

# RECORD OF PROCEEDINGS

## MADISON TOWNSHIP ZONING COMMISSION

### PUBLIC HEARING & REGULAR MEETING MINUTES

Minutes of

Meeting

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

Monday, November 14, 2022

Held

7:00 p.m.

20

The Madison Township Zoning Commission Meeting was called to order at 7:02 p.m. by Chairman Hyrne, with the following people present: Mr. R. Rothlisberger, Mr. J. Hyrne, Mr. J. Witt. And Ms. A. Wisniowski. Mr. Diak was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. Christopher Bernard as Assistant Zoning Inspector.

Chairman Hyrne requested a motion to approve the minutes from September 12, 2022. Ms. Wisniowski presented a motion, seconded by Mr. Witt. Discussion: Mr. Hyrne pointed out that the minutes showed him as acting chair, instead of chair. Minutes were approved with that notion. All "Ayes"

Chairman Hyrne requested a motion to approve the minutes from October 24, 2022. Mr. Rothlisberger presented a motion, seconded by Ms. Wisniowski. Discussion: Mr. Hyrne pointed out that the minutes showed him as acting chair, instead of chair. Minutes were approved with that notion. All "Ayes"

Chairman Hyrne invited a representative from Sheetz to continue the preliminary site plan hearing:

Ms. Ellen Selle stepped up and addressed the board. She stated that almost everything is the same as before, but they did decide to remove the car wash. She stated they have been working with Ohio Department of Transportation (ODOT) with the traffic and light pattern. She went into further detail of the light and lane patterns proposed by ODOT. Mr. Rothlisberger asked for clarification on the access drive, as it goes over the property line with the neighbor to the west. Ms. Selle stated that there will be an easement agreement between them, and the neighbor recorded separately. This is required to have their access drive line up with Green Rd. and the traffic light. The neighbor will also use this access drive for their access to North Ridge Rd. (US RT 20). Mr. Witt inquired as to where the sidewalk ended. Ms. Selle believed it went across the full width of the property. Mr. Rothlisberger asked for clarification on the lot split and what was the remaining frontage to the east and is there any plans for future development of this land. Mr. Witt asked if engineering had any concerns about the overflow of stormwater. Ms. Selle said there are some wetlands on the parcel but the wetlands are far enough away from their development that engineering didn't have any issues with stormwater. Mr. Rothlisberger asked if they had all the other required approvals. Ms. Selle said everything is submitted to the appropriate departments but they're still waiting for approvals.

Ms. Selle asked what is expected for the final approval. Mr. Ungers stated they need to have all the approvals from the other depts in place before this board can set a date for the public hearing and move for final approval. Ms. Selle asked if it would be possible to get pre-approval before they obtain all the other depts approvals. The board didn't feel comfortable granting pre-approval and stated they need to see the other approvals before moving forward. Mr. Rothlisberger asked when do they wish to break ground. Ms. Selle stated the goal is the beginning of May. Discussions continued about the next meeting to ensure that everyone is on the same page as to what is expected. Mr. Rothlisberger stated that a copy of the easement agreement should be provided at that meeting.

Chairman Hyrne invited Mr. Joseph Janson, Owner of JH Trees Services, LLC to approach the board to continue his preliminary site plan hearing for Permanent Parcel # 01-B-094-0-00-006-0, located on North Ridge Rd:

Mr. Janson stated he's having some issues getting his engineer, Lake County Building Dept. and Lake County Stormwater Dept. to provide him with a clear path to follow to get the necessary approvals. He has reached out to ODOT and they confirmed that a traffic study will not be needed. They did provide information on a recommendation for the driveway location, which he plans to follow. Discussion continued as to the proper path to follow to get the necessary approvals. Mr. Rothlisberger stated he believes Mr. Janson's engineer needs to

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follow up with the Lake County Stormwater Dept. to provide them with the required information so that they need to perform a proper review. Mr. Ungers confirmed that the board will need to see something from ODOT stating the location of the access point.

Chairman Hyrne asked if there was any old or new business to discuss. Mr. Ungers discussed an urgent care project that was slated to come before this board next month, has died. Chrysler will be applying for their permit soon. Updated the board on the C-4 situation. Discussed possible language updates. Mr. Ungers reminded Ms. Wisniowski that her term is up and to give it some thought and let him know if she wishes to continue. Mr. Hyrne asked about the census data. This data will be used to work on the comprehensive plan. Mr. Ungers will reach out to Dave Radachy from Lake County Planning and Community Development to obtain that data.

There being no further business before the Board, a motion to adjourn the Meeting at 8:16 p.m. was presented by Ms. Wisniowski, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."



Jeff Hyrne, Chairman



Randy Rothlisberger, Secretary