

RECORD OF PROCEEDINGS
MADISON TOWNSHIP ZONING COMMISSION
REGULAR MEETING MINUTES

Minutes of

Meeting

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

Held _____

Monday, April 22, 2024

7:00 p.m.

_____ 20 _____

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

Mr. Witt requested a motion to approve the minutes from March 11, 2024. Mrs. Wisniowski presented a motion to approve the minutes from the March 11, 2024, meeting, seconded by Mr. Rothlisberger. With no discussion the minutes were approved.

“All ayes” 4-0

James Place Preliminary Discussions for Rezoning:

Mr. Witt invited James Victor (3814 Gageville Monroe, Kingsville) and Heather Victor (11260 Quail Hollow Rd. Painesville), owners of James Place Mobile Home Park to the podium. Mr. Victor stated that the reason for being there tonight is he is looking to get 2 parcels of land re-zoned from B-2 Regional Business to MH – Manufactured Home Park. He stated there’s approximately 10 acres of land on the east side, with a maximum of 60 homes. The parcel on the west side is approximately 16 acres with a maximum of 35 homes. He added that the west side has about 6-7 acres of wetlands that he’s hoping to just put in some paths for the residents to use. Mr. Victor said the build-out time would take about 20 years and last until about 2044.

Mr. Victor stated that each home sits on a 6-inch floating slab. Mr. Witt asked if there are any regulations for anchoring. Mr. Victor stated they (the owners) must be licensed to install these homes and the sites are inspected every step of the way during construction. Each home takes 4-5 months to complete. Mr. Witt asked if all the utilities are underground. Mr. Victor stated that yes, all utilities are underground. Mr. Witt asked if the garages are all single units. Mr. Vitor stated that most are 2 car garages. Mr. Witt if there are units that do not have a garage at all. Mr. Victor stated there will be some units without garages. Mr. Witt asked if they would let those people have carports and/or sheds. Mr. Victor stated that they do allow carports and sheds. He added that the community has a set of standards that all residents must follow.

Mr. Victor stated that in an effort to keep the park clean and up to standard, they do remove the old, dilapidated homes. They crush them up and get them hauled off-site. So, they’ll be adding new homes to some of the existing home locations as well.

Mr. Rothlisberger asked what will be the progression of how the park is to be built out. Mr. Victor stated that his plan is to fill the current section first before expanding into these new areas. Mrs. Wisniowski asked how many homes are currently on the location. Mr. Victor stated there are approximately 162 homes currently. Mr. Hyrne confirmed they will be adding approximately another 140 homes between what’s still available and what will become available if this rezoning goes through. Mr. Victor stated that was correct. Mr. Victor stated that the parcel upfront has 3.7 Acres, and he would like to get that rezone to B-2 in the future.

Mr. Hyrne made a motion to set a public hearing on May 13, 2024, for the purpose of rezoning 2 parcels. Mrs. Wisniowski second the motion.

“All ayes” 4-0

Public Hearing set May 13, 2024

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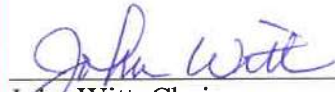
Trice Chiropractic Clinic preliminary site plan review:

Mr. Witt invited Logan Hurst (4232 North Bend Rd. Ashtabula), the contractor, to the podium. Mr. Hurst stated that the owner is looking to build an addition for the purpose of adding additional rooms to his practice. Mr. Hurst stated that his biggest questions concern is some of the setbacks. The owner also owns the parcel to the west and the addition would encroach upon those setbacks. He wants to know if the board would require them to resurvey and combine the parcels or since the owner owns them both, will it be ok.


Mr. Bernard asked if the owner planned on expanding the parking. Mr. Hurst stated that he was, and he planned to put it on the parcel to the west. Mr. Bernard stated that maybe the board should consider asking that the parcels be consolidated first, otherwise the owner will need a few variances with the current layout. Consolidating the parcels will eliminate the need for variances. The board agreed that consolidating the parcels and then come back with an updated site plan is the best way to go. Mr. Hurst stated he understood what the board needed for the next step.

Mr. Bernard stated he did not have any new or old business to present to the board. There being no further business before the board, Mr. Witt requested a motion to adjourn the meeting, a motion to adjourn the meeting at 7:42 p.m. was presented by Mr. Hyrne, seconded by Mrs. Wisniewski.

Roll call: **All "Ayes."**



John Witt, Chairman



Audra Wisniewski, Secretary