

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

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

Held Monday, February 14, 2022 20
7:00pm

The Madison Township Zoning Commission Meeting was called to order at 7:00pm by Chairman Hyrne, with the following people present: Mr. R. Rothlisberger, Mr. J. Mr. Hyrne, Mr. J. Witt, Mr. B. Diak, and Ms. A. Wisniowski. Mrs. M. Howell, Zoning Inspector and Mr. M. Ungers, Assistant Zoning Inspector, were present.

Chairman Hyrne requested a motion to approve the minutes from the January 10, 2022 Meeting.

A motion was presented by Ms. Wisniowski to approve the minutes from the January 10, 2022 Meeting, seconded by Mr. Diak.

Roll Call: Mr. Rothlisberger: Yes Mr. Hyrne: Yes Mr. Witt: Yes
Mr. Diak: Yes Ms. Wisniowski: Yes

Mrs. Howell stated for the record that the meeting this evening is for the January 10, 2022 continued Public Hearing for the proposed text amendments to Sections 101, 114, and 142 of the Madison Township Zoning Resolution for Medical Marijuana Cultivators, Processors, and Retail Dispensaries.

The Public Hearing was advertised in the News-Herald Legal Section on December 29, 2021 and the Zoning Office had no contact from area residents regarding the matter.

She informed those in attendance that the Public Hearing was opened on January 10, 2022 and the proposed text amendments were reviewed and discussed. The Zoning Commission continued the Public Hearing until February 14, 2022 due to the fact that the Lake County Planning Commission would not have a meeting until January 25, 2022 and their recommendations for the proposed text amendments needed to be included in the Public Hearing.

The Lake County Planning Commission met on January 25, 2022 and Mr. Dave Radachy provided their recommendations, which read as follows:

- *Add Medical Marijuana Cultivator, Processor, and Retail Dispensary as conditional uses in the table in Section 114.*
- *If there is a free-standing sign, require the medical marijuana cultivators, processors, or retail dispensaries to use that sign in lieu of their own free-standing sign. When utilizing a multi-tenant structure, limit the size of that sign to be no more than 25% of the largest sign and not to exceed forty (40) square feet.*

Mrs. Howell stated that the Board discussed the proposed changes at their January 10, 2022 Public Hearing and that Mr. Rothlisberger had suggested updating Table 114.3. She also informed those in attendance that the recommendations have been added to the Exhibit for the proposed text changes. The Board discussed the recommendations from the Lake County Planning Commission and agreed that Permitted Use Table 114.3 needed to be updated and that sign language for multi-tenant or shopping plazas should be added to the sign section.

Mrs. Howell asked if the Board had any further comments or questions. The Board did not. Mr. Hyrne asked if there was anyone in the audience who wished to speak regarding the proposed text amendments.

Mr. Ralph Wohr, 5726 Middle Ridge Rd., Madison, OH.

Mr. Wohr stated to the Board that he did not want to sound insensitive to those in the community that may find relief for certain problems at a Medical Marijuana Dispensary, but he is not in favor of allowing them into Madison Township. He stated that he comes from a law enforcement background and can understand why this was first introduced, but also knows the bad long term affects this can have on a community. He continued that he feels the negative impacts that may come about from introducing Medical Marijuana into the community would far outweigh any positive ones. Mr. Wohr cited many past incidents of

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unfortunate outcomes involving Medical Marijuana around the country that he read about during his research. He reminded the Board that Marijuana is still illegal at the Federal level and anyone supporting it in any way would be supporting an illegal substance. He continued that the real cost of allowing Medical Marijuana into the community will be increased regulatory burdens on tax payers, increased hospitalizations, increased drug driving, increased mental health problems and local employers will have more employees failing drug tests. He requested that if this is allowed into the community then a Medical Marijuana addiction clinic should be established next door to any dispensary. Mr. Woehr informed the Board of Ohio Revised Code 3796.29 explaining that the trustees have the opportunity to prohibit Medical Marijuana from entering Madison Township under this code. The Board thanked Mr. Woehr for his comments.

