

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

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

Held Thursday, November 4, 2021 2021
7:00 p.m.

Chairman Francis opened the Meeting of the Madison Township Board of Zoning Appeals at 7:06 p.m., with the following people present: Mr. J. Boyle, Ms. L. Diak (on her way), Mr. B. Dubiel, Mr. E. Francis, and Mr. T. Sill. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers was present as Assistant Zoning Inspector.

A motion to approve the minutes from the October 14, 2021 Meeting was presented by Mr. Sill, seconded by Mr. Dubiel.

Roll call: All "Ayes."

Mrs. Howell informed those in attendance that Ms. Ashley Starr, owner of Roughin' It, Inc., is present this evening. She stated that Ms. Starr had recently purchased the property located at 7370 N. Ridge Rd. and that a requirement of her Conditional Use Permit #21-001, is that any new owner of land or business must attend a BZA Public Meeting to acknowledge ownership and agree to the current conditions of the Conditional Use Permit.

Ms. Ashley Starr, 7370 N. Ridge Rd., Madison, OH.

Ms. Starr informed those in attendance that she has officially purchased the property she received the Conditional Use Permit for and the parcel is now owned by her business, 7370 N. Ridge Rd. LLC. Mrs. Howell asked if she still agreed to all the terms set forth in her Conditional Use Permit. Ms. Starr confirmed that she did. Mr. Francis asked if she had addressed the parking issues discussed during her Conditional Use Approval. Ms. Starr informed the Board that the parking lot has been paved and it will be striped soon. Mr. Sill stated he was glad to see the parking lot had been paved. Ms. Starr informed those in attendance that Mitchell Construction did the paving and that she is very pleased with their work.

Mrs. Howell stated that there are two (2) copies of the updated CUP #21-001 and asked Chairman Francis and Ms. Starr to sign both copies. The Board thanked Ms. Starr for coming in to update the property owner information for Conditional Use Permit #21-001.

Chairman Francis administered the Oath of Accuracy to any member in attendance who wished to speak during the Public Hearing this evening.

Mrs. Howell requested a motion for a short recess to allow time for Ms. Diak to arrive.

A motion to recess at 7:11 pm was presented by Mr. Sill, seconded by Mr. Francis.

Roll call: All "Ayes."

Chairman Francis called the Meeting back to order at 7:13 pm, because Ms. Diak had arrived. All members still present, including Ms. Diak.

Mrs. Howell stated for the record that the next item on the agenda is the Public Hearing for Variance Request #21-005 for Mr. Jeffrey Craft, which was continued from the original hearing date of October 14, 2021. Mrs. Howell informed those in attendance that the property is located at 6599 Swetland Rd., Permanent Parcel #01-B-115-0-00-002-0, and is zoned R-2, Single Family Residential.

Mrs. Howell stated for the record that Mr. Craft, represented by Mr. Mike Warren, is requesting a variance to the required minimum lot width, in order to split the lot. She informed those in attendance that per Section 107.3 of the Madison Township Zoning Resolution, the Minimum Lot Width is one hundred (100) feet in the R-2 Zoning District. Mrs. Howell stated that the applicant is seeking a 42.77-foot Lot Width Variance in order to create one lot with 100 feet of frontage and a second lot with 57.23 feet of frontage.

Mrs. Howell informed those in attendance that there has been no contact from area residents regarding this hearing.

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Mrs. Howell stated that she spoke to David Radachy, Director of Lake County Planning and Community Development, and informed those in attendance that Mr. Radachy felt the variance would reduce the non-conforming use of the property by having one parcel with three (3) dwellings on it, instead of four (4), and creating two (2) separate parcels that would both meet the minimum lot area for a lot in the R-2 Zoning District. She also stated that the proposed lot with 57.23 feet of frontage would still have a greater frontage than many lots in the immediate area.

Mr. Michael Warren, 2087 Chimney Ridge Dr., Madison, OH

Mr. Warren thanked the Board and those in attendance for their time and stated that he was present and speaking on behalf of a variance request for Jeffrey Craft, owner of Permanent Parcel #01-B-115-0-00-002-0, located at 6599 Swetland Road. He informed the Board that the property currently exists as it was the day Mr. Craft's Grandfather purchased it prior to any zoning laws being in place.

Mr. Warren stated that their intent is to split the property into two (2) separate parcels, the parcel to the east would have one (1) updated structure on it and would meet the R-2 lot area requirement, it will not meet the frontage requirement, however, it would have lot frontage that would be very similar to other parcels located on Swetland Rd., and would not change the feel of the neighborhood. He stated that the remaining parcel to the west would have one hundred (100) feet of frontage and meet the required minimum lot area. Mr. Warren added that the three (3) remaining structures on the parcel are in disrepair and Mr. Craft is not interested in renovating them. He added that Mr. Craft would like to sell the parcel, as is, and direct any potential buyers to contact the Zoning Department to seek information on what the requirements are in order to build a new structure.

Mr. Dubiel commented that if the parcel with multiple buildings on it has a structure taken down, it would not be able to be rebuilt.

Chairman Francis asked if anyone else would like to speak in regards to this variance request.

Mr. Chris Hagan, 6581 Lake Road, Madison, OH.

Mr. Hagan stated that he lives next door to the property and likes the whole idea of the variance and in his opinion will add to the property values in the area. He added that he would like to thank Mr. Francis and Mr. Dubiel for stopping by to get his input on the variance. Mr. Hagan stated that it is a shining example of how a government entity should work. Chairman Francis stated, that as a Board, they value the opinions of the neighbors when it comes to variance requests.

Chairman Francis administered the Oath of Accuracy to Mr. Chuck Petrowski, due to the fact that he did not take the Oath at the beginning of the Meeting.

Mr. Chuck Petrowski, 4254 Manchester Rd., Perry, OH.

Mr. Petrowski stated that he owns property in the area of this variance request property. Mr. Petrowski stated that he wanted to apologize for his behavior at the original Public Hearing. He stated that he has no problem with the variance request. Mr. Petrowski commented that a concern of his is the potential of the property taxes increasing, because he has a tenant who is on a fixed income.

Chairman Francis asked if there were any more questions from the Board. The Board had no further questions. Chairman Francis asked the Board to vote.

Ms. Diak: Yes Mr. Francis: Yes
Mr. Boyle: Yes Mr. Sill: Yes Mr. Dubiel: Yes

The Board members unanimously approved Variance #21-005.

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Mrs. Howell informed Mr. Warren and Mr. Craft that the Zoning Department will issue a letter stating that the variance was approved. She added that Mr. Dave Radachy handles lot splits for Madison Township and will require something in writing for the variance, in order to accept the application for the lot split. Mr. Warren asked if the survey should be reviewed by the Zoning Department. Mrs. Howell stated that it would probably be a good idea for Mr. Warren to bring the survey into the Zoning Office, just to verify all requirements are being met, before turning in the lot split application.

A motion to close the Public Hearing for Variance #21-005 at 7:28p.m. was presented by Mr. Sill, seconded by Ms. Diak.

Roll Call: All "Ayes."

Mrs. Howell informed the Board that there might be a BZA Meeting on December 9, 2021 for a variance, if the potential applicant gets the paperwork turned in on time.

There being no further matters before the Board, a motion was presented by Mr. Sill to adjourn the meeting, seconded by Ms. Diak.

Roll call: All "Ayes."

The meeting was adjourned at 7:32p.m.


Evan Francis, Chairman


Joseph Boyle, Secretary

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