

**RECORD OF PROCEEDINGS**  
**MADISON TOWNSHIP ZONING COMMISSION**  
**REGULAR MEETING MINUTES**

Minutes of

Meeting

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

Held Monday, February 13, 2023  
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 Mr. J. Hyrne, Mrs. A. Wisniowski, Mr. R. Rothlisberger, Mr. J. Witt and Mr. B. Diak. Mr. M. Ungers was present as Zoning Inspector and Mr. Christopher Bernard present as Assistant Zoning Inspector.

Mr. Rothlisberger requested a motion to approve the minutes from January 9, 2023. Mr. Hyrne presented a motion, seconded by Mrs. Wisniowski. There was no discussion:

**“4Ayes”**

**“1 Abstained” – Minutes approved 4-1.**

Mr. Rothlisberger opened the public hearing for site development plan 2023-001 for Sheetz, Inc.

Mr. Rothlisberger asked for the zoning dept. summary. Mr. Ungers read the following.

**Site Development Plan Review**

**Pending Address of 6020 N Ridge Road**

**Pending configuration of PP# 01-B-121-0-00-001-0 & 01-B-111-0-00-003-0**

The Public Hearing this evening is to conduct a Site Development Plan Review for Sheetz, Inc at future address 6020 N Ridge Rd., with the Future Parcel Configuration of # PP#'s 01-B-121-0-00-001-0 & 01-B-111-0-00-003-0

Sheetz is proposing to construct a convenience store, restaurant, drive thru and gas station located on both the property they are purchasing and the property they are obtaining an easement to in order to construct an entrance/exit to their potential business along the South Side of N Ridge Rd across from property owned and occupied by Walmart in the B-2, Regional Business Zoning District.

The Zoning Office has received letters of approval from the Madison Fire District and a Traffic Impact Study from the Ohio Department of Transportation.

The Owner/Applicant and Neighbor letters were mailed on February 2, 2023 and the Public Hearing was advertised in The News-Herald Legal Section on February 3, 2023.

There has been no correspondence from neighbors regarding this Site Plan Review.

Mr. Rothlisberger invited any member of the audience that wished to speak to step forward.

Ellen Pelle, from Sheetz Inc., gave the board an update on all the required approvals that are in hand. She stated the agreement is in place with the new property description, including the easement with the neighbor to the west. She stated that they are still working through some minor changes required by the Lake County Stormwater Dept. She stated that the ODOT impact study has been fully approved and submitted to the zoning dept.

Mr. Rothlisberger stated that there were a few questions presented to Sheetz during the past week and all of those issues were addressed in email. Those questions included issues with the turning lanes and traffic lights and the easement agreement with the property owner to the west.

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Mr. Rothlisberger asked if anyone from the audience had any questions.

Mr. David Rapp addressed the board. Stating he owns the property to the east of this site. He stated he was in favor of the project but wanted some clarification on the sanitary. Sheetz engineer was able to answer his questions about how the connections would run. He asked why the sanitary wouldn't run further south to accommodate future expansion.

Mike Zisis, representative for Dean's Diner, asked where the location of the light will be. He also asked what type of restaurant it will be? Sheetz stated it will be a combination of drive thru and sit-down dining.

Joe Green addressed the board. He owns the property adjacent to the west. He wanted clarification on if he could use the access road and what he would need to do if he sold off additional lots? Sheetz stated they would need to approve any future additions. He asked about the run-off water. Sheetz stated they will maintain all of the water on their property.

Mr. Rapp re-addressed the board for clarification asking if the area was a public road or easement. Mr. Ungers stated it is a private easement, not a dedicated road.

Mr. Rothlisberger requested a motion to either approve or move to executive session to discuss. Mr. Witt made a motion to move to executive session to discuss, it was seconded by Mr. Hyrne.

**"All Ayes" – The board moved to executive session at 7:18**

Mr. Rothlisberger requested a motion to re-open the public hearing. Mr. Witt made a motion to re-open the public hearing, seconded by Mr. Hyrne.

**"All Ayes" – The public hearing was re-opened at 7:29**

Mr. Hyrne wanted clarification that the board did not have all approvals in hand. Mr. Ungers stated that Sheetz was still waiting on Lake County Stormwater's approval. Mr. Hyrne stated that per section 126.8.5, they are required to have all approvals in hand before approving a site plan. Mr. Rothlisberger stated that they can not approve the site plan with contingencies but offered that if the missing approval is submitted soon they could schedule a meeting on the alternate date of February 27<sup>th</sup>.

Mr. Rothlisberger requested a motion to continue the public hearing for the Sheetz site plan. Mr. Witt made the motion to continue the public hearing, seconded by Mr. Hyrne.

**"All Ayes" – Public hearing will be continued on February 27, 2023 at 7PM**

Mr. Rothlisberger requested a motion to schedule an alternate meeting on February 27, 2023 at 7PM. Mr. Witt made a motion to continue the public meeting on February 27, 2023, seconded by Mr. Hyrne.

**"All Ayes" – Public hearing will be scheduled and continued on February 27, 2023 at 7PM**

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7:00 p.m.

Mr. Rothlisberger asked if there was any old or new business to come before the board. Mr. Ungers stated that a few potential re-zoning requests could be coming soon. Mr. Ungers also discussed some items in the code he would like the board to take a look at this year. Mrs. Wisniowski inquired about the new sign on the vacant lot on Hubbard just south of town hall. Mr. Ungers stated the owner wants to run a private farm and he's not looking to develop it. Mr. Ungers stated that we should start looking at the comprehensive plan this year.

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:53 p.m. was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."

  
Randy Rothlisberger, Chairman

  
Bob Diak, Secretary

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