

Held Thursday January 11, 2024
7:00 p.m. 20

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:06 p.m. by Chairman T. Sill, with the following people present Mr. B. Dubiel, Mr. T. Sill, Ms. L. Diak, Mr. T. Brass and Mr. J. Boyle. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Sill requested a motion to approve the minutes from December 14, 2023. Ms. Diak presented a motion to approve the minutes from December 14, 2023, seconded by Mr. Dubiel. With no discussion the minutes were approved:

“All Ayes” - Minutes approved 5-0.

Mr. Sill opened the public hearing for the review of Conditional Use Permit #16-001 for Boots and Saddles Club.

Mr. Ungers read the following zoning summary:

Conditional Use Permit Review #16-001
Applicant at the time of approval: John Gribble

Location at 4601 Dayton Rd.
Permanent Parcel #01-A-034-0-00-004-0
Property Zoned A-1 - Agricultural

The zoning inspector was requesting a conditional use permit review for the violation of #9 to the conditions set in the original conditional use permit approved on April 28, 2016.

The neighbor/applicant/owner letters were mailed on December 1, 2023 and the public hearing was advertised in the News-Herald legal section, on December 1, 2023 for a meeting that took place on December 14, 2023 at which time the defendant of the violation chose not to open the public hearing and instead open it at the next regularly scheduled board of zoning appeals meeting on January 11, 2024 in lieu of only 3 of 5 board members being present at the original scheduled date.

Just today, January 11, 2024, the zoning office received a copy of a mutual release document indicating the agreement between the two non-profit organizations known as Boots and Saddles Club and Friends of Lake County Young Guns, that this public hearing is intended to review, no longer exists. Therefore, it's my recommendation to the board of zoning appeals to approve the review of C.U.P. #16-001, letting the owners continue as they have since this permit was approved, in lieu of the terms and conditions originally set forth, no longer being in violation.

Mr. Sill asked if anything else had changed with the permit. Mr. Ungers stated that nothing else has changed.

Mr. Sill invited anyone wishing to speak to approach the podium, state your name, address, and sign in.

Leo Lucaj (6075 River Rd.) approached the podium and asked if the lease was in fact terminated and if so, is Boots and Saddles now in compliance. Mr. Ungers stated that both of those are correct.

Mrs. Diak asked that since the agreement was in place due to the fact that Boots and Saddles had a need for extra revenue, how would they move forward without this extra revenue. Mr. Ungers stated that this agreement did come about since Boots and Saddles were looking to obtain extra grant money and needed another non-profit to help facilitate this. Mr. Ungers stated that's a good question but it's a little outside of this board's responsibility for tonight's hearing but he's hearing they plan to try and handle that internally.

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS REGULAR MEETING AND PUBLIC HEARING MINUTES

Meeting

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

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Mr. Sill made a motion to approve the permit and the continuation of the same use that was granted in 2016, seconded by Mr. Brass.

“All Ayes” – 5-0. C.U.P. #16-001 can continue permitted use.

Mr. Sill presented a motion to close the public hearing for the review of conditional use permit #16-001, second by Mr. Boyle

“All Ayes” – 5-0 Public Hearing Closed at 7:15PM

Mr. Ungers stated that he had just a couple of new business items. He stated that he has 2 potential variances requests. One will be for a home addition on the corner Tarbell and Hubbard. The second one is for a lot on Wood Rd. The applicant has an agricultural structure that he would like to turn into a residential home. The issue is the applicant doesn't have enough frontage.

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

All “Ayes.” – Meeting adjourned at 7:18



Mr. Thomas Sill Chairman



Mr. Thomas Brass, Secretary