

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

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

Held \_\_\_\_\_ **Thursday, February 9, 2023** \_\_\_\_\_  
7:00 p.m. \_\_\_\_\_ 20 \_\_\_\_\_

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:02 p.m. by Chairman Boyle, with the following people present Mr. T. Sill, Mr. B. Dubiel, Ms. L. Diak and Mr. J. Boyle. Mr. E. Francis was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Boyle requested a motion to approve the minutes from January 12, 2023. Mr. Sill presented a motion, seconded by Mr. Dubiel. With no discussion the minutes were approved:

**“All Ayes” - Minutes approved.**

Chairman Boyle opened the public hearing for a variance request #2023-002 BZA for Madison Food Center.

Mr. Ungers read the following case summary:

**Location: 1954 Hubbard Rd.**

**Permanent Parcel # 01-B-117-0-00-026-0**

**Property Zoned B-1, Neighborhood Business**

**Property Owner – Toth Family Limited Partnership**

Madison Food Center is seeking a Variance to Section 128.2 of the Madison Township Zoning Resolution which states a maximum of one (1) Pole Sign per business is allowed in all Commercial Districts. Madison Food Center has signage on the existing Plaza Sign located at 1954 Hubbard Rd. which provides and counts towards the one pole sign allowance for its’ business as well any other businesses operating on the parcel.

This Variance Request is to allow an additional pole sign to be installed on the property to better identify their location to all who visit the non-profit.

The Neighbor/Applicant letters were mailed on January 30, 2023, and the Public Hearing was advertised in The News-Herald Legal Section on January 31, 2023.

The Zoning Office has received no response from any adjacent parcel owners regarding this Variance.

Chairman read the Oath of Accuracy to Madison Food Center representative Maureen O’Toole.

Mrs. O’Toole gave the background information regarding the current sign situation. She stated that many people have a difficult time finding them. She stated they are currently using many different methods to get their word out, including social media interaction. She added that many of their clients are seniors who don’t use social media so they’re seeking a second sign to increase the visibility of their location.

Mrs. Diak spoke to the need of a new sign and feels it will fit in with the surrounding businesses. Mr. Sill asked for clarification on the location of the sign. Mr. Ungers provided the location. Mr. Sill asked if they knew the height of the sign. Mrs. O’Toole stated she believed the height to be around 5 feet. Mr. Sill asked if the owner of the property had any issues with the sign or location of the sign. Mrs. O’Toole stated the owner was fine with the sign and its location. Mr. Boyle asked if the sign would be lit in any way. Mrs. O’Toole stated that they planned to do some landscaping/solar lighting for the sign.

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Chairman Boyle requested a motion. Mr. Sill made a motion to approve, seconded by Mrs. Diak.

**“All Ayes” - Variance request passes 4-0.**

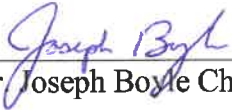
Chairman Boyle requested a motion to close the public hearing. Mr. Sill presented a motion to close the public hearing, seconded by Mrs. Diak.

**“All Ayes” - Public hearing closed at 7:11PM**

Mr. Ungers stated that he did not have any old or new business.

There being no further business before the Board, a motion to adjourn the Meeting at 7:11 p.m. was presented by Mr. Sill, seconded by Mr. Diak.

**All “Ayes.” – Meeting adjourned at 7:11**



Mr. Joseph Boyle Chairman



Mr. Bill Dubiel, Secretary