

RECORD OF PROCEEDINGS

**MADISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING AND
REGULAR MEETING MINUTES**

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

Held Monday, August 14, 2023
7:00 p.m. _____ 20 _____

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

Mr. Rothlisberger requested a motion to approve the minutes from the July 10, 2023, for the regular meeting. Mr. Diak presented a motion to approve the minutes from the July 10, 2023 meeting, seconded by Mrs. Wisniowski. There was no discussion:

**“All Ayes”
Minutes approved 4-0. Mr. Hyrne abstained.**

Mr. Rothlisberger opened the public hearing for site development plan #23-003. Mr. Ungers read the following summary:

Site Development Plan Review #23-003

**Submitted by: JK Tree Service LLC
Represented by: Joseph Janson**

Located at:

PP# 01-B-094-0-00-006-0 along N Ridge Rd.

Property Zoned: B-2, Regional Business

Mr. Janson is proposing to construct a large garage to store equipment and run his business JK Tree Services LLC

The Zoning Office has obtained all the required Approvals from the necessary County Departments, the Ohio Department of Transportation and the Madison Fire District.

The Owner/Applicant and Neighbor letters were mailed on August 3, 2023 and the Public Hearing was advertised in The News-Herald Legal Section on August 4, 2023.

There has been no correspondence from neighbors regarding this Site Plan Review.

Mr. Rothlisberger asked Mr. Janson to approach the podium and address the board. Mr. Janson (1865 E. Tuttle Park Rd.) approached the podium. Mr. Janson stated that nothing has changed since the first time he was before the board and reiterated that the need for the structure is so that he can perform maintenance on his trucks and equipment. Mr. Rothlisberger asked if the board had any questions for Mr. Janson. Mr. Witt asked if he planned to install any restrooms. Mr. Janson stated he was not. Mr. Ungers informed Mr. Janson that if he decides to install restrooms, he will need to come before the board again.

Mr. Rothlisberger requested a motion to approve the site plan. Mr. Diak presented a motion to approve site plan #23-003. Seconded by Mr. Hyrne. There was no discussion.

**“All Ayes”
Site Plan approved 5-0.**

Mr. Rothlisberger closed the public hearing at 7:04.

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Minutes of

MADISON TOWNSHIP ZONING COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES

Meeting

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

Monday, August 14, 2023

Held

7:00 p.m.

20

Mr. Rothlisberger opened a preliminary hearing for a zoning request. Mr. Pacheco (1278 W. Jackson St. Painesville) was invited to address the board. Mr. Pacheco is seeking to have parcel 01-B-109-0-00-004-0 rezoned from B-2-Regional Business to R-1-Suburban Residential for the purpose of building a single-family home. Mr. Ungers gave a quick summary stating that Mr. Pacheco is under contract to purchase the property contingent upon the rezoning approval. Mrs. Wisniowski stated she felt having a home on that parcel was the best option, other than leaving it empty. Mr. Witt mentioned that the parcel to the south would still have a small section of B-2 zoning. Mr. Bernard stated that him and Mr. David Radachy, Lake County Planning and Community Development, discussed this area and Mr. Radachy stated that it would probably be his recommendation to rezone that area as well. Mr. Witt asked Mr. Pacheco what are his long-term goals for the property. Mr. Pacheco stated that his primary goal is just to build his future home. He stated he plans to leave all the land in the back untouched.

Mr. Rothlisberger requested a motion to set a public hearing on September 11, 2023 at 7PM. Mrs. Wisniowski made a motion to set a public hearing on September 11, 2023 at 7PM, seconded by Mr. Hyrne.

“All Ayes”

Public Hearing set for September 11, 2023 at 7PM

Under new business, Mr. Ungers handed out a parcel map for part of the old Green Property, across from Wal-Mart, being PP# 01-B-126-0-00-005-0. Mr. Ungers stated that the potential buyer would like to build a nursing home facility. In the future they would like to add senior living apartments. Mr. Ungers stated him, Mr. Tim Brown – Township Administrator and Mr. Ken Guantner – Township Trustee met with the potential buyer to discuss the project and asked about adding a entrance that exits onto North Ridge Road - Route 20. Mr. Ungers stated the buyer would be open to the idea. The board discussed possible engineering issues with the property, mainly the handling of stormwater run-off.

Mr. Ungers stated he was approached by a person asking if it would be possible to put a Zeppe’s Pizzeria in the old Advanced Auto Parts store. Mr. Ungers also stated that Dunkin Donuts reached out again, inquiring about the vacant parcel next to the old Advanced Auto Parts building. This is a project that was first proposed about 4 years ago and may now be back on the table.


Mr. Bernard, Assistant Zoning Inspector, handed out a new packet of zoning amendments changes. He briefly discussed each section, starting with added language for section 125 stating that the front set back will be calculated by the average of each home 250 feet in each direction from the proposed new home. Next section was section 143 – Amendments and Supplements and stated he simply changed the 8% to 15% to comply with the passage of House Bull 33. Next was section 134 – Alternative Energies. Mr. Bernard asked the board to review this section and come back next month with comments, as many changes were made to this section. Lastly, was section 101 -Definitions. New definitions were added and those pages were passed out to the board.

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7:00 p.m.**

There being no further business before the board, Mr. Rothlisberger requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:31 p.m. was presented by Mr. Witt, seconded by Mr. Hyrne.

Roll call: All "Ayes."



Randy Rothlisberger, Chairman



Bob Diak, Secretary

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