

RECORD OF PROCEEDINGS

MADISON TOWNSHIP TRUSTEES' ZONING PUBLIC HEARING

Minutes of

Meeting

June 27, 2024, at 11:30 A.M.

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

Held \_\_\_\_\_ 20 \_\_\_\_\_

Chairman Anderson opened the June 27, 2024, Trustees' Zoning Public Hearing at 11:32 A.M. in the Trustees Meeting Room at the Administration Building and welcomed everyone to the Meeting.

Mr. Anderson called for a roll call: Mr. Gauntner, Mr. Wayman, Mr. Anderson, Mr. Ungers, and Ms. Hamercheck were in attendance.

Mr. Anderson turned the meeting over to Mr. Ungers, Zoning Inspector, who will explain the proposed zoning request.

Mr. Ungers stated the purpose of this Zoning Public Hearing is to hear public comment and to discuss Map Amendment Request #24-001 for vacant Permanent Parcel #01-B-110-000-1-0 and 16,949 acres of #01-B-110-0-00-036-0 off of Hubbard Road which is currently zoned B-2, Regional Business, and owned by James Place Properties, Inc. The request is to rezone the two (2) parcels from B-2, Regional Business, to MH, Manufactured Home Park, for the opportunity of future expansion. The Lake County Planning Commission met on April 30, 2024, and recommended to not make the zoning district change based on the current Comprehensive Plan of Madison Township. The Zoning Commission then met for a Public Hearing on May 13, 2024, and voted to recommend the Trustees deny the zoning district change, as well. The Zoning Commission also cited their reason was based on the current Comprehensive Plan of Madison Township. The neighboring property owner letters were mailed on June 13, 2024, and the Public Hearing was advertised in the News Herald Legal Section on June 14, 2024. There was no correspondence from neighboring properties throughout this request.

Mr. Anderson asked if anyone wished to speak in favor of the proposed rezoning.

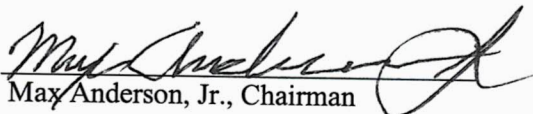
Ms. Heather Victor, 11260 Quail Hollow Drive, Concord, addressed the Board regarding plans for rezoning the two parcels owned by James Place Properties, Inc. Ms. Victor stated they would like to extend the manufactured home lots and eventually build some type of recreation area. The community needs more affordable housing, and with property taxes going up by ten percent (10%), manufactured homes provide another option. Ms. Victor asked if the recent zoning study has been completed. Mr. Ungers stated the survey has been completed, but the results are not finalized yet. Mr. Gauntner asked Ms. Victor how many parcels are empty or undeveloped currently. Ms. Victor said thirty (30). Mr. Gauntner asked how many more lots would be added if the rezoning is approved, and Ms. Victor stated they would like to add ninety-five (95) more which may take fifteen (15) to twenty (20) years to develop. Mr. Wayman stated a recent Lake County Soil & Water Survey listed costs of community services. Mr. Wayman stated manufactured homes have the most call outs for services such as fire, sewer, and water. Mr. Gauntner said they do put a burden on the Police & Fire Departments. The more people you have, the more costs involved. Mr. Gauntner said the Fire District has been receiving a fifteen percent (15%) increase in the number of calls received every year. The Fire & Police Departments are dependent on levies to fund costs. Madison Township is now at the breaking point. The Madison Police Department only has eighteen full-time officers. The FBI recommends thirty-six (36) officers are needed for the size of our community.

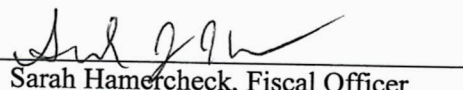
Mr. Wayman asked if anyone wished to speak in opposition to the proposed rezoning. No one wished to speak in opposition of the rezoning.

Mr. Anderson asked if anyone had any other questions or comments regarding the proposed rezoning. With no questions or comments, Mr. Anderson asked for a motion to adjourn the Public Hearing.

Mr. Wayman presented a motion to adjourn the hearing, seconded by Mr. Gauntner. Roll Call: Mr. Wayman: Yes Mr. Gauntner: Yes Mr. Anderson: Yes

Chairman Anderson adjourned the Special Zoning Public Hearing at 11:45 A.M.

  
Max Anderson, Jr., Chairman

  
Sarah Hamercheck, Fiscal Officer