

**RECORD OF PROCEEDINGS**  
**MADISON TOWNSHIP ZONING COMMISSION**  
**REGULAR MEETING MINUTES**

Minutes of

Meeting

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

Held

Monday, May 8, 2023

7:00 p.m.

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The Madison Township Zoning Commission Regular Meeting was called to order at 7:00 p.m. by Chairman Mr. Rothlisberger, with the following people present Mr. J. Hyne, Mrs. A. Wisniowski, Mr. J. Witt, Mr. B. Diak and Mr. R. Rothlisberger. Mr. M. Ungers was present as Zoning Inspector. Mr. Christopher Bernard was absent as Assistant Zoning Inspector.

Mr. Rothlisberger requested a motion to approve the minutes from April 10, 2023, for the regular meeting. Mr. Diak presented a motion, seconded by Mr. Witt. There was no discussion:

**"4 Ayes"**

**Minutes approved 4-0. Mr. Rothlisberger Abstained**

Mr. Rothlisberger opened the preliminary site plan review for Joey's Italian Grille. Mr. Rothlisberger invited Mr. Longo (8110 Humphrey Hill, Concord) to approach the podium to discuss his plan. Mr. Longo stated their intention is to add more of an entertainment area to the south side of the building. They do not plan to add any more dining areas. Some of the ideas they are considering are a stage, tables with fire pits, pickle ball courts...etc. The goal is to create a place for people to hang out more. They plan landscaping to hide it a bit from the road. Hours of operation would be the same. Mr. Longo shared a preliminary plan with the board. The board and Mr. Longo discussed the layout and options for the expansion. The items discussed consisted of the construction of the structure if it was a permanent structure or temporary structure. Lighting was discussed. Construction of the patio was discussed. Mr. Longo said he's thinking of doing stamped concrete. Only plumbing would be for the landscaping. Mr. Rothlisberger asked if he's checked in with the other departments (Madison Fire District, Lake County Stormwater and Lake County Soil & Water) for their approvals. Parking was also discussed.

Mr. Rothlisberger asked for a motion to set the public hearing for June 12, 2023. A motion was made by Mr. Witt and seconded by Mr. Hyne.

**"All Ayes"**

Under old business Mr. Ungers gave an update on the UH demo. More discussion was held on some possible language updates to the R-2 district. Also discussed some other clean up ideas to make the code a little clearer and easier to understand. Shipping containers, Carports, Fences, Agritourism, and Solar Fields were all discussed. The goal is to get many of these small clean-ups done at the same time.

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:58 p.m. was presented by Mr. Diak, seconded by Mrs. Wisniowski.

Roll call: All "Ayes."

  
Randy Rothlisberger, Chairman

  
Bob Diak, Secretary