

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Thursday, May 28, 2020

20

7:00 p.m.

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

A motion was presented by Mr. Hyrne to approve the minutes from the March 9, 2020 Meeting, seconded by Mr. Rothlisberger.

Roll call: Mr. Rothlisberger: Yes Chairman Diak: Yes

Mr. Hyrne: Yes Ms. Wisniowski: Yes

Mr. Witt abstained due to the fact that he was absent from the March 9, 2020 Meeting.

Mr. Walland informed those in attendance that the Public Hearing this evening is for a Site Development Plan Review for Frank's Auto Body, by Mr. Frank Latin, for the construction of his new building. He informed those in attendance that the location is N. Ridge Rd., Permanent Parcel #01-B-103-0-00-031-0 and that the parcel is zoned B-3, Wholesale & Trade Commercial.

Mr. Walland stated for the record that the site plans were reviewed for content in accordance with Section 126 – Site Development Plan Review of the Madison Township Zoning Resolution. He also informed those in attendance that all written approvals have been received.

Mr. Walland stated for the record that the neighbor/owner letters were mailed on Friday, May 8, 2020 and the Legal Ad was advertised in The News-Herald Legal Section on Wednesday, May 13, 2020. He informed those in attendance that there has been no contact from any residents regarding this Public Hearing.

Mr. Walland invited Mr. Latin to the podium.

Mr. Frank Latin, 7279 N. Ridge Rd., Madison, OH.

Mr. Latin stated for the record that he has been in business in Madison for twenty-seven years and is looking forward to many more. He asked the Board if they had any questions.

Mr. Witt asked if there will be bollards placed around the mat pad. Mr. Latin and Mr. Dave Rapp, site architect, stated that if the Board requires the bollards, they will provide them. Mr. Witt also asked where the gas meter was located. Mr. Rapp stated that sheet 5 of the Site Plan shows the gas meter.

Mr. Witt asked if the miscanthus grass will be an issue. He stated that he thought it was considered an invasive species. The Board had a short discussion regarding the miscanthus grass and did not change the landscaping plan.

Chairman Diak asked about the building elevation and façade. He added that the details were discussed at the Preliminary Site Development Plan Review, but wanted it on record for the Public Hearing. Mr. Rapp stated that the exterior is going to be steel siding with split face block on the front and west sides of the building and the north and east sides of the building will be standard straight block. Mr. Walland added that he does have elevation drawings with the full set of prints back in his office.

Mr. Rothlisberger commented that there should be some kind of easement for the access driveway. He added that both properties are currently owned by Mr. Frank Latin, but in the future if the vacant parcel is sold there should be an easement that allows Mr. Latin to use the access drive to access his property.

Chairman Diak asked if there were any further questions.

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Mr. Mario Laiosa, 7231 N. Ridge Rd., Madison OH.

Mr. Laiosa stated that he owns the property just west of Mr. Latin's, The Vogue Inn. He stated that his concern is the noise that will be generated from the power tools from the shop and he has multiple tenants that work the night shift and sleep during the day. Mr. Frank Latin stated that the new building will sit further back on the property, so the shop portion of the building will actually be located behind Mr. Laiosa's rental building. Mr. Laiosa was pleased to learn this information.

A motion was presented by Ms. Wisniowski to approve the Site Plan as submitted, seconded by Mr. Hyrne.

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

A motion to close the Public Hearing at 7:23 p.m. was presented by Mr. Hyrne, seconded by Ms. Wisniowski.

Roll call: All "Ayes."

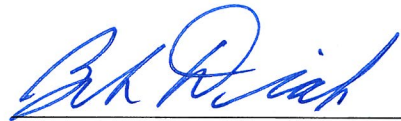
Chairman Diak asked if there was any new or old business. Mr. Walland informed the Board that the Verizon Store is moving forward and they are hoping to have their Site Development Plan Review at the Board's alternate meeting date of June 22nd. Mrs. Howell asked the Board if they would be available for the alternate date meeting if Verizon gets all necessary paperwork into Mr. Walland. All Board members stated that they should be available on June 22, 2020.

Mr. Walland reminded those in attendance that the Board was given a draft copy of a new Planned Unit Development (PUD) Section for the Zoning Resolution. Mr. Walland asked the Board to send him an email with any thoughts regarding the new proposed section.

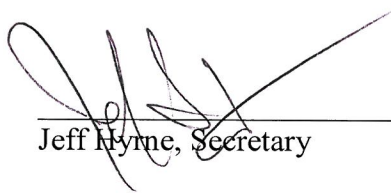
Mr. Walland informed the Board that he is working on a proposed text amendment for a work/live unit, to provide a business owner to have a living quarters attached to the same building. Mr. Walland stated that Mr. Pasqualone has asked him to draft language for a work/live unit. He reminded the Board about Mr. Mike Rose and his situation in south Madison. Mr. Walland stated that the units would require a site plan review being in a commercial district. He also informed them that there are several businesses in the Township that the owner lives on site. He asked the Board to review the information for further discussion at their next meeting and to email him any comments.

There being no further business before the Board, a motion to adjourn the Meeting at 7:57p.m. was presented by Mr. Hyrne, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."



Bob Diak, Chairman



Jeff Hyrne, Secretary