

RECORD OF PROCEEDINGS

Minutes of

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

Meeting

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

Held Thursday June 12, 2025 20
7:00 p.m.

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:00 p.m. by Chairman T. Brass, with the following people present Mr. B. Dubiel, Ms. L. Boban, Mr. T. Brass, Mr. J. Boyle and Mr. K. Gauntner (Alternate). Ms. L. Diak was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Brass requested a motion to approve the minutes from May 8, 2025, Regular Meeting Minutes. Mr. Gauntner presented a motion to approve the minutes from May 8, 2025, Regular Meeting Minutes, seconded by Mr. Boyle. With no discussion the minutes were approved:

“All Ayes” - Minutes approved 5-0.

Mr. Brass opened the public hearing for variance request #22-002. A request to review and update the variances granted back at the October 13, 2022 public hearing.

Mr. Ungers read the following:

Review of

Variance #22-002

Approved on October 13, 2022 for

Property Owner/Applicant: Lorraine Pettit

Location: 6535 N Ridge Rd.

Permanent Parcel # 01-B-108-B-00-002-0

And 2639 DeRubertis Dr.

Permanent Parcel # 01-B-108-B-00-003-0

Property Zoned B-2 Regional Business & R-2 Single Family

On October 13, 2022, Mrs. Pettit received Variances for the changes to both the required setbacks and the required lot areas, in the R-2 and B-2 zoning districts, to perform a lot line adjustment between two structures on contiguously owned parcels, pending a completed survey’s actual numbers. At the request of Dave Radachy, Director of Lake County Community Development, we are holding a public hearing to review and approve the actual distances provided in the now completed survey. The total lot area of 6535 N Ridge Rd is to be reduced to 0.2251 acres and the rear yard setback reduced to 8.9 ft. The side yard setback of 2639 DeRubertis Dr is reduced to 9.7 ft.

The Neighbor/Applicant letters were mailed on June 1, 2025 and the Public Hearing was advertised in The News-Herald Legal Section on June 2, 2025.

The Zoning Office received no response from any adjacent parcel owners.

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Mr. Gauntner asked if the garage would be going with the house on DeRubertis Drive. Mr. Ungers stated that is correct. The garage is currently with the parcel that fronts North Ridge Road (US RT 20) and the goal is to keep it with the house. Mr. Ungers added that back in October of 2022 the intent of the variance was always to put the new line between the two structures, but we didn't have the hard numbers (distances) as Ms. Pettit wanted to be sure it would get approved before spending the money on a surveyor. Once it was approved, she hired a surveyor and now we have hard numbers. The purpose of tonight's meeting is to get those numbers on record.

Mr. Brass requested a motion to update and approve Variance #22-002. Mr. Gauntner made a motion to update and approve Variance #22-002 showing the updated distances from the new survey, seconded by Mr. Dubiel. There was no discussion.

All "Ayes." Variance #22-002 (Update) Passes 5-0

Mr. Brass requested a motion to close the public hearing #22-002. Mr. Gauntner made a motion to close the public hearing for Variance #22-002, seconded by Mr. Boyle. There was no discussion.

All "Ayes." 5-0 Public Hearing is closed at 7:07PM.

Mr. Ungers stated that he had no new or old business to discuss with the board. Mr. Gauntner wanted to inform the board that the judge has ruled in favor of the township concerning the C-4 litigation. The township is now hoping this will put this issue to rest.

Mr. Bernard informed the board that he placed the four updated sections of the zoning book, that will go into effect tomorrow June 13, 2025, in front of each member and asked them to swap out those sections in their books.

There being no further business before the Board, Mr. Brass requested a motion to adjourn the meeting. A motion to adjourn the meeting was presented by Mr. Gauntner, seconded by Mr. Brass.

All "Ayes." – Meeting adjourned at 7:13



Mr. Tom Brass, Chairman



Ms. Lora Diak, Secretary