

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR & WORKSHOP MEETING MINUTES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held Monday, October 12, 2020 20
7:00 p.m.

The Madison Township Zoning Commission Meeting was called to order at 7:00 p.m. by Chairman Diak, with the following people present: Mr. B. Diak, Ms. A. Wisniowski, Mr. J. Hyrne, and Mr. J. Witt. Mr. R. Rothlisberger was absent. Mr. F. Walland was present as Zoning Inspector, and Mrs. M. Howell.

Mr. Walland requested a motion to approve the minutes from the September 14, 2020 Meeting.

A motion was presented by Mr. Hyrne to approve the minutes from the September 14, 2020 Meeting, seconded by Mr. Witt.

Roll call: Mr. Rothlisberger: Yes Chairman Diak: Yes
Mr. Hyrne: Yes Mr. Witt: Yes

Ms. Wisniowski abstained due to the fact that she was absent from the September 14, 2020 Meeting.

Mr. Walland asked if there was any new business the Board wished to discuss at this time. The Board had no new business to discuss at this time.

Mr. Walland informed those in attendance that this evenings Workshop portion of the meeting is to discuss several proposed text amendments that have been discussed over the last several meetings. Mr. Walland stated that he is fairly certain that the Board is in agreement with the first item regarding the required fence height for a private inground swimming pool being changed from a minimum of five (5) feet to forty-eight (48) inches and removing the text in Section 129 *“or being required by the manufacturer to use a filter system, just leaving the dimension requirements.* The Board concurred that they are in agreement with those two (2) items.

Mr. Walland stated that the next item is regarding Section 101, Definition for Self-Storage Facility and Section 114.3, Permitted Use Table, adding Self-Storage Facility as a permitted use in B-2, B-3 & M-1 Zoning Districts. Mrs. Howell stated that the biggest issue the Board had at the last meeting was how to deal with outdoor storage areas, and Mr. Rothlisberger had suggested making outdoor storage an accessory use to the self-storage facility. Mrs. Howell commented that Mr. Montgomery’s storage facility has outdoor storage that is barely visible from the road. Chairman Diak added that Mr. Montgomery’s self-storage appears orderly. Mr. Hyrne stated that his notes from the last meeting were for the definition, noting buildings/structures (referring to Mr. Mackovjak’s proposed structure) and the number of vehicles per square foot for outdoor storage. Mr. Walland suggested if it is an accessory use, maybe the Board could come up with a maximum percentage for the outdoor storage area. Mr. Walland stated he envisions something like the ones they have out in Eastlake, along Route 2, with units up front and a small office area, with maybe the back twenty-five (25) percent for outdoor storage. Ms. Wisniowski commented that she doesn’t necessarily care about how much is used for outdoor storage, but the business would need to be aesthetically pleasing at the road.

Mr. Hyrne asked what the other Board members would like to do with the definition for self-storage facility. The Board discussed and agreed to combine a portion of definition “A” and definition “B.” Mrs. Howell read the following for the Board:

A facility that provides secured self-storage units of varying sizes within one (1) or more completely enclosed buildings/structures, leased or rented for varying periods of time, in which a renter customarily stores and removes personal property on a self-service basis.

The Board discussed and agreed that they were satisfied with the definition.

Mr. Witt asked if the Ohio Revised Code had any language regarding self-storage facilities. Mrs. Howell stated that she would check in to it.

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Mr. Walland stated the next item on the agenda is for a proposed Work/Live Unit business use, which has also been discussed over the last few meetings. He stated for the record that it is proposed to allow for a Work/Live Unit in P-1, B-1 and B-2 Zoning Districts. Mrs. Howell asked the Board if they were satisfied with the definition; *An existing building used jointly for commercial and residential purposes, where the residential use of the space is secondary or accessory to the primary use as a place of work.*

Mr. Hyrne asked if there would be any restriction as to the up/down use. The Board confirmed that they were satisfied with the definition. Mr. Walland asked the Board if they had any changes to the proposed guidelines for a Work/Live Unit under Section 114.2.1.1. The Board discussed and agreed to the proposed language for Section 114.2.1.1. Mrs. Howell read the following:

Section 114.2.1.1: Work/Live Units: In order to encourage greater utilization of existing residential structures in the P-1, B-1, or B-2 Commercial Zoning Districts and to promote the economic well-being of the Township, existing structures may be used in accordance with a commercial development plan per Section 126, and shall comply with the following requirements: As used in this Resolution a "work/live unit" means an existing structure that combines a commercial or manufacturing activity permitted in Table 114.3 with an accessory residential living space for the owner of the commercial or manufacturing business and that person's household.

Only existing structures shall be permitted to be occupied as a Work/Live Unit.

Within each Work/Live Unit, there shall be separate amenities for the residential area.

Mrs. Howell asked the Board if they would like to continue the discussions regarding similar uses and pyramid zoning until their next meeting, because Mr. Pasqualone has not provided his opinions yet. The Board agreed to continue discussions for these two (2) items until the Zoning Office receives input from Mr. Pasqualone.

Mrs. Howell asked if there was any old business. Mr. Walland stated that Frank's Auto Body is moving along slowly. He added that he believes Mr. Frank Latin is doing a lot of the work himself. Mr. Walland commented that the Verizon Store is moving along as well. He informed the Board that Ace Hardware has done some work on the roof. Mr. Hyrne asked what is going on in the rear portion of Ace Hardware. Mr. Walland stated that there is going to be an area in the back that patrons can pull up and load merchandise, like a drive-thru. Mr. Walland stated that he had the lighting and dumpster location updated on the site plan drawings.

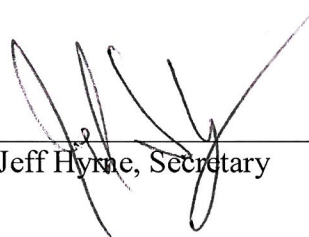
Chairman Diak asked if there was any further information regarding the corner of Chapel & Hubbard, where the old gas station was. Mrs. Howell stated that she would check with Mr. Gauntner to see if there are any updates regarding that property.

There being no further business before the Board, a motion to adjourn the Meeting at 7:40 p.m. was presented by Mr. Hyrne, seconded by Ms. Wisniowski.

Roll call: All "Ayes."



Bob Diak, Chairman



Jeff Hyrne, Secretary