

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Meeting

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

Held Monday February 10, 2025 20
7:00 p.m.

The Madison Township Zoning Commission Regular Meeting was called to order at 7:00 P.M. by Chairman Mr. Diak, with the following people present Mr. Witt, Mr. Rothlisberger, Mr. Diak, Mr. Hyrne and Ms. Wisniowski. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Diak requested a motion to approve the Organizational meeting minutes and the regular minutes from January 8, 2025. Mr. Witt presented a motion to the Organizational meeting minutes and the regular minutes from January 8, 2025, meeting, seconded by Mr. Rothlisberger. With no discussion the minutes were approved.

“All ayes” 5-0

Mr. Diak invited Michael DiFranco and Jonathan Berns from the Residences of Madison (3201 Enterprise Pkwy #150 Beechwood Ohio) and Chuck Szucs from Polaris Engineering (34600 Chardon Rd. Willoughby Hills Ohio) to the podium for the continuation of the preliminary discussion for the Residence of Madison project. Mr. Difranco has returned with all the required county approvals on his site plan with the hopes of getting a public hearing date set for the final approval of the site plan. Mr. Szucs stated that the plans haven’t changed since their first meeting with the board about a year ago. Adding that now they have all the required county approvals.

Mr. Ungers asked if they were sticking with the idea of renting the units to seniors (55 and older). Mr. Difranco stated that that’s ideal but not a hard and fast rule. Mr. Witt asked about having sidewalks within the plan and along Hubbard Rd. Mr. Difranco stated they could certainly add sidewalks along Hubbard Rd. Mr. Berns stated having sidewalks within the development will be difficult due to the driveways being very close. Mr. Ungers asked about a landscaping plan. Mr. Berns stated the landscaping plan isn’t complete yet but they will send it over as soon as possible. Mr. Ungers stated that Madison Fire District has also approved the plan.

Mr. Rothlisberger inquired about extra parking, since the drives are very short. Mr. Berns stated there are extra parking within the plan and historically people have used neighbor’s drives for the overflow of parking. Mr. Diak asked if there is any common area. Mr. Berns stated there is none and the goal is for these to feel like single family homes.

Mr. Ungers asked when they expected to start. Mr. Difranco stated they hoped to break ground in June. Mr. Rothlisberger asked if the plan was to build all of the units simultaneously. Mr. Berns stated they would build one unit at a time until complete.

Mr. Diak asked if they included a lighting plan. Mr. Berns stated that lighting will be on the structures and the light will always be on during the night. The lights will be automatic. The owner will not have a control switch.

Mr. Rothlisberger asked if the neighbors will be notified of the public hearing, as he remembers people attending the first preliminary meeting. Mr. Ungers stated he will be sending out neighbor letters to inform everyone about the public hearing. Mr. Witt stated he remembered their concerns were about having a buffer or fencing installed. Mr. Berns stated they will address that in the landscaping plan.

Mr. Diak requested a motion to set a public hearing. Mr. Rothlisberger made a motion to set a public hearing Monday March 24, 2025 at 7:00 PM. Ms. Wisniowski seconded the motion.

“All ayes” 5-0

Public Hearing set for Monday March 24, 2025 at 7:00 PM

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Mr. Ungers stated he’s still finalizing all the text changes and those should be completed before the next meeting.

With nothing further for the board, Mr. Rothlisberger made a motion to adjourn the meeting, seconded by Ms. Wisniowski.

“All ayes” 5-0
Meeting adjourned at 7:33 PM



Bob Diak, Chairman



Jeff Hyne, Secretary