

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & WORKSHOP MINUTES

Meeting

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

Held Monday, March 8, 2021 20 7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:02p.m. by Acting-Chairman Hyrne, with the following people present: Mr. R. Rothlisberger, Mr. J. Hyrne, Mr. B. Diak, and Mr. J. Witt. Ms. A. Wisniowski was absent. Mrs. M. Howell was present as Zoning Inspector.

Acting-Chairman Hyrne requested a motion to approve the minutes from the February 8, 2021 Meeting.

A motion was presented by Mr. Witt to approve the minutes from the February 8, 2021 Meeting, seconded by Mr. Diak.

Roll Call: All "Ayes."

Acting-Chairman Hyrne informed those in attendance that Mr. Kevin Grippi is present this evening for a Preliminary Site Plan Review for Ms. Sandy Owens for a proposed Self-Storage Facility located at N. Ridge Rd., Permanent Parcel #01-B-094-0-00-017-0.

Mr. Kevin Grippi, Smolen Engineering, 1876 State Route 48 North, Jefferson, OH.

Mr. Kevin Grippi informed those in attendance that he has provided a clearer preliminary drawing of the proposed project. He also stated that the hundred-year flood plain is also depicted. Mr. Grippi stated that he provided a letter of intent and the proposed project is a four (4) phase project.

Mr. Grippi stated that the first phase is pretty straight forward, right off Route 20, two (2) large units are proposed and that landscaping will be part of that phase. He added that the size of the individual units is being discussed because in doing some research, the smaller units are not that popular. Mr. Grippi stated that if ground monitoring is required they will reach out to HZW Environmental. He added that he believes that was done when Davita was developed. Mrs. Howell stated that she can pull the Site Plan for Davita regarding ground water monitoring. Mr. Grippi stated that Ms. Owens is partial to the blue storage buildings in the aerial photo that Mrs. Howell had sent of a storage facility located in Mentor.

Mr. Grippi stated that the facility will be rather unique because there will be no onsite office, only on-line registration, so there will be no need for wastewater or water connections. He stated the only utility on the property will be electricity, for the interior of the buildings and the ingress/egress. He also stated that the first phase will include complete fencing of the property, which will be black chain link fence. Mr. Grippi directed the Boards' attention to the far-left hand side of the drawing, which depicts room for a road leading back over Arcola Creek to the back portion of the property. He stated, in time, Ms. Owens would like to put a bridge over Arcola Creek and put in housing on the back portion of the property. Mr. Grippi also informed the Board that the access to the facility will be from the Davita drive, and that there is a permanent easement for the use of that drive. Mr. Grippi stated that he has been in contact with the Madison Fire District and they have reviewed the location of the fire hydrants.

Mr. Grippi informed the Board that Mr. Smolen would like to discuss the flood plain with Lake County Soil and Water regarding ideas for reclaiming some of the flood zone property. He stated that if the architect is required to attend the Public Hearing for the Site Development Plan Review that would not be a problem.

Mrs. Howell asked if there will be a solid waste container on the property. Mr. Grippi replied that there will be no solid waste container. She also asked about the exterior lighting on the buildings. Mr. Grippi stated that there will be wall packs. Mr. Diak asked if each phase will have independent concrete pads and foundations. Mr. Grippi stated that is correct. Mr. Grippi stated that the goal is to place as many units as possible in the limited area that she has available on the site.

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Mrs. Howell reminded everyone that the Preliminary Site Plan Review is for the Board to determine if the Architect/Engineer needs to be present at the Public Hearing for the Site Development Plan Review. Mr. Diak stated that the actual units are pretty basic. Mr. Diak commented that it appears that the proposed plan is to have primarily inside storage versus much outside storage. Mr. Grippi asked Ms. Sandy Owens if she is planning on having any outside storage. Ms. Owens stated that she would want outside storage. Mr. Grippi stated that he was not aware of that and the plan drawings would need to be modified showing proposed outside storage. Mr. Grippi commented that he is not sure if outdoor storage can be placed at the edge of the flood plain. Mr. Witt stated that he recommends starting with addressing the flood plain area. He added that the property was stripped years ago and that phases three (3) and four (4) could possibly become flooded with a heavy rainfall. Mr. Witt stated that most of that ground was pushed to the east and stripped. Ms. Owens stated that all of the soil is still there, it was pushed to the east. Mr. Witt asked if they are thinking of having outdoor storage to the east of the proposed phases three (3) and four (4). Mr. Grippi stated that is correct. Mr. Diak stated that the proposed outdoor storage area needs to appear on the drawings.

Mrs. Howell asked if anything is being done with the vehicles and or equipment that has been on the property for some time. Ms. Owens stated that she is working on it. Mrs. Howell reminded Ms. Owens that back in 2013 that she had stated to this Board that she would have the property cleaned up.

