

# RECORD OF PROCEEDINGS

Minutes of ~~MADISON TOWNSHIP TRUSTEES' SPECIAL ZONING PUBLIC HEARING~~ Meeting

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

September 26, 2023 at 6:45 P.M.

Held \_\_\_\_\_ 20 \_\_\_\_\_

Chairman Wayman opened the Trustees' Special Zoning Public Hearing at 6:45 P.M. in the Trustees Meeting Room at the Administration Building and welcomed everyone to the Meeting.

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

Mr. Wayman turned the meeting over to Mr. Ungers, Zoning Inspector, who will explain the proposed zoning request.

Mr. Ungers stated the purpose of the Special Zoning Public Hearing is to hear public comment and to discuss a Zoning Map change. This map change would rezone permanent parcel #01-B-109-0-00-004-0 located on Burns Road, owned by David and Betty Byler, from B-2, Regional Business, to R-1, Suburban Residential. The proposed rezoning was recommended by the Madison Township Zoning Commission.

Mr. Ungers stated the applicant, Mr. Juan Pacheco, approached him a little over a month ago and was interested in rezoning the property from B-2, Regional Business, to R-1, Suburban Residential. Mr. Pacheco hopes to use the property for a single-family dwelling. Mr. Ungers provided the Trustees with a map showing the property on Burns Road. Mr. Gauntner asked if the proposed rezoning map change had been reviewed by the Lake County Planning Commission. Mr. Ungers stated the Lake County Planning Commission recommended approving the rezoning map change to the Madison Township Zoning Commission on August 29, 2023. The Madison Township Zoning Commission met on September 11, 2023, and unanimously voted to recommend the change to the Madison Township Trustees. A public notice for this zoning hearing was placed in the News-Herald newspaper, Legal Section, on September 4, 2023.

Mr. Wayman asked if anyone wished to speak in favor of the proposed rezoning. No one wished to speak in favor of the rezoning.

Mr. Wayman asked if anyone wished to speak in opposition to the proposed rezoning.

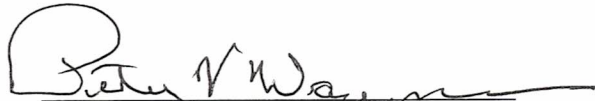
Mr. Larry Haddox, 2787 Burns Road, stated he was not so much opposed to the rezoning, but was worried about the surface water issues in that area. Mr. Haddox lives next to the proposed property and just recently had a couple inches of water in his crawl space. He is not opposed to the change but is concerned about flooding. Mr. Haddox said he just wanted to have his concern on record. He would prefer that the rezoning change would not be approved, but he has nothing against the change.

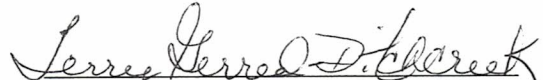
Mr. Joe Green, 2784 Burns Road, stated he lives across the street from the proposed rezoning property. He wanted to find out if this change would be for a single house and not multiple houses. Mr. Gauntner said if it involved multiple houses like in a subdivision, there would be many more steps involved and would likely not be approved because of the wetlands that make up a large portion of the property.

Mr. Juan Pacheco, 1278 W. Jackson Street, Painesville, addressed the Board. Mr. Pacheco stated he has been looking for property for four (4) years to build his single-family dream home for his wife and children. Mr. Pacheco assured everyone should any drainage problems arise; he would take care of the problem.

Mr. Wayman asked if the Trustees had any comments about this issue. Mr. Gauntner stated, in his opinion, changing the property from B-2, Regional Business, to R-1, Suburban Residential, is a better use of the property in that neighborhood. There could be a big commercial building there instead of a single-family home. Mr. Wayman said the change would make the property more neighbor friendly. Mr. Anderson stated he would rather see the property used as residential than commercial. Mr. Wayman said the Board of Trustees, at this time, will not vote on the proposed rezoning of this property. The Board will act regarding this proposed rezoning at our Regular Meeting later this evening.

Chairman Wayman adjourned the Special Zoning Public Hearing at 6:55 P.M.

  
Peter V. Wayman, Chairman

  
Terry Gerred-Ditchcreek, Fiscal Officer