

RECORD OF PROCEEDINGS

Minutes of

MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

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

Held Monday January 13, 2025 20
7:00 p.m.

The Madison Township Zoning Commission Regular Meeting was called to order at 7:02 P.M. by Chairman Mr. Diak, with the following people present Mr. Witt, Mr. Rothlisberger, Mr. Diak and Mr. Hyrne. Ms. Wisniowski was absent. 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 minutes of November 18, 2024. Mr. Hyrne presented a motion to approve the minutes of the November 18, 2024, meeting, seconded by Mr. Rothlisberger. With no discussion the minutes were approved.

“All ayes” 4-0

Mr. Dave Radachy from Lake County Planning and Community Develop was present to discuss some proposed text changes. Mr. Ungers invited Mr. Radachy to the podium to address the board. Mr. Radachy wanted to address the board to discuss our current Planned Unit Development (PUD) section. He started off by discussing how the other 4 townships (Perry, Leroy, Concord and Painesville) handle PUDs in their code and offering a few suggestions to improve the text language. Some recommendations included adding the requirement of buffer zones and frontage reduction. Mr. Hyrne asked if Mr. Radachy could supply a map showing the parcels that are all over the 15-acre minimum and have access to public sewer and water. This would give the board a general idea of the number of parcels that might even qualify for a future PUD. Mr. Radachy stated that some communities create district overlays to accommodate PUDs. Doing this would put the full review and approval at the hands of the Zoning Commission as opposed to requiring the developer to also seek a variance/approval from the Board of Zoning Appeals (BZA). This would streamline the process for everyone.

In regard to the frontage requirement, Mr. Radachy stated it's currently set at 100 feet and that becomes difficult for developers to comply to. He added that some townships will use a combination of variable frontages and open space to control the density of the development. This would allow the developer to develop lots within a PUD with different frontages.

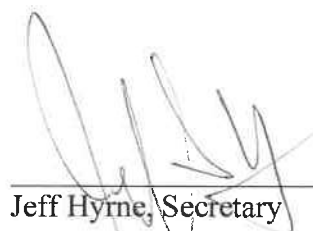
Mr. Diak asked what the status of the current comprehensive plan update is and asked if any of this would conflict with that update. Mr. Ungers and Mr. Radachy both stated that they didn't feel any changes to the PUD section would conflict with the updated comprehensive plan. Mr. Radachy stated that if the board decides to make a PUD a district amendment, one of the drawbacks would be that it would allow anyone to purchase a piece of land and apply to have it re-zoned for the purpose of developing a PUD. Mr. Radachy stated that the current comprehensive plan mentions the use of open space in a PUD but doesn't mention the use of a district change, restating that the zoning commission is very familiar with site plans and it might be a good idea for them to handle the full project, start to finish. Mr. Radachy stated that the biggest drawback to handling PUDs as a district change is that they would be subject to a referendum. Whereas continuing PUD as a Conditional Use Permit (CUP) they would only be subjected to appeals. That's something the board will need to consider.

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

“All ayes” 4-0
Meeting adjourned at 7:33 PM



Bob Diak, Chairman



Jeff Hyrne, Secretary