

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP BOARD OF ZONING APPEALS REGULAR MEETING & PUBLIC HEARING MINUTES

Meeting

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

Held Thursday, July 15, 2021 20
7:00 p.m.

Chairman Francis opened the Meeting of the Madison Township Board of Zoning Appeals at 7:02 p.m., with the following people present: Mr. J. Boyle, Ms. L. Diak, Mr. B. Dubiel, Mr. E. Francis, and Mr. T. Sill. Mrs. M. Howell was present as Zoning Inspector and Mr. M. Ungers as Assistant Zoning Inspector.

A motion to approve the minutes from the April 28, 2021 Meeting was presented by Mr. Sill, seconded by Mr. Boyle.

Roll call: All "Ayes."

Mrs. Howell informed those in attendance that the Public Hearing this evening is for Conditional Use Permit Request #21-001 for Roughin' It, Inc. She stated for the record that the applicant is Ashley Starr, the location of the property is 7370 North Ridge Rd., Permanent Parcel #01-A-078-0-00-016-0 and the property is zoned B-3 Wholesale & Trade Commercial District. Mrs. Howell stated for the record that the applicant is requesting a Conditional Use Permit for the sale of new & pre-owned recreational vehicles at 7370 North Ridge Road.

She informed those in attendance that this business activity is permitted in the B-3 Zoning District as a Conditional Use, per Sections 142.4.5.17 & 142.4.5.18 of the Madison Township Zoning Resolution. Mrs. Howell stated for the record that the applicant intends on continuing the repair and service of vehicles, which already exists on site, and that both are permitted uses in the B-3 Zoning District. Mrs. Howell stated that the proposed business would have 30-60 campers/rv's and 20-60 motorcycles and off-road vehicles, which would primarily be housed in the showroom.

Mrs. Howell stated for the record that the Neighbor/Applicant letters were mailed on July 2, 2021 and the Public Hearing was advertised in The News-Herald Legal Section on July 2, 2021. She also stated that the Zoning Office has not received any contact from area residents regarding this hearing.

Chairman Francis administered the Oath of Accuracy to any member in attendance who wished to speak during the hearing.

Ms. Ashley Starr, 7390 N. Ridge Rd., Madison, OH 44057.

Ms. Starr stated for the record that she is the President of Roughin' It, Inc., located at 7390 N. Ridge Rd and that she is in the process of purchasing Permanent Parcel #01-A-078-0-00-016-0, located at 7370 N. Ridge Road. She stated that the owners of Roughin' It, Inc. are herself, and her father, Chuck Starr. Ms. Starr stated that she is requesting a Conditional Use Permit for the sales of new and used motorcycles, rv's, and recreational vehicles.

She informed those in attendance that the lot will have approximately 30-60 campers/rv's for sale and the units will be positioned towards the front and sides of the lot, and there will also be 20-60 motorcycles and off-road vehicles for sale, which will primarily be housed in the showroom. Ms. Starr informed those in attendance that they do not plan on expanding the building, but will make improvements, such as, deep cleaning, replacing ceiling tiles, and power washing the exterior. She added that they do plan to mill and re-surface the existing pavement, without increasing the surface area of the pavement, and confirmed with Mr. Steven Houser from Lake County Stormwater Management that there are no permitting requirements. Ms. Starr stated that customer parking will be in the rear of the building to allow a clear passageway through the parcel should emergency vehicles need to enter through the right or left side of the lot. Ms. Starr stated that the customer parking spaces will be 10 X 20, in order to meet the parking requirements in Section 127.4. She stated that there will be eighty (80) parking spaces, which exceeds the seventy-nine (79) required, calculated with 29,000 square feet of outdoor sales area and 7,300 square feet of indoor sales area, with eight (8) employees and two (2) service bays. Ms. Starr stated that the hours of operation will be, Monday thru Friday 9:00 a.m. – 6:00 p.m., Saturday, 9:00 a.m. – 4:00 p.m., and closed on Sunday.

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Ms. Starr informed those in attendance that the business has grown since opening 2.5 years ago and that the main goal is to operate a reputable business that will, in turn, create goodwill and revenue for Madison Township.

Ms. Starr thanked the Board for their time and asked if there were any questions. Mr. Sill asked Ms. Starr when she planned on re-surfacing the lot. Ms. Starr stated that she plans on having that completed in a year. Mr. Sill asked if the CUP is approved, when Ms. Starr would occupy the building. Ms. Starr replied, hopefully within thirty (30) days. Mrs. Howell asked if the customer parking located in the rear of the lot is striped. Ms. Starr stated that the area is not striped, but that she will get the parking spaces striped.

Mrs. Howell asked if the Board had any further questions. The Board did not.

Mrs. Howell asked the Board members to vote on Conditional Use Permit #21-001.

Ms. Diak: Yes Mr. Francis: Yes Mr. Boyle: Yes

Mr. Sill: Yes Mr. Dubiel: Yes

The Board members voted and unanimously approved Conditional Use Permit #21-001, for New & Pre-owned Recreational Vehicle Sales.

Mrs. Howell informed Ms. Starr that she will prepare the Conditional Use Permit and that she and the current owners of the property, along with the Board Chairman will need to sign the document. Mrs. Howell also informed Ms. Starr that when the sale of the property takes place, the CUP will need to be updated.

A motion to close the Public Hearing at 7:14 p.m. was presented by Mr. Sill, seconded by Ms. Diak.

Chairman Francis asked if there was any further business. Mrs. Howell informed those in attendance that Mr. Bill Smiley was present this evening to provide the Board with updates regarding his auction house business, Valentine Auction, located at 3437 Bates Road.

Mr. Bill Smiley, 7836 Rockdove Lane, Concord, OH.

Mr. Smiley informed those in attendance that he has received approval from the Lake County General Health District for a mound septic system for the property. He stated that Scott Marut will be installing the system by the end of August. Mr. Smiley stated that after the initial digging for the septic, the parking areas will be improved. He added that there is a small change to the parking; the parking area on the south side, closest to the road, is being eliminated. Mrs. Howell stated that per the square footage of the building, he would need a minimum of 14 parking spaces and his two (2) main parking areas will provide sixty (60) parking spaces, which far exceeds the minimum requirement. Mrs. Howell stated for the record, that if in the future, it is determined that Mr. Smiley needs the additional parking area, it will need to be improved. Mr. Smiley agreed.

Mr. Smiley informed the Board that he had reached out to the Lake County Building Department regarding occupancy, and was informed that the doors need to be reversed. He stated that they all open inward, so new doors are being installed. Mr. Smiley also stated that in the next week or so he plans on having the Madison Fire District conduct their inspection. Mr. Smiley asked if there was anything else that needed to be addressed. Ms. Diak stated that in her opinion she believes all of the Board's concerns have been addressed.

Mrs. Howell stated that Mr. Smiley had initially inquired if port-a-johns could be used temporarily in order to open the business, but with the change in the timing of the septic installation, that request will not be needed. Mrs. Howell requested that Mr. Smiley update his site drawing and email the updated drawing to her.

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There being no further matters before the Board, a motion was presented by Mr. Sill to adjourn the meeting, seconded by Ms. Diak.

Roll call: All "Ayes."

The meeting was adjourned at 7:20 p.m.

Evan Francis

Evan Francis, Chairman

Joseph B Boyle

Joseph Boyle, Secretary

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