

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING & REGULAR MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, December 9, 2019 20
7:00 p.m.

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

Chairman Witt requested a motion to approve the minutes from the November 25, 2019 Meeting.

A motion was presented by Mr. Hyrne to approve the minutes from the November 25, 2019 Meeting, seconded by Ms. Wisniowski.

Roll Call: All "Ayes."

Chairman Witt stated that the first Public Hearing this evening is for a Site Plan Review for Mr. Steve Lovick, Cashen Ready Mix. Mr. Walland stated for the record that this Site Plan Review is for Steve Lovick, owner of Cashen Ready Mix, 1225 Dock Road, Permanent Parcel # 01-A-089-0-00-031-0, and the parcel is zoned B-1 Neighborhood Business.

Mr. Walland stated the Site Plan Review is for the rebuild/repair of the existing structure, which was built over eighty (80) years ago. Mr. Walland informed those in attendance that on November 26, 2019 the Zoning Office had two (2) review comments (Letter of Intent & Fire Dept. Clearance) for compliance with Section 126 of the Madison Township Zoning Resolution, which were sent to the applicant. He stated that those comments have been addressed. Mr. Walland stated for the record that there will be no site excavation or utility work for this project.

Mr. Walland stated for the record that the neighbor letters were mailed on November 27, 2019, the applicant letter was hand delivered on November 26, 2019, and the Public Hearing was advertised in The News-Herald Legal Section on November 29, 2019.

Mr. Walland informed those in attendance that there has been no correspondence from neighbors inquiring about this Site Plan Review.

Mr. Walland asked if there were any additional questions from the Board. Chairman Witt asked Mr. Lovick if he had any additional comments for the Board regarding the project. Mr. Lovick stated, no, just ready to get back to work on the project. Mr. Walland stated that Mr. Lovick turned in a drawing for the illumination area of the building.

Mr. Diak stated that this will be a great improvement for the business and surrounding area. Mr. Diak asked if the Lake County Building Department has been involved. Mr. Lovick stated that the plans have been approved by the Building Department, and once a Zoning Permit is issued he can obtain his permit from the LCBD.

Chairman Witt requested a motion to approve the Site Plan for Cashen Ready Mix as submitted.

A motion was present by Mr. Rothlisberger to approve the Site Plan as submitted, seconded by Ms. Wisniowski.

Roll call: Mr. Rothlisberger: Yes Chairman Witt: Yes
Mr. Diak: Yes Mr. Hyrne: Yes Ms. Wisniowski: Yes

Mr. Walland informed Mr. Lovick he can come in tomorrow to obtain his Zoning Permit. Mr. Lovick thanked the Board. The Board thanked Mr. Lovick and wished him luck with his project.

Chairman Witt requested a motion to close the Public Hearing for Cashen Ready Mix, Mr. Steve Lovick at 7:08pm.

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A motion was presented to close the Public Hearing for Cashen Ready Mix, Mr. Steve Lovick, at 7:08pm, by Mr. Diak, seconded by Ms. Wisniowski.

Roll call: All "Ayes."

Mr. Walland informed those in attendance that the next item on the agenda is a Public Hearing for Re-Zoning Request #19-004 for Mr. Joseph Green, N. Ridge Road, Permanent Parcel #01-B-111-0-00-003-0. He stated that the request is to re-zone the rear portion of the property from A-1, Agricultural District to B-2, Regional Business, so that the parcel would have one (1) zoning classification instead of two (2). He added that the front portion of the parcel is already zoned B-2. Mr. Walland commented that it is his understanding that when Route 20 was re-zoned B-2, the B-2 area was five hundred (500) feet off the center line of the road.

Mr. Walland informed those in attendance that the applicant and neighbor letters were mailed on November 22, 2019 and the Public Hearing was advertised in The News-Herald Legal Section on November 22, 2019.

Mr. Walland stated for the record that the Lake County Planning Commission met on November 26, 2019 and does not recommend the re-zoning request because it does not conform to the 2009 Madison Township Comprehensive Plan. Mr. Walland informed those in attendance that the Comprehensive Plan depicts this area with "green space development" but there is no definition for what green space development is. He added that it would be his guess that it was designated that way because of the wetlands in that area.

