

# RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF TRUSTEES' WORKSHOP

Meeting

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

Held March 14, 2023, at 6:30 P.M.

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Chairman Wayman called the March 14, 2023, Trustees' Workshop Meeting to order at 6:30 P.M. and welcomed everyone to the meeting being held in the Trustees' Meeting Room at the Madison Township Administration Building.

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

## TRUSTEES:

Mr. Wayman stated the first item on the Workshop Agenda tonight is "Remarkable Lake County". Mr. Gauntner is going to discuss "*Remarkable Lake County*". Mr. Gauntner stated "*Remarkable Lake County*" is actually the Lake County Visitors Bureau which was recently renamed "*Remarkable Lake County*". Mr. Gauntner said at the Lake County Commissioners Meeting last Thursday (3-9-23) two hundred seventy-five thousand dollars (\$275,000.00) was appropriated out of the Clerk of Courts Title Account from excess title money for a proposed welcome archway on Route 528, and destination photo station signs at various locations in Madison promoting the Grand River Valley. Mr. Gauntner stated about two years ago, the Township Trustees sent a letter to the Director of the Lake County Visitors Bureau regarding the "Grand River Valley" logo painted on the water tower at I-90 and Route 528 in Madison Village after receiving numerous complaints from residents. Mr. Gauntner stated he still receives complaints from Madison residents about the water tower with the painting of the "Grand River Valley" logo, because it does not clearly display the word "**Madison**" in a way that is easy to read or to see. Mr. Gauntner said he has no problem with the proposed archway or destination signs which will once again help to promote the Grand River Valley brand. However, in the architectural renderings he received from the County Commissioners Office of the archway and destination signs there is no mention of "**Madison**" on them. Mr. Gauntner does not want Madison Township to lose its identity. Madison Township has been here since 1811 and hopefully will remain for another two hundred and twelve (212) years from now. Mr. Gauntner stated our wineries are a great asset to the Madison community and bring many visitors here. However, it seems the Visitors Bureau forgot the Madison community with the painting of the water tower stating "Grand River Valley". The Township now has an opportunity to speak up regarding this issue. Mr. Gauntner said this is our community and we support the archway, and our eight wineries, but do not want to be forgotten again, and lose our identity. Mr. Neil Stein, Executive Director of "*Remarkable Lake County*" is willing to talk to the Township if the Trustees wish to do so. Mr. Gauntner said Mr. Stein has done great things promoting the wineries, but they are located in Madison, not in Grand River. Grand River is a town north of Painesville. Mr. Gauntner suggested discussing this proposed archway and destination signs with Neil Stein Executive Director of "*Remarkable Lake County*" if Mr. Anderson and Mr. Wayman would like. Mr. Brown suggested inviting Mr. Stein to our next Workshop Meeting. Mr. Wayman thanked Mr. Gauntner for working on this issue, and stated he would like to have Mr. Stein come in for our next Workshop Meeting. Mr. Gauntner stated he thinks the archway is kind of cool, and he supports promoting the wineries, but nowhere on the architectural rendering that he saw of the archway or destination signs does it say "**Madison**", and that is his concern.

Mr. Wayman asked Mr. Anderson for his thoughts on the archway. Mr. Anderson said he agrees with Mr. Gauntner on some of his comments concerning the name but thinks the wineries have worked very hard in bringing in the gas stations and the archway is well deserved. The wineries worked together and were instrumental in getting the hotels on Route 528 to come here, as well as Sheetz and a company from Mentor. Mr. Anderson said it is a snow-ball effect because it spreads out and people buy from Madison businesses. Mr. Anderson said he thinks it is a great idea and well-earned, and would not want to do anything to hurt promoting them. If it wasn't for the eight (8) wineries, Mr. Anderson said Madison would not have the hotels and gas stations here. Now that they are here, people go shopping and to various businesses in Madison which is good for business. Mr. Anderson said the water tower should have come down. The only way to see the word "**Madison**" on the water tower is traveling north, and it is still very difficult to see. Mr. Anderson stated the Township needs to sit down with Mr. Stein and work together to work this issue out. Mrs. Gerred-Ditchcreek stated people are confused by the name Grand River on the water tower because there is a community north of Painesville by that name, and often ask her if Madison has changed its name. Mr. Anderson said now that the hotels are here and packed every weekend, people go to our businesses and grocery stores and gas stations helping our economy. Mr. Gauntner stated he had two concerns regarding this issue. First, the Township learned about it on "You Tube" in a County Commissioners Meeting, and second, it was supposedly discussed with a committee of stakeholders which the Township knew nothing about. Madison Township is a stakeholder in this matter. The Trustees all agreed to invite Mr. Stein to a meeting. Mr. Brown will extend an invitation to Mr. Stein as soon as possible as this issue has been moving very fast.



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**ADMINISTRATOR:**

Administrator, Tim Brown, stated he had nothing for the Workshop Meeting unless the Board has any questions regarding the Resolutions for the Trustees' Regular Meeting. Mr. Gauntner inquired about **Resolution #23-054** which is an agreement with CATT'S Construction, Inc. for the Shore Drive and vicinity storm sewer drainage improvements. Mr. Brown stated the Lake County Stormwater Management Department will reimburse the Township for the cost of upgrading the stormwater sewer system when its complete. Mr. Brown also stated that he has a letter from the Director of the Storm Water Management Department that confirms they will reimburse the township.

