

RECORD OF PROCEEDINGS

Minutes of MADISON TOWNSHIP TRUSTEES' PUBLIC ZONING HEARING

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM 900-100-0000
September 27, 2022, at 6:45 P.M.

Held _____ 20 _____

Chairman Gauntner called the Trustees' Public Zoning Hearing to order on September 27, 2022, at 6:47 P.M. in the Trustees Meeting Room at the Administration Building.

Mr. Gauntner called for a roll call: Mr. Anderson, Mr. Wayman, Mr. Gauntner, Mrs. Gerred-Ditchcreek, Chief Byers, Mr. Brown, and Mr. Pasqualone were in attendance.

Mr. Gauntner stated the purpose of the Public Zoning Hearing is to hear a rezoning request for a portion of a parcel of land under the name of "Residences of Madison, LLC" for Permanent Parcel #01-B-096-0-00-013-0 located on Hubbard Road, in Madison Township, from P-1, Professional, to R-4, Multiple Dwelling.

Mr. Gauntner said at this time, Zoning Inspector, Max Ungers, will review for the Trustees the proposed rezoning request.

Mr. Ungers stated the Madison Township Zoning Commission last met on September 12, 2022, and a Public Hearing was held to hear Rezoning Request #22-001. Mr. Michael DiFranco presented on behalf of the Residences of Madison, LLC., who has purchased Permanent Parcel #01-B-096-0-00-013-0, which is the 8.169-acre parcel along the east side of Hubbard Road that lies just north of Chapel Grove Estates and shares a property line with that subdivision. The Residences of Madison, LLC is requesting to rezone the properties' frontage that is currently zoned P-1, Professional, to R-4, Multiple Family, in order to coincide with the majority of the parcel that is already zoned R-4. Their hope is to utilize the entire parcel for their intended 32-unit condominium development. Mr. Ungers said the Lake County Planning Commission held a meeting on August 30, 2022, to review the rezoning request and sent their letter of recommendation to him ahead of the Zoning Commission meeting. After hearing briefly from Mr. DiFranco and 2 adjacent property owners in attendance, the Zoning Commission motioned to recommend the same approval to the Madison Township Board of Trustees as the Lake County Planning Commission did to them, which is to approve the district amendment without any requirements.

Mr. Gauntner asked if anyone wanted to comment in favor of the proposed rezoning. No one came forward.

Mr. Gauntner asked if anyone wanted to comment against the proposed rezoning. No one came forward.

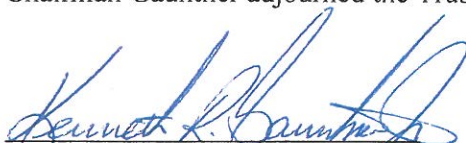
Mr. Wayman stated the property was a farm for many years. Mr. Wayman said the property is a wet parcel of land. Mr. Gauntner agreed, and said the owners will definitely have to come up with a drainage plan for the property. Mr. Gauntner stated the majority of the property is already zoned R-4, Multiple Dwelling. The rezoning is only for the front portion of the property along Hubbard Road.

Mr. Gauntner stated the Board of Trustees, at this time, will not vote on the proposed rezoning. The Board of Trustees will act on this request during the Regular Meeting later this evening.

Mr. Gauntner asked if anyone had any other comments regarding the rezoning, and with no further comments, Mr. Gauntner requested a motion to adjourn the hearing.

Mr. Anderson presented a motion to adjourn the hearing, seconded by Mr. Wayman. Roll Call: Mr. Anderson: Yes Mr. Wayman: Yes Mr. Gauntner: Yes

Chairman Gauntner adjourned the Trustees' Public Zoning Hearing at 6:52 P.M.


Kenneth R. Gauntner, Jr., Chairman


Terry Gerred-Ditchcreek, Fiscal Officer

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF TRUSTEES' REGULAR

Meeting

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

September 27, 2022, at 7:00 P.M.

Held _____

20 _____

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