

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, November 25, 2019 20  
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:01 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.

A motion was presented by Mr. Hyrne to approve the minutes from the October 28, 2019 Meeting, seconded by Mr. Diak.

Roll Call: All "Ayes."

Chairman Witt stated that this evening there is a Preliminary Site Plan Review on the agenda for Mr. Steve Lovick, Cashen Ready Mix. Mr. Walland stated for the record that a Preliminary Site Plan Review is now required to determine if the site designer or architect needs to be present at the Public Hearing for the Site Development Plan Review. Mr. Walland informed those in attendance that the owner is Steve Lovick, of Cashen Ready Mix, 1225 Dock Road, parcel is zoned B-1 Neighborhood Business.

Mr. Walland stated that Mr. Lovick had started to rebuild an existing maintenance building located near the intersection of Dock Road and Cashen Road. He added that Mr. Lovick's intention is to rebuild the structure on the same foundation footprint as the existing building, which was built approximately eighty (80) years ago. Mr. Walland stated that someone contacted the Lake County Building Department regarding the activity on the property and the LCBD issued a stop work order. Mr. Walland stated that the LCBD will not grant approval of the structure until the owner has a zoning certificate.

Mr. Walland stated for the record that this being a commercial zoning district, the first step is a Site Development Plan Review by the Zoning Commission. He added that this evening is the preliminary plan review. Mr. Walland stated that the project as submitted, has no site work or utilities, just rebuilding of the structure. He asked the Board how much of Section 126 should apply.

Mr. Steve Lovick, 1225 Dock Road, Madison, OH.

Mr. Lovick stated that he is wanting to rebuild the portions of the building that are damaged. He informed those in attendance that when the building department stopped in and informed him that he needed a permit, he went to an engineering firm to have prints drawn up for the site. Mr. Lovick stated that the engineer suggested that everything be brought up to current code, which is why you see fire walls and draft stops on the prints.

Chairman Witt stated that Section 126 will need to be followed, but there will obviously be portions of Section 126 that will not be applicable. Chairman Witt asked if there was going to be any exterior lighting. Mr. Lovick stated that on the electrical prints the lighting is designated. Mr. Walland stated that a letter of intent is needed. Mr. Lovick asked what a letter of intent is. Chairman Witt explained that it is a summary of the project. Mr. Diak asked if there was going to be any site work. Mr. Walland stated that there is no proposed site work. Chairman Witt stated that a survey would not be necessary, because a survey was done when the property was purchased. Mr. Walland asked that Board what items to require from Section 126. The Board discussed and agreed that Mr. Walland will review the plans and determine which items from Section 126 are not applicable. Chairman Witt suggested just sticking to the items that deal with the building.

Mr. Rothlisberger asked Mr. Lovick to describe what he is doing. He added that it sounds like initially it was just going to be renovation of the building, but is the plan now to tear down the entire building and rebuild. Mr. Lovick stated that the plan is to repair and or replace as needed. He added that it is a block building. Mr. Rothlisberger asked if entire sections of block wall are being torn down. Mr. Lovick stated that some of the walls will be completely replaced and others will just be repaired. Mr. Walland commented on the vehicle doors that are depicted on the prints. Mr. Lovick stated that he figured while replacing wall sections he might as well add the extra vehicle doors. Mr. Walland commented that the roof line is also being changed, that the current building has a flat roof per say. Mr. Hyrne

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commented that Mr. Walland just needs to follow Section 126, marking off those items that are not applicable. Mr. Diak stated that there will be multiple parts of Section 126 that are going to be N/A (not applicable).

Mr. Walland asked Mr. Lovick if there is going to be any excavation work. Mr. Lovick stated that there will be no digging. Chairman Witt commented that it looks like the only digging would be to pore the concrete pads. Mr. Walland stated that the plans would need to be submitted to the Madison Fire District. Mr. Lovick replied that he has already submitted to the fire department. Mr. Walland asked if there were downspouts on the original building. Mr. Lovick stated there were no downspouts on any part of the original structure. Mr. Lovick stated there will be gutters on the building.

Mr. Walland commented that Lake County Stormwater might need to review the plans because of the concrete pads. Mr. Lovick stated that he will remove the new pads from the plans if they are a deal breaker. Chairman Witt asked if any of the new concrete pads are going to be for employee parking. Mr. Lovick replied no. Chairman Witt asked if any of the Board members had any comments regarding the exterior finishes. The Board did not have any questions regarding the exterior finishes. Mr. Walland asked if the plans show the building lighting. Mr. Lovick stated that the electrical plan page indicates the building lighting. Mr. Hyrne asked if the repair/rebuild is going on the same footprint as the old building. Mr. Lovick stated that the building will be on the original footprint.

Mr. Walland asked the Board to set a Public Hearing for Cashen's Site Plan Review for December 9, 2019. The Board set the Site Development Plan Review for Cashen Ready Mix on Monday, December 9, 2019.

The Board discussed and agreed that it is not necessary for the architect or engineer to attend the Public Hearing for the Site Development Plan Review.

The Board thanked Mr. Lovick for coming in.


Chairman Witt asked if there was any new business. Mrs. Howell informed the Board that the Lake County Planning Commission will be meeting tomorrow evening for the Joseph Green, N. Ridge Rd. re-zoning request. Mr. Walland commented that there was discussion that there was wetland at the rear of Mr. Green's property, but that is not something he addresses. Chairman Witt added that this parcel abuts Mr. Rapp's property and the swale in the middle front section is the only area that has been wet. Mr. Hyrne asked if Mr. Rapp ever came through with a formal request to re-zone his parcel. Mrs. Howell stated that Mr. Rapp had withdrawn his re-zoning request and applied for a variance to split his parcel, which went through the Madison Township Board of Zoning Appeals.

Chairman Witt asked if there was any old business. Mr. Hyrne asked Mr. Walland if he has done anything else regarding the Comprehensive Plan or the PUD Section. Mr. Walland stated that he has started taking a look at the creation of a PUD Zoning District. Mr. Walland stated that in his opinion, the PUD Zoning District should be created before moving forward with the Comprehensive Plan Update. The Board discussed and agreed that Mr. Walland should continue with working on a PUD Zoning District and the Comprehensive Plan Review can wait.

There being no further business before the Board, a motion to adjourn the Meeting at 7:56 p.m. was presented by Mr. Diak, seconded by Ms. Wisniowski.

Roll call: All "Ayes."

  
John Witt, Chairman

  
Audra Wisniowski, Secretary