

Held Thursday, April 13, 2023
7:00 p.m. 20

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:00 p.m. by Chairman Boyle, with the following people present Mr. T. Sill, Mr. B. Dubiel, Mr. E. Francis and Mr. J. Boyle. Ms. L. Diak was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Boyle requested a motion to approve the minutes from February 9, 2023. Mr. Francis presented a motion, seconded by Mr. Dubiel. With no discussion the minutes were approved:

“All Ayes” - Minutes approved 4-0.

Chairman Boyle opened the public hearing for a variance request #2023-003 for Jean Brennan.

Mr. Ungers read the following case summary:

Variance Application #23-003

Submitted by Property Owner: Jean Brennan

Location of Variance Request: 5582 S. Ridge Rd.

Permanent Parcel # 01-A-011-0-00-002-0

Property Zoned R-1, Suburban Residential

Mrs. Brennan is seeking a Variance to Section 106 of the Madison Township Zoning Resolution which states a maximum of one (1) Single Family Dwelling per parcel is allowed in the R-1 district.

This Variance Request is to allow Lake County Planning and Community Development to perform a lot line adjustment that would place a second dwelling the Permanent Parcel # 01-A-011-0-00-002-0.

The request would allow for both dwellings, their shared driveway and some outbuildings, to be consolidated onto one parcel and retained by the family for continued residences. While the remaining property, consisting of numerous parcels, be fit with a conservation easement, allowing only for future Agricultural Use of the land.

The Neighbor/Applicant letters were mailed on March 24th, 2023, and the Public Hearing was advertised in The News-Herald Legal Section on March 28th, 2023.

The Zoning Office has received no response from any adjacent parcel owners regarding this Variance.

Chairman Boyle read the Oath of Accuracy to Jean Brennan.

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

Minutes of

Meeting

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

Thursday, April 13, 2023

Held _____ 7:00 p.m. _____ 20 _____

Mrs. Brennan made sure the board had a copy of the property map. She stated she would like to keep both homes on a single parcel so that the rest of the property could be put in a agricultural/conservation easement to prohibit future development. She also stated that she really didn't want to create a new standalone parcel due to the difficulty in adding a new driveway. She gave a brief history of the property and stated the septic system would be clear of the new line. Mr. Sill asked if both houses currently have their own septic systems. Mrs. Brennan stated that both houses do have their own septic systems and they are located far apart. Mr. Sill asked who is living in the house today. Mrs. Brennan stated that her and her sisters currently own the property today. Mr. Sill confirmed that the red line on the map was the current parcel line, and the blue line was where she would like the line moved to. Mr. Sill asked what the process was of getting the land into a conservancy. Mrs. Brennan stated that they are early in that process and they're still figuring that out.

Mr. Sill presented a motion to move to the back room to deliberate. Motion was seconded by Mr. Francis.

"All Ayes"

The board moved to the back room to deliberate.

Mr. Sill presented a motion to resume the meeting. Motion was seconded by Mr. Francis.

"All Ayes"

The hearing for the variance requested continued.

Chairman Boyle read the Oath of Accuracy to neighbor Joe Kriss, 5581 S. Ridge Rd. Mr. Kriss stated that he didn't have any issues with the request.

Mr. Sill presented a motion to table the hearing for the purpose of discussing some other potential options. He explained to Mrs. Brennan some of the issues the board is facing with this variance request. Mainly, setting the precedence of having 2 homes on the same parcel. He stated that in all his years on the board, he's never seen a variance request approved to permit 2 homes on a single parcel. Mr. Francis seconded the motion to table the hearing.


"All Ayes" - Variance request tabled 4-0.

Mr. Ungers stated that he did not have any old or new business.

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

All "Ayes." – Meeting adjourned at 7:40


Mr. Joseph Boyle Chairman


Mr. Bill Dubiel, Secretary