

Held Monday, September 12, 2022
7:00 p.m. 20

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

Chairman Hyrne opened the hearing for Rezone request #22-001.

Mr. Ungers read the following summary:

The Public Hearing this evening is to hear a Zoning Amendment Change Request #22-001 for Permanent Parcel #01-B-096-0-00-013-0. Owned by The Residences of Madison LLC. Present this evening on behalf of the Owner is Mr. Michael DiFranco

The request is to re-zone the Frontage of the parcel from P-1, Professional District to R-4, Multiple Dwelling. The applicant plans to build multiple dwellings on the parcel, to retain ownership and rent.

The Applicant and Neighbor letters were mailed on August 22, 2022, and the Public Hearing was advertised in The News-Herald Legal Section on August 25, 2022.

The Lake County Planning Commission met on August 30, 2022 and recommended the Zoning Commission make this District Amendment.

There has been no correspondence from neighbors commenting for or against this request.

Mr. DiFranco, 2841 Loreto Dr. Willoughby Hills, Oh 44094.

Mr. DiFranco explained that they are hoping to get the front of the parcel, approximately 210 feet by 150 feet that is zoned P-1, to match the rear of the parcel which is R-4 so that they can best utilize the property. He stated the plan is to build 32 multi-family units. They'll be made up of 4-unit buildings, single story, with 2 car garages. Mr. Diak asked if they planned to use any deed restrictions. Mr. DiFranco stated at this time they did not plan to use deed restrictions but it was still early in the planning phase. Mr. Rothlisberger asked if they had a timeline when they wanted to be completed. Mr. DiFranco stated he hoped to break ground in the spring. Mr. Rothlisberger confirmed that without the zoning change, the developer would lose the property for the front building. Mr. DiFranco stated that was correct but felt this plan was the least impactful. Mr. Rothlisberger asked Mr. Ungers if this was the only parcel zoning P-1 or if the parcel next to it was also P-1. Mr. Ungers stated he believed that it was the only one zoning P-1 in that area.

Chairman Hyrne invited anyone wishing to speak to approach the podium, state your name and address and sign in.

Mrs. Sharon Chaffee, 6785 Shelly Dr.

Mrs. Chaffee wanted to know what advantage there is for Madison Township to approve this request. The board responded that having buildings was a better option than vacant land. She asked on confirmation of 4 units per building. Chairman Hyrne reminded her that they are only looking at the zoning change and the development of the parcel would come at a later date. Mr. Witt added that in the future there will be a hearing for site plan review and she is more than welcomed to come to that meeting as well. Mr. Ungers clarified that most of the parcel is already zoned R-4, it's only the frontage that is being asked to be re-zoned.

Ms. Lisa Chaffee, 6777 Shelly Dr.

Ms. Chaffee inquired if any other businesses expressed an interest in that property. Mr. Ungers stated he did not believe anyone else inquired about the property with the Zoning Office. Ms. Chaffee wanted clarification on the location of the front building. The board expressed that the new building would adhere to all current setback regulations. Mr. Rothlisberger stated the multi-family set-back was 40 feet. Ms. Chaffee asked if the units will

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be rented or owned. The board reiterated that this meeting was only for the re-zoning and questions about the buildings would be discussed at a site plan hearing but to the best of their knowledge the developer plans to build condos. Ms. Chaffee asked when and why the property was zoned P-1. Mr. Ungers stated he did not know when or why it was zoned P-1 but stated that the comprehensive plan showed all this parcel to be R-4 in the future. The board discussed the possible reason being that the house just to the North was at one time an old business and perhaps that was the reason behind the current zoning.

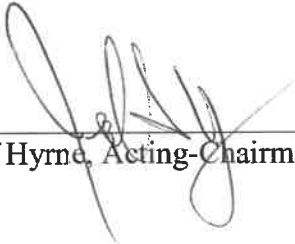
A motion to recommend the Approval of the Zoning Amendment Change to the Trustees was present by Mr. Diak, seconded by Mr. Rothlisberger.

Roll Call: All "Ayes"

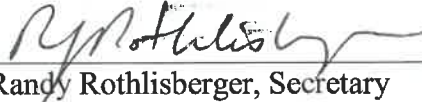
Acting Chairman Hyrne asked if there was any old or new business to discuss. Mr. Ungers stated most of the zoning departments recent time has been occupied on items pertaining to the Board of Zoning Appeals (BZA). He also mentioned that there is a gentleman that wants to build a commercial structure on the parcel just west of Cebars for the purpose of housing some of his landscaping equipment. First the owner will need to seek a Conditional Use Permit from the BZA. If approved, he would come before the Commission for a full site development plan review. Mr. Ungers stated that Sheetz's site plan is on hold but didn't have any details as to why.

There being no further business before the Board, a motion to adjourn the Meeting at 7:19 p.m. was presented by Mr. Diak, seconded by Mr. Rothlisberger.

Roll call: All "Ayes."



Jeff Hyrne, Acting-Chairman



Randy Rothlisberger, Secretary