

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & WORKSHOP MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, February 11, 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.

A motion was presented by Mr. Hyrne to approve the minutes from the January 14, 2019 Meeting, seconded by Ms. Wisniowski.

Roll Call: All "Ayes."

Chairman Witt opened the Workshop portion of the meeting at 7:03 pm with all members still present. Chairman Witt asked if a copy of the Comprehensive Plan was located. Mr. Walland stated that Mr. Gauntner provided him with a copy.

Mr. Walland informed the Board that over the last week or so he and Mr. Gauntner have been discussing the need to update the Madison Township Comprehensive Plan. He stated that the last time the plan was updated was April of 2009. Mr. Walland also stated to the Board that from what he understands, the Trustees are looking to hire someone to put it together. Mr. Walland asked Chairman Witt if he was involved in the 2009 review and to what degree does the Zoning Commission participate in the review. Chairman Witt stated that he thought the last Comprehensive Plan was done in 2005 and he thought it was to be reviewed every five (5) years. Chairman Witt asked Mr. Diak and Mr. Rothlisberger if they were on the Zoning Commission Board at the time of the Route 20 Corridor Plan creation. Chairman Witt stated that he believes the Route 20 Corridor Plan was used as an addendum to the Comprehensive Plan.

Mr. Walland stated that the County has stated that the Route 20 Corridor Plan was never officially adopted by the Trustees. Chairman Witt commented that in his opinion the Comprehensive Map should be updated to reflect the changes that were made when the B-3 Zoning District was added.

Mr. Walland stated that there should be a fairly large group to provide input, the Board, the BZA, and the Trustees, at the very least, should be part of the discussion. Mr. Diak stated that you must also be very aware of the surrounding communities for feasibility and practicality. Chairman Witt stated that he believes the Comprehensive Map was based more directly on the prior Zoning Map. He added that you can't development today in 2019 what you thought you could develop back in the early 2000's. Mr. Diak stated that it is hard for Madison Township to compete against Painesville, Mentor, or Concord. Mr. Rothlisberger commented that Mentor has a staff of six (6) or eight (8) people whose jobs are to go find businesses to come to Mentor. He also added that Lane Road in Perry has had sewers and water for the last twenty (20) years and Metroparks ended up buying the property, because no one was coming in to develop the land. Mr. Walland commented that it would seem more realistic to put industry out near Route 90. Mr. Rothlisberger stated that the Lake County Utilities Department will be taking over the Madison Village sewer system in a couple of years, which would allow the County to extend Madison Village sewer lines into Madison Township. Mr. Diak stated that the uncertainty of the Power Plant plays a big role in regards to future development and that it's hard to make a plan with that looming in the very near future.

The Board discussed the limited sanitary sewers in the township and expressed their opinions that the review should be simplistic in nature due to the fact that there is not going to be rapid growth within Madison Township in the near future. Chairman Witt commented that he believes there were at least ten (10) or twelve (12) people involved with the last review.

Mr. Walland informed the Board that when he was at the Ohio Township Association Workshop it was stated that if you do not have a Comprehensive Plan you'd better get one and whenever the Lake County Planning Commission provides their recommendations, they reference the Comprehensive Plan. Mr. Diak stated that the Comprehensive Plan does not fit

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with what's really going on within the Township. Mr. Rothlisberger asked Mr. Walland what were the reasons the Ohio Township Association said there must be a Comprehensive Plan. Mr. Walland stated that he doesn't recall the specific reasons. Chairman Witt stated that when the County makes a recommendation to the Board, the first thing the County looks at is the Comprehensive Plan. Mr. Diak added that he will speculate on why a comprehensive plan is needed, it's for rapid growth. Mr. Walland interjected that it gives some control over where things are going to go. Mr. Hyrne asked if the Comprehensive Plan, and the Zoning Resolution should be linked together if we're looking to change zoning in areas. Mr. Rothlisberger interjected that in his opinion a comprehensive plan lays out what would be the ideal in the future, without changing the current Zoning Map. Mr. Diak added that the Comprehensive Plan is a look at the future regarding zoning districts. Mr. Walland and the Board discussed the fact that they feel the Comprehensive Plan should be less restrictive regarding zoning designations. Mr. Diak interjected that in his opinion a Comprehensive Plan is not as critical as Mr. Walland was told regarding our community. Chairman Witt stated that he does not feel a professional consultant from out of the area should be hired to review the Comprehensive Plan. He also stated that the Board members should be provided a copy of the Comprehensive Plan to review and then if there is a need for a committee to be formed, then so be it. Chairman Witt asked what feedback the Trustees are looking for from this Board. Mr. Walland stated that he didn't know, but if it comes up in a Trustee Workshop he can pass on the thoughts of this Board to the Trustees. Mr. Walland added that he does agree that the plan should be more general along Route 20. Mr. Walland stated that he will touch base with Mr. Dave Radachy from the Lake County Planning Commission and see if he can attend the next Zoning Commission Meeting.

A motion to close the Workshop at 8:04 pm was presented by Ms. Wisniewski, seconded by Mr. Hyrne.

Roll Call: All "Ayes."

Chairman Witt stated for the record that the Board is back in the Regular portion of the meeting.

Chairman Witt asked if there was any new or old business. Mr. Walland stated that there is a property owner located on Rte. 528 near Ford Rd, that he has had a complaint about the property in regards to its appearance. Mr. Walland stated that the owner of the property called a while back to inquire about the existing business on the parcel and what his intentions are. The Board discussed and agreed that Mr. Walland should invite the property owner to the next Zoning Commission Meeting to discuss his plans regarding his property on Route 528.

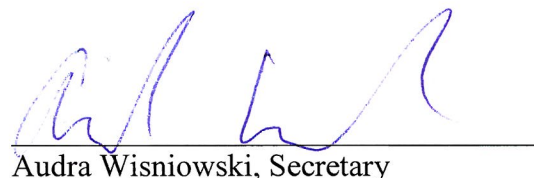
Mr. Walland informed the Board that he would like them to consider removing the B-1 and B-2 Zoning Districts from the Conditional Use – Planned Unit Development Section. He stated that in his opinion a PUD should not be in the B-1 or B-2 Districts.

Mr. Walland reminded the Board that the Trustees have their Public Hearing for the Re-Zoning of the Cali Property on County Line Road tomorrow evening.

There being no further business before the Board, a motion to adjourn the Meeting at 8:26 pm was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."


John Witt, Chairman


Audra Wisniewski, Secretary