

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

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

Held _____ **Monday, July 8, 2024** _____
7:00 p.m. _____ 20 _____

The Madison Township Zoning Commission Regular Meeting was called to order at 7:02 P.M. by Chairman Mr. Witt, with the following people present Mrs. Wisniowski, Mr. Witt, Mr. Diak and Mr. Hyrne. Mr. Rothlisberger was absent. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was absent as Assistant Zoning Inspector.

Mr. Witt requested a motion to approve the minutes from June 10, 2024. Mr. Hyrne presented a motion to approve the minutes from the June 10, 2024, meeting, seconded by Mrs. Wisniowski. With no discussion the minutes were approved.

“All ayes” 4-0

Mr. Witt opened the preliminary site plan discussion for Dunkin Donuts and invited Michele Schwartz from PSA Architecture (142 East Market St, Warren) the representative from Dunkin Donuts to approach the podium to address the board.

Mrs. Schwartz passed out the preliminary site plan for the board to review. Mrs. Schwartz brought to the board’s attention, that on the site plan they are showing two buildings. One will be the actual Dunkin Donuts and the other will be determined in the future but it will be something along the lines with a drive-thru. She stated they planned to install all of the stormwater infrastructure for the full parcel at the beginning of the project. The Dunkin Donuts building will be ~1200 Sq/ft. They plan to clear enough area on the property for this building and its requirements, including the drive-thru and parking and leave the rest of the parcel as grass.

Mr. Ungers asked if Mrs. Schwartz could explain how the two drive-thru would work together. Mrs. Schwartz stated that the plans in front of the board are just a concept at the moment and nothing is finalized. The owner hasn’t decided on the tenant or the lay out of that building yet. Mr. Diak asked if they have been able to calculate the number of vehicles on the lot and around the drive. Mrs. Schwartz stated they are showing an eight-car queue for the drive-thru, with the traffic flowing back out to US Route 20. Mr. Ungers stated that having an exit onto RT 20 is not desirable and directing the traffic to the north end of the parcel utilizing the easement drive that wraps around and goes to the traffic light is a much better option. Mrs. Schwartz stated that is something they could look into. Mr. Bernard asked if they have approached the State of Ohio about getting a curb cut and finding out what type of access point onto RT 20 the State of Ohio will grant them. Mrs. Schwartz stated she doesn’t believe they have applied for the curb cut yet.

Mr. Witt asked if this project would be owner build or leased. Mrs. Schwartz stated that Dunkin Donuts would be owner build. Mr. Witt stated they really need to reach out to the State of Ohio to see what type of access point they will grant as this could change the project and its layout. Mr. Witt added he feels the State will, at most, only grant a right in, right out. Mr. Witt asked if the entrance would be the standard 24 feet in width. Mrs. Schwartz it was the standard 24 feet.

Mr. Witt asked if they planned on doing underwater retention. Mrs. Schwartz stated that they were and added they have already completed all of the stormwater calculations and it is designed to accommodate.

Mr. Ungers stated he will email Mrs. Schwartz section 126 that discusses site plan review and what the board will looking to see at the public hearing. The board stated their biggest concerns at the moment are traffic flow/access point to RT 20 and the uncertainty of the second building. Adding that if the owner decides to put something that is very popular in that building it could create a parking and traffic nightmare. Mr. Witt asked if Mrs. Schwartz had any idea what the second building might be. She stated this is the first time this owner has done a second build but a lot of times Baskin-Robbins usually follows Dunkin Donuts but she’s not sure if that will be the case here or not.

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Mr. Witt asked if all of the utilities would come in on one line then split off and metered separately. Mrs. Schwartz said they hadn't gotten that far in the plans for all the utilities but the preliminary plans are showing two (2) water lines coming in and one (1) sanitary line going out.

The board thanked Mrs. Schwartz for coming.

Under New/Old Business Mr. Ungers stated that Divine Living of Madison is looking to get a conditional use permit (CUP) to expand their business and build another building. If they are granted expansion of their CUP from the BZA they will come before this board for site plan review.

Mr. Hyrne made a motion to adjourn the meeting, seconded by Mrs. Wisniowski

"All ayes" 4-0
Meeting adjourned at 7:29PM



John Witt, Chairman



Audra Wisniowski, Secretary