

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING & REGULAR MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, March 9, 2020 20
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:03 p.m. by Chairman Diak, with the following people present: Mr. R. Rothlisberger, Mr. B. Diak, Ms. A. Wisniowski, and Mr. J. Hyrne. Mr. J. Witt was absent. 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 February 10, 2020 Meeting, seconded by Mr. Rothlisberger.

Roll Call: All "Ayes."

Mr. Walland stated for the record that this evening's meeting is for the Continued Public Hearing for a Site Development Plan Review for Mr. Mark Mackovjak, Blue Spruce Storage, located at 7751 S. Ridge Rd., Permanent Parcel #01-070-C-00-017-0, and the property is zoned M-1, Light Manufacturing. He informed those in attendance that Mr. Mackovjak was out of town last month when his Site Development Plan Review was heard.

Mr. Mark Mackovjak, 7533 S. Ridge Rd., Madison, OH.

Mr. Mackovjak stated that they are ready to move forward with the project and asked the Board if there were any questions regarding the proposed project. Mr. Walland asked Mr. Mackovjak if he has made a decision on the type of fencing that will be used. Mr. Mackovjak stated that it will be a woven wire security fence, six (6) to eight (8) feet high around the perimeter. Mr. Walland asked the Board if there were any other questions. The Board did not have any further questions. Mr. Walland requested a motion to approve the Site Plan as presented.

A motion was presented by Mr. Rothlisberger to approve the Site Plan for Blue Spruce Storage as presented, seconded by Mr. Hyrne.

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

Mr. Walland closed the Public Hearing portion of the Meeting at 7:06 p.m.

Mr. Walland informed those in attendance that the next item on the agenda is a Preliminary Site Development Plan Review for a Verizon Store. Mr. Walland reminded the Board that the Preliminary Site Development Plan Review is to determine whether or not the Architect or Engineer needs to be present at the Public Hearing for the Site Development Plan Review. Mr. Walland stated for the record that Ms. Brittnee Elliott, Pre-Development Project Manager for the Hawkins Companies, is present this evening to provide an overview of the project.

Brittnee Elliott, 4700 S. McClintok Dr., Tempe, AZ.

Ms. Elliott stated for the record that the proposed Verizon Store is located right next to Circle K on Route 20 & Green Road. She also stated that Hawkins has purchased a 1.26 acre parcel, and a lot split has been submitted and approved, but the addresses have not been assigned yet. Ms. Elliott stated that the parcel is zoned B-2, Regional Business, which allows for small retail businesses under 10,000 square feet. She added that the proposed store is approximately 3,000 square feet. Ms. Elliott stated that all properties surrounding the site are zoned B-2 as well. She also informed the Board that she has been working with Mr. Walland and has met all the development standards in regards to setbacks and building height requirements.

Ms. Elliott stated that the next item in the packets that she provided to the Board is the Site Plan, which indicates any area that will remain in its natural vegetative state or landscaping is colored green. Ms. Elliott stated that a traffic study was conducted and it was submitted to ODOT (Ohio Department of Transportation) and the Lake County Engineer Office. She also informed those in attendance that Hawkins has received comments back from both agencies and they have responded to the comments, and do not anticipate any additional improvements needed.

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING MINUTES

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO 10148

Held Monday, March 9, 2020 20
7:00 p.m.

Ms. Elliott stated for the record that Hawkins has a cross access agreement with Circle K to utilize their driveway.

Ms. Elliott directed the Boards' attention to the next map in their packet. She stated that the green area is the current property for the proposed Verizon Store. She added that under this application they are also proposing to develop the purple area, just adjacent to the Verizon Store, which would consist of parking spaces and a front landscape area. Ms. Elliott stated that it paves the way for a future tenant for that parcel. Mr. Walland asked if the ownership for the area next door would be under Verizon. Ms. Elliott stated that Hawkins owns the entire parcel (a lot split has already been approved) and there is potential to house one business per parcel.

