

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING & REGULAR MEETING MINUTES

Meeting

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

Held Monday, April 12, 2021 20
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:03p.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, and Mr. M. Ungers was present as Assistant Zoning Inspector.

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

Roll call: All "Ayes."

Acting-Chairman Hyrne stated for the record that this evening's meeting is for a Public Hearing for a Site Development Plan Review for Mr. Mark Mackovjak, Blue Spruce Storage, located at 7551 S. Ridge Rd., Permanent Parcel #01-A-070-C-00-017-0, and the property is zoned M-1, Light Manufacturing.

Mrs. Howell stated for the record, that the owner of Blue Spruce Storage, Mr. Mackovjak, is proposing to build two (2) additional self-storage buildings, at 7551 South Ridge Road. The proposed buildings are 40x110 and 40x140 and will not have sanitary sewers or water lines.

Mrs. Howell stated for the record that on January 11, 2021 the Board held a Preliminary Plan Review for this parcel, as required and determined that the architect or engineer need not attend the Public Hearing. She also informed those in attendance that the Site Plan has been reviewed for conformity with Section 126- Site Development Plan Review and all the required approvals have been submitted.

Mrs. Howell stated for the record that the Neighbor/Applicant letters were mailed on Thursday, March 18, 2021 and the Legal Add was advertised in the News Herald Legal Section on Monday, March 22, 2021. There has been no contact from any residents regarding this matter.

Mr. Mark Mackovjak, 7533 S. Ridge Rd., Madison, OH.

Mr. Mackovjak stated that he received final approval from stormwater management. He also informed the Board that he has an engineered drawing for the fire hydrant, which is out for bid, and will be installed during the construction of the storage buildings. He stated that he submitted plans to the Lake County Building Department on March 31, 2021 and they are reviewing the building plans for approval.

Mrs. Howell asked Mr. Mackovjak if there would be any landscaping. Mr. Mackovjak stated there would be no landscaping due to the location of the buildings on the site, which are not visible from the road. Mrs. Howell asked Mr. Mackovjak if anything has changed on the site prints. She asked for confirmation on the gate size. Mr. Mackovjak stated that the security gate will be a twenty (20) foot gate, which is a requirement from the Madison Fire District, instead of the original planned sixteen (16) foot gate. Mr. Witt asked Mr. Mackovjak if he is being required to run his downspouts into anything. Mr. Mackovjak stated that the run-off will be directed to a holding pond north of the buildings. Mr. Hyrne asked Mr. Mackovjak if he was waiting on any other approvals. Mr. Mackovjak confirmed he had all necessary approvals for the project. Mr. Diak commented that the plans are pretty straight forward.

A motion was presented by Mr. Rothlisberger to approve the Site Plan for Blue Spruce Storage as presented, seconded by Mr. Witt.

Roll call: Mr. Rothlisberger: Yes Mr. Hyrne: Yes
 Mr. Diak: Yes Mr. Witt: Yes

Mr. Mackovjak asked Mrs. Howell if he could call tomorrow morning to obtain the Zoning Permit. Mrs. Howell stated that she would be available tomorrow morning.

Mr. Hyrne closed the Public Hearing portion of the Meeting at 7:10p.m.

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Mr. Hyrne stated for the record that the next item on the agenda is for a Preliminary Site Development Plan Review for Classic Chrysler Building Alteration/Addition located at 6300 N. Ridge Rd., Permanent Parcel #01-B-110-A-00-004-0.

Mr. Kurt Hanson, Client Services Manager for TallyCM, 8715 E. Via De Commercio, Scottsdale, AZ 85258.

Mr. Hanson stated to the Board that he is representing Classic Auto Group of Mentor for the Classic Chrysler of Madison proposed renovation/addition. He stated that the plan is to demolish most of the structure on site and only keeping the metal building that is located on the back of the existing structure, which is the actual service bays, and constructing a new addition to the front of the building, which will include two show rooms, one for Chrysler/Dodge/Ram showroom on the northeast corner of the building and on the northwest corner will be the Jeep showroom, new customer restrooms, customer lounge, parts storage (2 stories), and off to the west side of the building will be a new service write-up area, service manager office, and a new enclosed 2 lane service drive and additional service bays to the east of the existing service bays, for heavy duty trucks.

Mr. Hanson stated that the site will be repaved around the construction area and the egress and balance of the lot will be seal coated and re-stripped. He also informed the Board that there will be new LED site lighting, and the pole lighting will be removed. Mr. Hanson stated that the main goal is to have this site look similar to the two (2) sites across the street, and feel like the main campus in Mentor. Mr. Hanson also added that the entire building will be fully sprinklered.

Mrs. Howell informed those in attendance that the Board has been provided a copy of an email sent to Mr. Hanson, indicating that the Township's requirements for temporary construction trailers, per Section 127.12.1, are fifty (50) feet from a side yard line and twenty-five (25) feet from the ROW, which would put the trailers in the construction area. She also stated that in talking with Mr. Gauntner, it has been decided that the Township would permit the temporary construction trailers to sit sixty (60) feet from the center of Route 20 and ten (10) feet off the west property line, for the safety of customers and employees. She added that it is imperative that the trailers do not impair the traffics vision coming and going from the Lake Hospital site to the west. Mr. Hanson stated that there will be four (4) temporary trailers on the back side of the property which will be used for storage and the trailers up front will be used for employees and customers.

Mr. Hanson provided the Board with photos of a couple sites and a rendering of how the building will look when finished. Mr. Diak asked how long is the project timeline. Mr. Hanson stated that it is currently planned as a ten (10) month project. Mr. Hanson also stated that all utilities will be underground, which will improve the site aesthetics. Mr. Diak commented that it will definitely be an upgrade.

