

# RECORD OF PROCEEDINGS

Held Thursday, January 9, 2020 20  
7:00 p.m.

Mr. Frank Walland, Madison Township Zoning Inspector, opened the Organizational Meeting of the Madison Township Board of Zoning Appeals at 7:06 p.m., with the following people present: Ms. L. Diak, Mr. Bill, Dubiel, Mr. Evan Francis, and Mr. Tom Sill. Mr. Randy Glover was absent. Mr. Walland was present as Zoning Inspector, as well as Mrs. Howell.

Mr. Walland requested a nomination for 2020 Chairman.

Mr. Evan Francis nominated Mr. Bill Dubiel for Chairman, seconded by Ms. Lora Diak.

Roll call: Mr. Sill: Yes Mr. Francis: Yes  
Mr. Dubiel: Yes Ms. Diak: Yes

Mr. Walland requested a nomination for 2020 Vice-Chairman.

Mr. Tom Sill nominated Mr. Evan Francis for Vice-Chairman, seconded by Ms. Lora Diak.

Roll call: Mr. Sill: Yes Mr. Francis: Yes  
Mr. Dubiel: Yes Ms. Diak: Yes

Mr. Walland requested a nomination for 2020 Secretary.

Mr. Tom Sill nominated Ms. Lora Diak for Secretary, seconded by Mr. Bill Dubiel.

Roll call: Mr. Sill: Yes Mr. Francis: Yes  
Mr. Dubiel: Yes Ms. Diak: Yes

Mr. Walland requested a motion to keep the meeting date as the second Thursday of the month at 7:00 p.m., with the alternate date being the third Thursday of the month at 7:00 p.m.

A motion was presented by Mr. Francis to keep the Board of Zoning Appeals meetings as the second Thursday of the month at 7:00 p.m., with the alternate date being the third (3<sup>rd</sup>) Thursday of the month, seconded by Mr. Sill.

Roll call: Roll call: Mr. Sill: Yes Mr. Francis: Yes  
Mr. Dubiel: Yes Ms. Diak: Yes

The Organizational Meeting of the Board of Zoning Appeals was closed at 7:09 p.m.

Chairman Dubiel took over the meeting.

Chairman Dubiel opened the Regular Meeting of the Board of Zoning Appeals at 7:10 p.m., with all members still present, except Mr. Glover.

A motion to approve the minutes from the December 12, 2019 meeting was presented by Ms. Diak, seconded by Mr. Francis.

Roll call: All "Ayes."

Mr. Walland asked the Board if they had anything they would like to discuss. Mr. Sill asked if there has been any further updates on the Windham CUP. Mr. Walland stated that there hasn't been any complaints, and if there was a problem Mr. Wayman would let him know. Chairman Dubiel asked if Mr. Walland has done any more inspections. Mr. Walland stated that if someone was to complain then he'd have a reason to re-visit. Mrs. Howell stated that once Mr. Walland inspected the site for compliance with the CUP conditions there would be no reason for him to re-visit unless there was a complaint. Mr. Francis asked what happened to the steel place on Bates Road. Mr. Walland stated that there was a complaint regarding the condition of the property, so he re-visited the site with Chairman Dubiel and had Mr. Hollingshead come back in before the Board.

**RECORD OF PROCEEDINGS**  
**MADISON TOWNSHIP BOARD OF ZONING APPEALS**  
**ORGANIZATIONAL & REGULAR MEETING MINUTES**

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO 10148

**Thursday, January 9, 2020**  
**7:00 p.m.**

Held \_\_\_\_\_ 20 \_\_\_\_\_

Chairman Dubiel commented that the RV business on Route 20 really looks good. Mr. Walland stated that the business is Roughin' It, and yes, they have done a nice job.

Mr. Francis asked Mr. Walland if our zoning addresses the area surrounding the Grand River. Mr. Walland confirmed that the Zoning Resolution does address the area surrounding the Grand River, which is called the Green Area Zoning District.

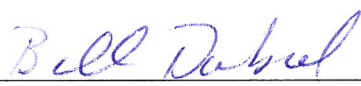
Mr. Walland informed the Board that he had a contractor stop in and inquire about an alteration to an existing house on Lakeview, which is a legal non-conforming because it does not meet our current front yard setback. Mr. Walland informed the Board that the front portion of this old house does not have a regular foundation and the owner would like to replace it so it does have a "real" foundation. Mr. Walland stated that according to our Zoning Resolution, a legal non-conforming building if destroyed by fire or Act of God, can be reconstructed, but there is no language that allows an individual to reconstruct a legal non-conforming building that is dilapidated. Mr. Walland stated that he does not agree with the language as it reads and asked the Board members what their opinions are regarding this situation. The Board discussed the matter and two members did not see a problem with the structural alteration and two members felt that it would require a variance for the structural alteration.

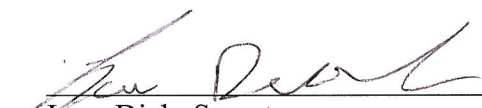
Mrs. Howell informed the Board that there is a sub-section in Section 142 that addresses trailers used as storage units. Mrs. Howell added that she and Mr. Walland reviewed this section because a question had been asked about a temporary storage trailer and feels it might be better placed in the Business Section of the Zoning Resolution, seeing as it is only permitted in a business district and is a "non-renewable" permit. Mrs. Howell asked the Board members to review Section 142.7 and email her their thoughts.

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

Roll call: All "Ayes."

The meeting was adjourned at 7:48p.m.

  
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Bill Dubiel, Chairman

  
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Lora Diak, Secretary