

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

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

Monday, July 10, 2023

Held _____

7:00 p.m.

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 Mrs. A. Wisniowski, Mr. J. Witt, Mr. B. Diak and Mr. R. Rothlisberger. Mr. Hyrne 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 June 12, 2023, for the regular meeting. Mrs. Wisniowski presented a motion to approve the minutes from the May 8, 2023 meeting, seconded by Mr. Diak. There was no discussion:

“All Ayes”

Minutes approved 4-0.

With no new site plan for the board to review or approve, Mr. Rothlisberger moved on to Old/New Business.

Under old business, Mr. Ungers states that Mr. Janson was unable to make it to the meeting but he did stop in the zoning office during the afternoon and dropped off a set of new prints. He's hoping this is what the board is requesting. He would like to be the August meeting for his public hearing. Mr. Rothlisberger questioned why this plan is now showing water and sanitary lines, as these were not part of the preliminary site plan review. Mr. Ungers stated that Mr. Janson would like to install a bathroom in the structure in the future and he's trying to plan for it now. Mr. Witt asked if this is still just a storage building or is it an occupied business building. Mr. Ungers stated it is still a storage building and the restroom in the future will only be for the employees when they're on-site before or after work. Mr. Rothlisberger stated that the site plan should be reflective of what he plans to do and questioned why is he showing the water and sanitary lines if he's not putting them in now. Mr. Rothlisberger suggested either he brings in approval from Lake County Utilities for the water and sanitary lines or remove it from this plan.

Under new business, Mr. Ungers handed out a parcel map of a large parcel on Hubbard across from the fire station. Mr. Ungers and Mr. Guantner – Madison Township Trustee, met with the future owners to discuss their plan for the property. The new owners are planning on building a nursing home with a rehabilitation center. The first hurdle will be for the owners to get more of the back half of the parcel re-zoned and then eventually get a conditional use permit.

Mr. Ungers stated that he's been approached by an individual who would like to purchase all the vacate lots on Magnolia Dr. Mr. Ungers stated that he discussed what would be required, including getting the road up to county road standards, before that project could get moving. There was also discussion about the feasibility of connecting it to Red Bird Rd.

Mr. Ungers talked to the board about the possible rezoning of a lot on Burns Rd. It's currently zoned B-2. The potential owner would like to get it rezoned so that he could build a residential home. The board discussed few different issues with that property, mainly the amount of water in the back half of the property. There was discussion as to whether or not the township would be better suited if that parcel was rezoned to allow for a single-family residence.

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Mr. Ungers stated that new state legislation (House Bill 33) was passed by the state and it changed the amount from 8% to 15% of the total vote cast for all candidates for governor in the most recent general election for the purpose of filing a zoning referendum. We will need to make the same change to our section 143.7 & 143.8. Mr. Rothlisberger asked if we could just change to state 'Per State Law'.

Mr. Ungers handed out an update to section 125.16. This section shows the updates for the new R-2 language to help incentive building on small lots. Mr. Ungers asked the board to review that language for our next meeting. Mr. Rothlisberger stated that it would be clearer if was stated a set distance, along the same side of the street, for the purpose of determining the front yard set-back.

Mr. Bernard, Assistant Zoning Inspector, stated that the next section of text to be reviewed is section 134 Alternative Energies. We will be looking to update this section and incorporating some of the new solar language in this section. The plan is to have something for the board to review next month.

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:34 p.m. was presented by Mr. Diak, seconded by Mrs. Wisniowski.

Roll call: All "Ayes."



Randy Rothlisberger, Chairman



Bob Diak, Secretary