Mr. Hyrne asked if there were any additional comments. With no further comments, a motion was presented by Ms. Wisniewski to recommend to the Madison Township Board of Trustees to approve the proposed text changes in Exhibit A, seconded by Mr. Diak.

Roll Call: Mr. Rothlisberger: Yes Mr. Hyrne: Yes Mr. Witt: Yes
Mr. Diak: Yes Ms. Wisniewski: Yes

The Public Hearing was closed at 7:17pm.

Mrs. Howell informed the Board that the proposed text amendments will be presented to the Trustees at their February 22, 2022 Meeting, requesting that they set a Public Hearing.

Mr. Hyrne stated that the next item on the agenda is for new or old business. He informed those in attendance that there has been an application submitted for a proposed text amendment for a Shooting Training Center. Mrs. Howell informed the Board that they have been provided with an application for a proposed text amendment to Section 101, Definitions, Section 142, Conditional Uses, Section 142.4.5.29 – Training Center from Mr. Neil Harrison, C4 Shooting & Training Center (Urbandale Gun Club). Mrs. Howell stated that Section 105, A-R Agricultural Residential, would also need to be amended. She also stated that if approved, the Medical Marijuana language would become Section 142.4.5.29, and any new language regarding a Shooting Training Center would become Section 142.4.5.30.

She asked the Board to review the information and to set a Public Hearing for March 14, 2022. She informed the Board that the information has been sent to Mr. Dave Radachy, Lake County Planning Commission, requesting it be placed on his meeting agenda for February 22, 2022.

Mr. Rothlisberger asked what the Board's obligation was with the text amendments at this point. Mrs. Howell explained that the Board can further discuss this language at the Public Hearing next month and possibly additional meetings if continued, ultimately making a recommendation to the trustees to approve or not approve the proposed text amendment.

Mr. Hyrne asked if there was anyone in the audience who wished to speak regarding the text amendment application.

Mr. Michael Bordelon, 7223 Rosedale Dr., Mentor, OH.

Mr. Bordelon stated that he is Neil's business partner at C4 Shooting & Training Center. He added that Mr. Harrison was unable to attend this evening. Mr. Bordelon informed the Board that he and Mr. Harrison are hoping to be able to expand the permitted activities on the property. He stated that he and Mr. Harrison will be present at the next Zoning Commission meeting.

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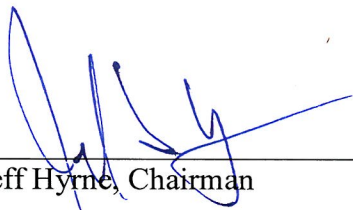
A motion was presented by Ms. Wisniowski to set a Public Hearing for the proposed text amendment for March 14, 2022 at 7:00pm, seconded by Mr. Witt.

Roll Call: Mr. Rothlisberger: Yes Mr. Hyrne: Yes Mr. Witt: Yes
Mr. Diak: Yes Ms. Wisniowski: Yes

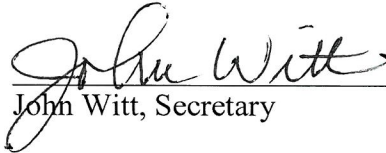
Mr. Diak asked about the structures that are being built on Hubbard Road across from the Senior Center. Mrs. Howell stated that those are H2A Housing for Petitti Garden's migrant workers, which are classified as agricultural accessory structures. She informed the Board that Petitti came in for Zoning Permits, even though they are not required because of the agricultural use. She also stated that Petitti was asked to modify the front of the structures so that they look more residential and they agreed to do so. Mr. Witt asked if they are just sleeping rooms. Mrs. Howell stated that the structures include everything, sleeping areas, bathrooms, kitchen area, and a common area. Mr. Ungers added that there are inspection requirements for these structures. Mr. Hyrne also commented that there are many H2A houses in the area.

There being no further business before the Board, a motion to adjourn the Meeting at 7:38pm was presented by Mr. Diak, seconded by Mr. Witt.

Roll call: All "Ayes."



Jeff Hyrne, Chairman



John Witt, Secretary

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