Mr. Hyrne asked if there were any further questions for Mr. Hanson. Mrs. Howell reminded the Board that the Preliminary Site Plan Review is conducted so that the Board can determine if the architect/engineer needs to be present for the Site Development Plan Review Public Hearing. Mr. Hanson stated he will be present at that time and has the authority to speak for Classic Auto Group. Mr. Hanson stated that the drawings have already been submitted to the Lake County Department of Utilities and the Lake County Stormwater Management.

Mr. Witt asked if there would be concerns for the existing entrance and exit being used during construction. Mr. Hanson stated it will not be an issue at all, and that the front face of the new building is actually going to be located further south on the property.

The Board discussed and agreed that the architect and/or engineer does not need to be present at the Public Hearing for the Site Development Plan Review.

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Mr. Hanson requested to provide an overview for the proposed Classic Car Wash. Mr. Hanson informed those in attendance that Classic bought a parcel just north of Circle K on Green Road, over a year ago, with the intentions of constructing a car wash, which will be similar to the one on Route 615 in Mentor, but the building design will be scaled back a bit. He stated that the plan calls for a car wash tunnel, one hundred twenty (120) feet long, one ingress/egress, located across from the Wal-Mart drive entrance, a two (2) lane pay station, and eight (8) vacuum stations along Green Road. Mr. Hanson stated that the civil engineers are working on the submittal to the County.

Mr. Witt asked about a traffic study being conducted. Mr. Hanson stated that if a traffic study is required, then they would look into having one done. Mr. Witt asked if the waste water would go into the sanitary. Mr. Hanson confirmed that the waste water would go into the sanitary lines. Mr. Witt then asked where the storm water would go. Mr. Hanson stated that the civil engineer spoke with the County, and was instructed to drain the property to the north, towards Mary's Diner and put in a storm ditch with an overflow pipe out to the northwest corner. He added that he believes Mary's Diner has a similar setup. Mrs. Howell mentioned that the water table is high and stated that Circle K's dry water retention pond is never dry.

Mr. Witt commented that the fields are tiled, but when the sewer project was put in by Walmart, the ditch on the west side of Green Road was never put back after the project was complete. Mr. Hanson stated that if there are concerns then he would like to have discussions before the civil engineer goes any further with the plans. Mr. Witt commented that the original Aldi's project which would have been in the same spot called for stormwater and the overflow to run to the infamous street ditch which doesn't exist. Mr. Hanson explained that something they are looking into is reusable rain water for water at the carwash, and that it may help mitigate some of the runoff. They did not do that at the Mentor location but are considering it for this project.

Mr. Hanson inquired about the mention of widening Green Road. Mrs. Howell stated that she has not heard of any current conversations regarding widening Green Road. Mr. Witt asked what was the depth of the car wash lot. Mr. Hanson replied that it's a little over an acre, the parcel abuts the Mary's Diner parcel, and only goes north up to the bottom of the hill, before it starts slopping up, and to the west, they went up to the wetlands, which they had a wetlands study conducted before they bought the property.

Mr. Hyrne asked if the Board had any further questions for Mr. Hanson. There were no further questions from the Board. Mr. Hanson thanked the Board for their time.

Mrs. Howell informed the Board that she has not had time to work on the text changes and requested that the Board table the Workshop. A motion was presented by Mr. Diak to table the Workshop for text amendments, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."

Mr. Hyrne asked if there is any new or old business. Mrs. Howell read the following list of items currently active with the Zoning Office:

1. Blue Spruce Storage, 7551 S. Ridge Rd – 2 Additional Self-Storage Buildings
2. Classic Chrysler Renovation/Alteration, 6300 N Ridge Rd
3. BZA Public Hearing to Update/Amend the CUP for Lantern of Madison, 2041 Hubbard Road
4. Cebars has sent in a paving project, which Frank Cvelbar was directed to reach out to ODOT & Lake County StormWater Management
5. Proposed Dollar General, Hubbard Road, PP #01-B-116-0-00-003-0
6. Proposed Auction House on Bates Road, PP #01-A-071-0-00-043-0
7. Proposed Classic Car Wash, Green Road, PP #01-B-126-0-00-058-0
8. Proposed Car Wash, 6550 N. Ridge Road, (Just east of GetGo)

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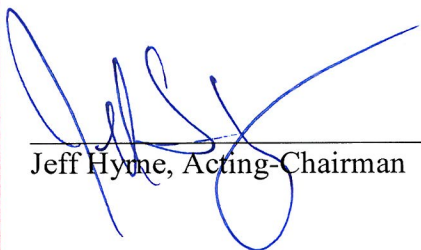
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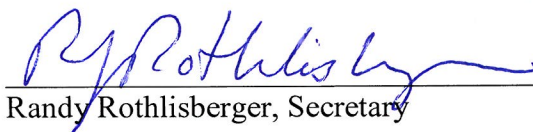
Mr. Hyrne commented that there have been several discussions in the past regarding a marginal road for the Green Road area, whether we meet with the County or Mr. Osborne to see if something can be done. He asked Mr. Rothlisberger if Bruce would be the person to contact at the County regarding this. Mr. Rothlisberger stated you can start with Bruce, but it is his belief that stormwater is the department in charge of stormwater run-off and the Engineers Office is in charge of road drainage. Mr. Rothlisberger added that he would check with Tim Miller. Mr. Witt commented that he had spoken with Mr. Frank Walland to contact the County Engineer regarding Green Road, but does not believe anything was ever done.

There being no further business before the Board, a motion to adjourn the Meeting at 7:46 p.m. was presented by Mr. Diak, seconded by Mr. Witt.

Roll call: All "Ayes."



Jeff Hyrne, Acting-Chairman



Randy Rothlisberger, Secretary