

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

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

Held Monday, August 9, 2021 20  
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:03p.m. by Chairman Wisniowski, with the following people present: Mr. R. Rothlisberger, Ms. A. Wisniowski, Mr. J. Hyrne, and Mr. B. Diak. Mr. J. Witt was absent. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers was present as Assistant Zoning Inspector.

Chairman Wisniowski requested a motion to approve the minutes from the July 26, 2021 Meeting.

A motion was presented by Mr. Diak to approve the minutes from the July 26, 2021 Meeting, seconded by Mr. Rothlisberger.

Roll Call: Ms. Wisniowski: Yes Mr. Rothlisberger: Yes  
Mr. Hyrne: Yes Mr. Diak: Yes

Chairman Wisniowski stated that the meeting this evening is for a Site Development Plan Review for Classic Chrysler Rebuild/Renovation located at 6300 N. Ridge Rd. Mrs. Howell informed those in attendance that Mr. Kurt Hanson from TallyCM is proposing the rebuild/renovation of the Classic Chrysler Dodge Ram & Jeep building located at 6300 N. Ridge Rd., Permanent Parcels #01-B-110-A-00-004-0, #01-B-110-A-00-003-0 and that the properties are zoned B-2, Regional Business. She stated that the existing showroom, offices, restrooms, service drive, service advisors and parts storage areas will be demolished and that the existing service area will remain. She informed those in attendance that the proposed rebuild/renovation will include new additions to the north and east sides of the building updating the areas that are being demolished. All new areas of the facility and the existing areas will be fully sprinklered, with a new total first floor area of 22,909 square feet and the new parts storage mezzanine of 1,748 square feet.

Mrs. Howell stated for the record that the neighbor, owner, and applicant letters were mailed on Wednesday, July 21, 2021. The Legal Ad was advertised in The News-Herald Legal Section on Wednesday, July 21, 2021. She added that there have been no inquiries regarding this hearing.

Mr. Kurt Hanson, TallyCM, Client Services Manager for TallyCM, 8715 E. Via De Commercio, Scottsdale, AZ 85258, addressed the Zoning Commission.

Mr. Hanson confirmed the summary Mrs. Howell provided was correct. He also stated that they are building a whole new show room, parts department, expanding the service area, putting in a service drive, new lighting poles, LED lot lights, bringing in all new buried utilities from the street, repaving around the buildings, and a general clean up of the entire property. Dodge and Jeep will showcase on opposite sides of the shared building.

Mrs. Howell asked Mr. Hanson if there will be construction trailers on site. Mr. Hanson informed those in attendance that there will be 2 double wide trailers and a restroom trailer. One double wide will be situated parallel to Route 20, located in the NW corner of the property, and the other will run North and South along the West property line. He added both trailers would remain there for the duration of the project. He also mentioned there would be about six (6) forty-foot storage Conex containers in the rear of the property, not visible from the street. Mr. Hanson stated Classic will store all their materials from the parts department in them during construction. Mr. Diak asked if there would be any safety barricade for the public, seen as Classic will continue doing business while construction is going on. Mr. Hanson replied there would be a construction fence around the entire new construction area as well as the existing building that remains. Mr. Hanson added the reason for putting the trailers in the NW corner, was to separate and distance the public from the construction areas. Mrs. Howell then asked the Board if they felt a variance was required for a second commercial sign on the property. Mr. Hanson described the current two (2) existing signs that are on the property and the intentions to replace both signs. Mrs. Howell reminded the board of the monument sign they will already be seeking a Conditional Use Permit (CUP) for with the Board of Zoning Appeals (BZA). She also asked Mr. Hanson if they were aware of the

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current Ohio Department of Transportation (ODOT) requirements and if they touched base with ODOT about the project. Mr. Hanson stated that he has verified with ODOT and they are aware of their renovation project. Mr. Rothlisberger asked if the future route 20 road widening project is going to affect this renovation project. Mr. Hanson confirmed that it would, and explained that there is an existing stormwater drain that runs along the West property line that ODOT intends to dig up and replace in the future. Mr. Hyrne asked if there was a time period for the project. Mr. Hanson responded between 8 to 10 months. The project is estimated to start in Spring of 2022. Mrs. Howell asked if Mr. Hanson was going to hold off getting a permit. Mr. Hanson stated they would be getting the Zoning Permit from the Township soon in preparation for what steps will follow. He then asked if the two parcels that make up their property need to be combined together for this project. Mrs. Howell explained that the parcels do not need to be combined because our Zoning Resolution language allows for the building of a structure on contiguous parcels, as long as it's the same owner. Mr. Hyrne asked what the cost of the project would be. Mr. Hanson said it would be around 5 million dollars. Mr. Hyrne confirmed with Mr. Hanson that they were planning to cap all utilities at the NW end of the property instead bringing them in at the NE side of the property. Mr. Rothlisberger then confirmed the location of the closest hydrant on the site plan, indicating the water would be coming from the north side of Route 20, under the road, before entering the property on the NE corner. This location is where the other utilities are located. Mr. Hyrne also confirmed with Mr. Hanson that the finished floor of the new construction would be at the same level as the original construction.

A motion was presented to approve the Site Plan as submitted by Mr. Hyrne, seconded by Mr. Rothlisberger.

Roll call: Mr. Rothlisberger: Yes Ms. Wisniowski: Yes  
Mr. Hyrne: Yes Mr. Diak: Yes

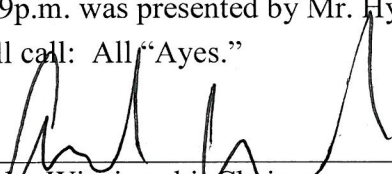
A motion to close the Public Hearing for the Site Development Plan Review for Classic Chrysler Rebuild/Renovation at 7:19 p.m. was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."

Chairman Wisniowski asked if there was any old or new business to discuss. Mrs. Howell mentioned the eventual ModWash Car Wash Site Development Plan Review, summarized a couple variances that will be heard at the BZA's September 9<sup>th</sup> Meeting. She also mentioned possible text changes for the Zoning Commission to review and discuss in the future. Mr. Ungers added that there may be a third Variance for the BZA Meeting of September 9<sup>th</sup> if all required documents are submitted in time. Mrs. Howell then informed the Board of her decision not to require a Zoning Permit for Taco Bell's dumpster enclosure. She mentioned Frank's Auto Body's progress and briefed the Commission on the Zoning Departments recent visit to the Dollar General Site on Hubbard Road. The Meeting was to resolve a concern with the property neighbor. Mr. Ungers mentioned to the Commission that eventually they may be hearing from a man who is working hard to secure a parcel of property to be able to sell jerky and Bar-B-Q meats. Mr. Hyrne asked if Taco Bell was open for business after noticing their entire drive thru was demolished today. Mrs. Howell stated the Zoning Department is aware that Taco Bell shifted their dumpster area and are currently repaving. We did not require permits for that work. Mrs. Howell informed the Board that a CUP was approved for Ashley Starr and her business, "Roughin' It, Inc". She then further explained who owned the property and the efforts the Zoning Department went through to get signatures from the owners for the CUP.

There being no further business before the Board, a motion to adjourn the Meeting at 7:29p.m. was presented by Mr. Hyrne, seconded by Mr. Diak.

Roll call: All "Ayes."

  
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Audra Wisniowski, Chairman

  
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Randy Rothlisberger, Secretary