Ms. Elliott stated that the next page in the packet is the elevation drawing. She stated that the proposed building would be a four sided architecture building, and all sides would have multiple reliefs and elevations. She added that Verizon is responsible for their own signage, so that is not part of the Site Plan.

Ms. Elliott asked the Board if they had any questions. Mr. Walland commented that there will not be a left out onto Route 20, so the patrons will exit through the Circle K parcel. Chairman Diak asked if the agreement with Circle K pertains to both driveways. Ms. Elliott stated that she believes the agreement is for the use of both driveways. Chairman Diak stated that must be verified. Ms. Wisniowski asked how the traffic will travel through the Circle K property. Mr. Walland stated that the traffic flow will travel through the front of Circle K to the Green Road exit. Ms. Elliott stated that she believes a copy of the agreement was submitted to Mr. Walland. Chairman Diak stated that that document needs to be verified.

Mrs. Howell reminded those in attendance that the Preliminary Site Development Plan Review is for the Board to determine whether or not the Architect or Engineer must be present at the Public Hearing for the Site Plan Review.

Mr. Walland stated for the record that Ms. Elliott had a question regarding the sanitary sewer easement that runs on the tree lawn area, and was wondering if a sign can go on that. Ms. Elliott added that they were wondering if a monument type of sign could be placed on that easement. Mr. Rothlisberger stated that the County does not explicitly grant approval, but would not forbid the sign, with the understanding that if there was ever a need to excavate, Verizon would be responsible for replacing the signage.

Chairman Diak asked if the tenant, Cellular Sales of Knoxville, is the same owner of the current Verizon Store in Madison. Ms. Elliott stated she does not believe it is the same owner. Chairman Diak asked if Hawkins would continue to be the owner of the property. Ms. Elliott replied that Hawkins will be the owner and developer of the property.

Chairman Diak asked how long the lease with Verizon is. Ms. Elliott stated that she is not sure, but she will get that information and let Mr. Walland know.

Mr. Walland informed the Board that when he asked Ms. Elliott about the storm water, she had replied that they plan on retaining the water on site. Mr. Walland added that the storm water needs to be addressed, because if we get a big storm, where is the water going to go. He stated that it will be the County Engineer who reviews the drainage.

Mr. Walland asked the Board to vote on the need for the Architect or Engineer to be present at the Public Hearing for the Site Plan.

Mr. Rothlisberger: Yes

Chairman Diak: Yes

Ms. Wisniowski: Yes

Mr. Hyrne: Yes

The Board thanked Ms. Brittnee Elliott for presenting the Preliminary Plan.

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION

Meeting

PUBLIC HEARING & REGULAR MEETING MINUTES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, March 9, 2020 20
7:00 p.m.

Mr. Walland stated that regarding old business, he has a draft copy of the Planned Unit Development Section, which Mrs. Howell has been working on, for the Board members this evening. Mrs. Howell requested that the Board read the draft and feel free to mark up their copies with any details to be discussed at the next meeting. Mr. Walland asked the Board to pay attention in particular to the minimum acreage and minimum square footage of the dwelling units.

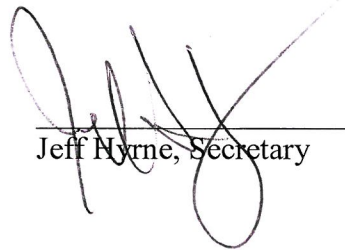
Mr. Walland asked if the Board had any old or new business to discuss. Ms. Wisniewski asked Mr. Walland if he has heard anything further regarding Dunkin Donuts. Mr. Walland stated that he has not.

There being no further business before the Board, a motion to adjourn the Meeting at 7:35 p.m. was presented by Ms. Wisniewski, seconded by Mr. Hyne.

Roll call: All "Ayes."



Bob Diak, Chairman



Jeff Hyne, Secretary

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING MINUTES

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO 10148

Held _____ **Monday, March 9, 2020** _____ 20_____
7:00 p.m.

This Page Left Blank Intentionally