Acting-Chairman Hyrne stated that this is a Preliminary Site Plan Review and if the drawings are not accurate then this Board cannot decide on whether or not the Architect/Engineer needs to be present for the Public Hearing for the Site Development Plan Review. Mr. Grippi stated that they can come back for another meeting. Mr. Grippi asked if the Board can just focus on Phase One (1) as being the project and once completed and successful, Ms. Owens could come back for the review of the rest of the proposed project. Mr. Grippi asked if they came back with a site plan of just Phase One (1) would that be acceptable. Mrs. Howell stated that the landscaping along the entire frontage would need to be included in the project. Mr. Grippi asked if the entire fencing would need to be included in the initial project. Mr. Witt stated that the entire fencing and the entire landscaping would need to be part of the first proposed project.

Mr. Grippi asked the Board how they should precede. Mrs. Howell stated that the plans need to be updated. Acting-Chairman Hyrne stated that the plans need to include plans for the buildings. Mr. Grippi thanked the Board for their time.

Acting-Chairman Hyrne opened the Workshop portion of the meeting, regarding potential text changes.

Mrs. Howell informed the Board that the first item is for updating Political Sign language and definition. She informed the Board that she is waiting for Mr. Pasqualone to provide the language regarding political signs.

Mrs. Howell stated that the second item is re-visiting the definition for Funeral Services. Mrs. Howell stated that she is recommending removing "*excluding crematories*" from the Funeral Services definition. She asked the Board if they agree with removing "excluding crematories" from the definition. The Board agreed that "*excluding crematories*" should be removed from the Funeral Services definition in Section 101.

Mrs. Howell stated that the next text review is for a Bed and Breakfast Conditional Use. She informed the Board that Section 142.4.5.24.5 requires the minimum lot size for a B&B to be the current minimum lot size for the zoning district in which it is located. She stated that in her opinion, that requirement should either be modified or removed, because if someone has a lot that does not meet the current minimum lot area, they should not be denied to have a B&B as long as they can meet all of the other criteria, including water, sewer/septic, etc. Mr.

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Rothlisberger stated that he has no problem with removing that specific requirement, but feels that the parking requirements should be more specific as to where the parking area can be located on the lot. The Board agreed that Section 142.4.5.24.5 should be removed, along with updating the language for the parking area. Mr. Rothlisberger stated the location of the parking area needs to have some specifications, so it does not have a negative impact on neighboring properties.

Mrs. Howell stated that the fourth item under possible text amendments is for cottages and cabins. Mrs. Howell stated that there is a location in Geneva, Vineyard Woods that has quaint cottages for rent. Mr. Rothlisberger stated that in his opinion, it is a unique idea, considering all of the wineries in south Madison. Mrs. Howell stated that she will reach out to Mr. Dave Radachy to see if he knows of any other area that has language for cottages/cabins. Mr. Hyrne added that his first thought is Camp Stigwandish. Mr. Rothlisberger stated that there would need to be language for a maximum per acre, or something to that affect.

Mrs. Howell stated that the next item for review is regarding Section 140.1.7 and Section 140.1.8, along with the Fee Schedule for Certificate of Occupancy. She stated that in her opinion, a Certificate of Occupancy is issued through the Lake County Building Department, not through Township Zoning. The Board discussed the issue and agreed that a Certificate of Occupancy is issued through a building department, not a zoning department, and agreed to the removal of these sections and the fee associated with the certificate.

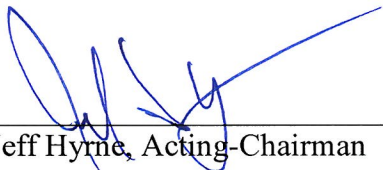
Mrs. Howell stated the next item for the Workshop text changes is for Section 101, Definitions. Mrs. Howell stated that she has not had any time to craft any definitions for a Group Home or Foster Home, the Zoning Office is extremely busy and only one (1) person to cover all aspects.

Mrs. Howell stated that another item has been added to the proposed text changes. She informed the Board that when the previous text changes were discussed, the added Conditional Uses to the Table in Section 114 should have been updated in Section 142 as well. She informed the Board that she is working on compiling a list of those items that need to be updated in Section 142.

Acting Chairman Hyrne asked if there was any old or new business to discuss. Mrs. Howell informed the Board that Toy-N-Hobby is going to be opening next to Little Caesars, in the shipping plaza. She added that the business is relocating from Geneva and looking to open April 1, 2021.

There being no further business before the Board, a motion to adjourn the Meeting at 7:43p.m. was presented by Mr. Diak, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."



Jeff Hyrne, Acting-Chairman



Randy Rothlisberger, Secretary

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