**POLICE DEPARTMENT:**

Chief Byers stated he had nothing for the Workshop Meeting.

**LEGAL:**

Solicitor, Mr. Pasqualone, stated he had nothing for the Workshop Meeting.

**SERVICE DEPARTMENT:**

Service Department Supervisor, Mr. Cook, stated he had a breakdown on the stationary vehicle lift the Service Department is currently using at the Service Garage. Mr. Cook said the "Benpak Drive" on the current lift was purchased in late 2007 or 2008, but to this date, has never been inspected or certified. Mr. Cook said the lift was looked over but never certified. During the COVID pandemic, the Township tried to find a company to inspect and certify the lift. In January of 2022, "Advanced Hydraulics" came out and certified the lift. In February of 2022, the Township was given the inspection report and a quote for repairs that would be needed. Mr. Cook said "Advanced Hydraulics" was still looking for parts in July of 2022, but hoped to obtain the parts by the end of December. By February of 2023, repairs were completed with the available parts that fit the lift. Mr. Cook stated "Benpak" advised "Advanced Hydraulics" the parts were correct even when they were not correct. "Benpak" could not cross reference parts or find correct parts and advised "Advanced Hydraulics" the parts must be discontinued. Mr. Cook stated the vehicle lift is usable but cannot be certified as safe to use so Mr. Tyler Coursen, the Service Department mechanic, started looking for a replacement lift.

Mr. Cook provided the Trustees with a quote for an "ARI-HETRA" heavy-duty wireless mobile column lift in the amount of fifty-five thousand, twenty-nine dollars and ninety-two cents (\$55,029.92) to review. Mr. Wayman stated one thing to consider is if the concrete floor is thick enough to hold the weight of the mobile lift. The Trustees will look over the quote and discuss the vehicle lift further. Mrs. Gerred-Ditchcreek stated the lift is already included in the 2023 Budget. Mr. Brown said he would arrange a field trip if the Trustees would like to see how the mobile lift would operate. Mr. Gauntner said he would be curious to find out what the cost would be to replace the current stationary vehicle lift with a new stationary lift. Mr. Wayman asked Mr. Cook to research what a new stationary lift would cost and, in the meantime, the Trustees will look over the quote he gave them for a new mobile lift.

**FISCAL OFFICER:**

Mrs. Gerred-Ditchcreek, Fiscal Officer, stated she had nothing for the Workshop Meeting unless the Trustees had any questions regarding the 2023 Permanent Appropriations Budget to be approved later this evening. Mrs. Gerred-Ditchcreek stated she talked to Mr. Gauntner yesterday about the budget. Mr. Wayman and Mr. Anderson had no questions.

**ZONING:**

Zoning Inspector, Mr. Ungers, updated the Board on recent Zoning Commission issues. Mr. Ungers said the Zoning Commission approved the Site Plan for the new "Sheetz" at Route 20 and Green Road on February 27<sup>th</sup> on their alternate meeting date. Mr. Ungers issued the zoning permits for "Sheetz" on March 1<sup>st</sup> for a new commercial structure, sign, and front yard fence.

The Zoning commission met in March to hear preliminary discussions from "Residences of Madison, LLC" who will begin seeking approvals from all required departments and hope to be ready for a Site Plan Review public hearing in the coming months with plans to break ground by late summer or fall of this year for a new condominium project. Mr. Ungers said this is the vacant property just south of the Township Administration Building adjacent to Chapel Grove Estates.

Mr. Ungers stated the Zoning Commission met last night, March 13<sup>th</sup>, and heard from Mr. John Smolen of Smolen Engineering who presented a request for an addition of two (2) storage units for "Blue Streaks Storage" on South Ridge Road just west of Unionville.

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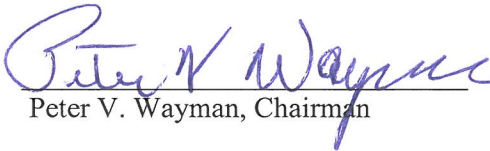
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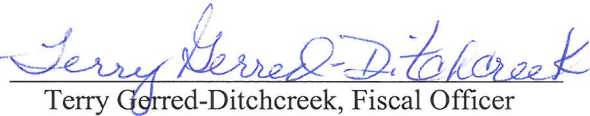
Mr. Ungers stated the Zoning Commission began discussing a potential amendment to Section 107 of the Zoning Resolution. No existing language would be changed in the R-2, Single Family District. The Zoning Commission is considering adding minimal language that allows only existing legal nonconforming lots of record with road frontage of 99 feet or less to have reduced square footage requirements for single family dwellings, as well as reducing the two-car attached garage requirement. Mr. Ungers said each Zoning Commission member has been asked to provide comments regarding this potential amendment at the next Zoning Commission Meeting in April where continued discussions will be held. Mr. Gauntner said such an amendment would be a great idea because of the many small forty (40) and fifty (50) foot lots of record in North Madison.

Mr. Wayman asked if anyone had any further business to discuss at this time, and with no further business to discuss, Mr. Wayman requested a motion to adjourn the meeting.

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

Chairman Wayman adjourned the Trustees Workshop Meeting at 7:00 P.M.

  
Peter V. Wayman, Chairman

  
Terry Gerred-Ditchcreek, Fiscal Officer



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