

Monday, March 13, 2023
 Held _____ 7:00 p.m. _____ 20 _____

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

Mr. Rothlisberger requested a motion to approve the minutes from February 13 & 27, 2023 for the regular and alternate meeting. Mr. Witt presented a motion, seconded by Mr. Hyrne. There was no discussion:

“4Ayes”

“1 Abstained” – Minutes approved 4-1.

Preliminary Hearing for the Residences of Madison LLC

Mr. Rothlisberger opened the preliminary discussions for site development plan for the Residences of Madison LLC. Mr. Michael DiFranco (2841 Loreto Dr. Willoughby Hills, OH) from the Residences of Madison LLC. and Mr. Chuck Szucs (34600 RT6 Willoughby Hills, OH) from Polaris Engineering and Surveying addressed the board. Mr. DiFranco gave the board a copy of the site plan and gave a brief overview of the development of the property. Mr. Rothlisberger asked about the possibility of shifting everything to the north a bit to provide more room for the neighbors to the south. Mr. Rothlisberger asked about what the plan is for the back yards. Mr. DiFranco stated they are currently thinking about concrete pads. Mr. Diak asked if they do shift the project north, will it impact the wetlands. Mr. Szucs shared that he felt they would be able to make the engineering work without impacting the wetlands. Mr. Witt asked if just one retention pond would be enough will all the impervious surfaces that will be added to the property. Mr. Szucs stated that he didn't have the numbers in front of him but felt they could sort all that out, and make minor changes, during the engineering phase of the project. Mr. Rothlisberger asked if the driveways were long enough to fit a car on it. Mr. DiFranco stated the drives will be 25'x16' and designed to fit one car comfortably. Mr. Rothlisberger inquired about a sidewalk. Mr. DiFranco stated there will not be a sidewalk. Mr. Witt inquired about what are the issues in adding one. Mr. DiFranco adding a sidewalk will add many complications to the project and they would prefer not to add one. Mr. Ungers reminded Mr. DiFranco that R-4 homes need to be 1500Sq/ft. Mr. DiFranco stated the homes are currently at 1491 Sq/ft. and bumping up to 1500 Sq/ft shouldn't be a problem. Mr. Rothlisberger confirmed the extra guest parking on the site plan. Mr. Rothlisberger inquired about the landscaping plans. Mr. DiFranco stated those plans are not complete yet. Mr. Rothlisberger asked about streetlights. Mr. DiFranco stated there will be none. Mr. Rothlisberger asked if these will be fee simple condos or for rent. Mr. DiFranco stated they will be rentals. Mr. Diak asked about the timeline to begin the project. Mr. DiFranco stated the goal is this year but understands there are a lot of moving parts and their plan is flexible. Mr. Rothlisberger explained the zoning commission's process for the public hearing of the final site plan and what will be needed for the public hearing. That concluded the preliminary hearing for the Residences of Madison LLC.

Preliminary Hearing for Additional Storage Units for Madison Local Storage

Mr. Rothlisberger opened the preliminary discussions for site development plan for Madison Local Storage for the purpose of adding additional units to the site. He invited Mr. Smolen (25 Linda Ln. Jefferson, OH) to address the board. Mr. Smolen passed out copies of the site plan to the board. Mr. Ungers gave the board a quick overview of the project. There was discussion as to whether these two new units were part of the original site plan review. Mr. Rothlisberger stated that they will at least need Lake County Stormwater to review the plan. Mr. Smolen stated they had already obtained approvals from Lake County Stormwater, Lake

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

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

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County Engineer, Lake County Soil & Water, and the Madison Fire Chief. Mr. Rothlisberger asked if these will be the same style. Mr. Smolen stated they come in a kit with a steel roof. Mr. Hyrne asked for clarification as to what the fire chief approved and would he need to do another approval after the structures are built. Mr. Rothlisberger stated the fire chief only approved the site plan and a final inspection would happen. Mr. Ungers asked if a public hearing would be necessary. Mr. Witt stated they would need a public hearing as these two new buildings are additional buildings to the original approved site plan. With all questions answered, Mr. Rothlisberger concluded the preliminary hearing.

Mr. Rothlisberger asked if there was any old or new business to come before the board. Mr. Ungers gave the board a handout with some ideas for R-2 to help promote new builds in some of the areas of the township that have many old, deteriorating homes, on small lots. The board discussed a few of the proposed ideas including possible reduction in home size, reduction in frontage and reduction in garage requirements. The board agreed to review the text ideas and come back next month (April) with some suggestions.

Mr. Ungers presented to the board an article from the News Herald stating that the Madison Township Trustees have passed a resolution to have Lake County Planning Commission (LCPC) to begin the process of reviewing the comprehensive plan. Once the LCPC completes their review, which could take as long as 6 months, the township will form a committee to review LCPC comments and suggestions and begin the process of creating our own comments and suggestions.

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:48 p.m. was presented by Mr. Hyrne, seconded by Mrs. Wisniowski.

Roll call: All "Ayes."



Randy Rothlisberger, Chairman



Bob Diak, Secretary