

**RECORD OF PROCEEDINGS**  
**MADISON TOWNSHIP ZONING COMMISSION**  
**REGULAR MEETING AND PUBLIC HEARING MINUTES**

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

Held Monday, April 10, 2023  
7:00 p.m. 20     

The Madison Township Zoning Commission Regular Meeting and public hearing was called to order at 7:00 p.m. by Acting Chairman Mr. Witt, with the following people present Mr. J. Hyrne, Mrs. A. Wisniowski, Mr. J. Witt and Mr. B. Diak. Mr. Rothlisberger was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. Christopher Bernard present as Assistant Zoning Inspector.

Mr. Witt requested a motion to approve the minutes from March 13, 2023, for the regular meeting. Mr. Diak presented a motion, seconded by Mr. Hyrne. There was no discussion:

**“4Ayes”**  
**Minutes approved 4-0.**

**Public Hearing for Additional Storage Units for Madison Local Storage**

Mr. Ungers opened the public hearing by reading the following zoning summary:

**Site Development Plan Review #23-002**

**Submitted and Represented by Smolen Engineering**

**For the Washington Street Partners owner of Madison Storage Units**

**Located at: 7551 S Ridge Rd**

**PP# 01-A-070-C-00-017-0**

**Property Zoned: M-1, Light Manufacturing**

Smolen Engineering is proposing to construct two (2) additional Storage Units at 7551 S Ridge Rd where an original Site Plan was first approved for the facility on February 10, 2020.

On March 13, 2023, the Board held a Preliminary Review for this Site Plan and found it to be satisfactory. The only requested approvals from the Madison Fire District and Lake County Stormwater have been obtained and submitted to the Zoning Office.

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

There has been no correspondence from neighbors regarding this Site Plan Review.

Mr. Ungers welcomed Mr. Smolen, Smolen Engineering, to address the board. Mr. Witt asked if anything changed from the preliminary site review. Mr. Smolen stated nothing had changed. Mr. Diak made a motion to approve the site plan. Mrs. Wisniowski seconded.

**“4Ayes”**  
**Site plan approved 4-0.**

Mr. Witt requested a motion to close the public hearing. Mrs. Wisniowski made a motion to close the public hearing. It was seconded by Mr. Diak.

**“4Ayes”**  
**Public Hearing was closed at 7:05PM.**

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Minutes of

Meeting

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

**Monday, April 10, 2023**

Held \_\_\_\_\_

7:00 p.m.

\_\_\_\_\_ 20 \_\_\_\_\_

Mr. Witt invited Mr. David Radachy, Lake County Planning and Community Development Director, to address the board and provide an update and plan for the project of updating of the comprehensive plan. Mr. Radachy gave some information regarding the services his department offers, which includes recommendations on map and text amendments. Mr. Witt asked for clarification of the planning commission's role in the updating of the comprehensive plan. Mr. Radachy stated that their primary role is assisting Madison Township. They would take Madison Township's thoughts and ideas and use them to help formulate the plan with primary objectives and goals. Mr. Radachy handed out a timeline of what updating the plan would like. He discussed the process the planning commission will use. Mr. Radachy discussed setting up a comprehensive plan committee and stated it would be up to the trustee as to how that committee is established. Mr. Radachy stated the plan should take about 12-18 months to complete. Mr. Diak asked if during the start-up process would there be any review of the current plan to see what has been effective. Mr. Radachy stated that yes, that would be one of the first steps in this process.

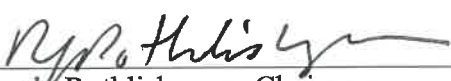
Mr. Radachy stated that since he was present, did the board have any text amendments or anything else coming up they wished to discuss? He stated that if the board had any pending issues, he could give some feedback. Mr. Ungers stated that the board has been considering some changes to the R-2 district to try and promote growth by reducing the home sizes and setbacks on the smaller lots in that district. Mr. Ungers discussed some of the board's initial thoughts. Mr. Radachy stated that it is a good idea to provide relief to some of these areas but felt using the language of 99 feet or less could be problematic due to the old frontage of 85 feet in that district. Mr. Radachy also stated that the 1500 Sq/Ft home requirement is higher than many other communities and should be reviewed. Mr. Witt asked if a new subdivision were to come in, and the road is built to full county standards, would it become a township road or stay a private road. Mr. Radachy stated that if our zoning stated new parcels needed to be on a public road, then the road would be dedicated and afterwards it would be determined if it would become a township or a county road.

Mr. Radachy wanted to inform the board that on June 30, 2023, the NEO Planning and Zoning Workshop will be held in Kent Ohio.

Under old business Mr. Ungers stated that the old 24-hour emergency care center would like to modify the building. Mr. Ungers stated that the plan was to remove the canopy and modify the roof line and asked for some feedback from the board if they felt it needed to be another site plan review of if he could just issue a structural alternation permit. The board felt it was best they come before the board for a full review.

There being no further business before the board, Mr. Witt requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:42 p.m. was presented by Mr. Hyrne, seconded by Mrs. Wisniowski.

Roll call: All "Ayes."

  
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Randy Rothlisberger, Chairman

  
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Bob Diak, Secretary