Mackovjak stated that the proposed buildings are identical to the unit that was built last year; one (1) unit is proposed to be 40' X 110' and the other unit is proposed to be 40' X 140'. He stated that the site work has already been done, because the area where the proposed buildings will be located was prepped last year for outdoor storage. However, with the need still strong for indoor storage, it has been decided to construct the storage buildings. Mr. Mackovjak stated that the same manufacturer is being used, as well as the same engineering company. He added that the only utility will be



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electric, which will be outside lighting and some interior lighting. Mr. Mackovjak commented that these buildings will not really be visible from the road because of the grade of the site.

Mr. Mackovjak drew the Board's attention to the prints where it shows on page 2 there is a lot line adjustment going to be done. He stated that the current parcel is around four (4) acres and the lot line adjustment will increase the parcel to six (6) acres. The plan does depict the existing lot line and the proposed lot line adjustment. He informed the Board that his surveyor will be taking care of the lot line adjustment. Mrs. Howell informed Mr. Mackovjak that Mr. Dave Radachy is the one who handles lot splits/adjustments for the Township.

Mr. Mackovjak informed the Board that the security fencing is already in place and the existing entrance gate will be upgraded to a better higher functioning gate. Mr. Hyrne asked if there is room for a third building with the lot line adjustment. Mr. Mackovjak stated that possibly, yes. Mr. Hyrne asked if the building from last year has electric. Mr. Mackovjak stated that it does have interior and exterior LED lighting, which is very energy efficient, and are motion lights as well. Mr. Rothlisberger asked if the height of the proposed buildings will be the same as the building from last year. Mr. Mackovjak confirmed they will be exactly like the unit from last year.

Mr. Hyrne asked Mr. Mackovjak when he planned on starting the project. Mr. Mackovjak stated that he is looking at March or April. Mr. Hyrne asked if the site work is already complete for that area as well. Mr. Mackovjak stated, yes, the site work is already complete, except at the southern edge, maybe 10-12 inches of gravel will be moved.

Mr. Diak asked Mr. Mackovjak to refresh their memory regarding the type of storage that goes on. Mr. Mark Mackovjak stated that the largest unit they have is a 10' X 40' and the smallest unit is 5' X 10', so anything that would fit in those size units, mostly personal belongings. Mr. Diak asked how this site aligns with the text amendment for a self-storage facility. Mrs. Howell confirmed that it does fit with the proposed language that the Board recommended to be adopted by the Trustees. Mrs. Howell stated that the Trustees have Resolutions on their Agenda for tomorrow evening to adopt the Text Changes and the Re-Zoning of 5813 N. Ridge Road.

Mrs. Howell reminded the Board that the Preliminary Site Plan Review is conducted so the Board can determine if the architect or engineer must attend the Public Hearing for the Site Development Plan Review. The Board discussed and agreed that because this is a straight forward plan, the architect or engineer does not have to attend the Public Hearing for the Site Development Plan Review.

Mr. Mackovjak stated that he would like to try and have his Site Development Plan Review in February. Mrs. Howell informed those in attendance that in order to hold the Public Hearing in February Mr. Mackovjak would need to have everything in by the end of this week. Mr. Mackovjak stated that he will shoot for the March 8, 2021 Meeting.

Mrs. Howell informed the Board that Mr. Dave Radachy, Director of Lake County Planning & Community Development, has joined us this evening, just to touch base.

Mr. Dave Radachy, informed those in attendance that he also serves as the Secretary for the Lake County Planning Commission and that Board normally meets on the fourth Tuesday of the month.

Mr. Dave Radachy summarized the activities that his department can assist the Township with;

1. Handles all Townships major subdivisions along with the roads, minor sublots, which would include lot splits, which are done administratively with the Legal Description and Deed. He also stated that Whispering Pine Phase Two is still on the books for Madison Township.



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2. Research Zoning Text for the Township
3. Assist with Demographics. He added that the 2020 Census just finished up and community information should be available in the next couple months.
4. GIS Mapping
5. Assist with the 2009 Comprehensive Plan update. Mr. Radachy added that two (2) census Tracts were combined in the Township, because the Tracts are based on population. He also added that the Census still has Block Groups, which show the Old Tracts.

Mr. Diak asked Mr. Radachy if the demographics go as deep as the Block Groups. Mr. Radachy stated that the smallest unit in a Block Group is a Block, so there are many Blocks in a Block Group and there are many Block Groups in a Tract.

Mr. Rothlisberger asked if Mr. Radachy had a guesstimate for the County population. Mr. Radachy stated that he is betting 234,000 for the population of Lake County. Mr. Radachy added that people don't realize the importance of population/census counts.

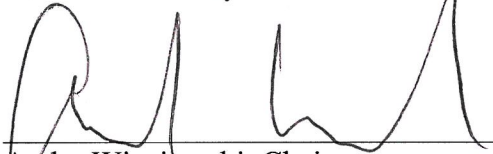
Mr. Radachy informed those in attendance that his department has a new address;  
105 Main Street, 4<sup>th</sup> Floor  
Painesville, OH 44077

The Board thanked Mr. Radachy for stopping in this evening.

Chairman Wisniowski asked if there was any new or old business. Mrs. Howell reminded the Board that Ace Hardware will be coming in February 8, 2021 for a Site Development Plan Review for their proposed Accessory Structure. Chairman Wisniowski asked if there has been any other word about the car wash on Green Road. Mrs. Howell stated that there has not been any more contact regarding the proposed car wash, or from Dunkin Donuts, for the vacant parcel west of Rite Aid. Mrs. Howell added that there have been a couple commercial sign permits issued, one for North Ridge Veterinary Hospital, and signage for Ace Hardware. Mr. Diak asked if anyone has checked the house across from the old bowling alley. Mrs. Howell stated that she drove by and the only thing she saw, was the clearing around the old house. Mr. Diak stated that the roof looks like it was redone. Mrs. Howell replied that there would be no zoning requirement for replacing shingles. Mr. Witt stated that he believes Mr. Dave Beach owns the property. Chairman Wisniowski stated that she can reach out to Mr. Beach and ask him what's happening with that property. Chairman Wisniowski commented that she had observed some action in the old Gordman's building. Mrs. Howell stated that she had an individual inquire about signage regulations for that store front.

There being no further business before the Board, a motion was presented by Mr. Rothlisberger to adjourn the Meeting at 7:37 p.m., seconded by Mr. Hyrne.

Roll call: All "Ayes."

  
Andra Wisniowski, Chairman

  
Randy Rothlisberger, Secretary

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