Mr. Walland stated that there has been no correspondence from neighbors commenting for or against this request.

Chairman Witt invited Mr. Joseph Green to the podium.

Mr. Joseph Green, 2784 Burns Rd., Madison OH.

Mr. Green informed those in attendance that he is the head of the Trust on the property and the family is looking to sell the property.

Mr. Diak commented that the Board is on the verge of reviewing the Comprehensive Plan and it is his opinion that things have changed since 2009. Mr. Green stated that the property is not flooding any other parcels. Mr. Walland stated that any plan for development cannot exceed predevelopment flows as far as stormwater. Mr. Diak asked for confirmation on how the property is zoned. Mrs. Howell confirmed the parcel has split zoning, the front portion is zoned B-2 and the larger rear portion is zoned A-1. Mr. Diak questioned if there are wetland regulations to keep that under control. Mr. Walland confirmed there are regulations for wetlands.

There being no further questions or comments, Chairman Witt requested a motion from the Board to make a recommendation to the Madison Township Board of Trustees to approve Re-Zoning Request #19-004.

A motion to make a recommendation to the Madison Township Board of Trustees to approve the re-zoning of Permanent Parcel #01-B-111-0-00-003-0, N. Ridge Road rear portion from A-1, Agricultural to B-2, Regional Business was presented by Mr. Diak, seconded by Ms. Wisniowski.

Roll call: Mr. Rothlisberger: Yes Chairman Witt: Yes

Mr. Diak: Yes Mr. Hyrne: Yes Mrs. Wisniowski: Yes

Mrs. Howell informed Mr. Green that the Trustees will set their own Public Hearing to hear his re-zoning request.

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Chairman Witt requested a motion to close the Public Hearing for Mr. Joseph Green's rezoning request.

A motion to close the Public Hearing at 7:20pm was presented by Mr. Diak, seconded by Ms. Wisniowski.

Roll call: All "Ayes."

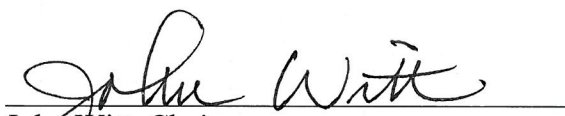
Chairman Witt asked if there was any new business. Mr. Walland informed the Board that Verizon is looking to construct two (2) buildings on Route 20 just west of Circle K. Mr. Walland stated that it appears they are looking to build a Verizon Store and then a drive-thru restaurant next to Circle K. He added that in his opinion the two (2) the big issues are going to be the traffic flow and stormwater. Mr. Rothlisberger commented that it appears the Green Rd. driveway for Circle K is on the property to the north. Mr. Walland commented that Mr. Osborne is selling off these parcels and he's not sure if the buyers are aware of the potential issues in the immediate area. Mr. Diak stated that any potential buyers should do their due diligence to verify the property.

Ms. Wisniowski commented that she noticed the addition that was being constructed on Chapel Road has been removed. Mr. Walland informed the Board that a permit was re-issued for the addition to be constructed on the backside of the existing home.

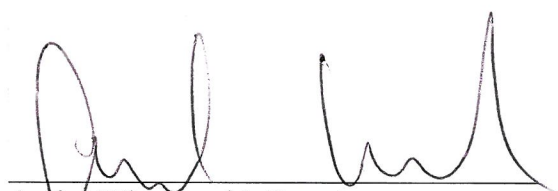
Mr. Walland informed the Board that the southerly part of the Country Club property is being logged. He also stated that the company is accessing the area via Chimney Ridge. Mr. Hyrne commented that someone had said the access point was going to be Green Road. Mr. Walland stated that they do have access from Green Road, but it is not improved. Mr. Walland added that he just wanted the Board to be aware in case any residents approached them.

There being no further business before the Board, a motion to adjourn the Meeting at 7:41 p.m. was presented by Mr. Diak, seconded by Mr. Hyrne.

Roll call: All "Ayes."



John Witt, Chairman



Audra Wisniowski, Secretary

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