

# RECORD OF PROCEEDINGS

Minutes of

## MADISON TOWNSHIP ZONING COMMISSION REGULAR MEETING MINUTES

Meeting

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

Held Monday November 18, 2024  
7:00 p.m. 20

The Madison Township Zoning Commission Regular Meeting was called to order at 7:01 P.M. by Chairman Mr. Witt, with the following people present Mrs. Wisniowski, Mr. Witt, Mr. Rothlisberger, Mr. Diak and Mr. Hyrne. Mr. M. Ungers was present as Zoning Inspector and Mr. C. Bernard was present as Assistant Zoning Inspector.

Mr. Witt requested a motion to approve the minutes from September 9, 2024. Mrs. Wisniowski presented a motion to approve the minutes from the September 9, 2024, meeting, seconded by Mr. Rothlisberger. With no discussion the minutes were approved.

**“All ayes” 5-0**

Mr. Ungers invited Mr. Jason Kucharski (2694 Edgehill Rd Cleveland Heights) to the podium to begin the preliminary site plan discussions for a self-storage facility. Mr. Kucharski is looking to purchase 2 parcels on North Ridge Road, address 5909 and 5867, for the purpose of building a self-storage facility.

Mr. Ungers informed the board that he has already had some discussions with Mr. Kucharski covering some of the basics, such as the required setbacks and different county approvals that would be required. Mr. Ungers asked Mr. Kucharski if he planned to demolish all the current structures on the parcels. Mr. Kucharski stated that he did in fact plan to remove all the current structures.

Mr. Diak asked if he planned to have an office on site. Mr. Kucharski stated that not it wouldn't be a office in the traditional sense but more of an area for storage. Mr. Kucharski stated he's still undecided about adding utilities for a restroom on site. He added that it would be completely fenced in for security. Mr. Kucharski stated that he didn't plan to add heat to the units.

Mr. Witt asked if anyone knew if the fire department requires a full sprinkler system for storage facilities. Mr. Ungers stated that he did not know but that would be a good question for the fire department. Mr. Ungers asked how much staff he envisioned working on site. Mr. Kucharski stated that he would have 1 part time employee. Mr. Hyrne asked if the site would cover both parcels or just one. Mr. Kucharski stated the full site will cover both parcels. Mr. Witt added that he should be cognizant of the neighbors when he adds his outside lighting. Mr. Kucharski stated that he would and added that entry to the facility would be controlled electronically.

Mrs. Wisniowski asked if he planned to build out the full site all at once or will it be done in several phases. Mr. Kucharski stated that he currently has a firm doing a feasibility study and the results from that will help determine how the site gets built out. Mr. Witt asked if there would be any outdoor storage. Mr. Kucharski stated everything will be stored within the units. Mr. Diak asked if the drive surface would be gravel or asphalt. Mr. Kucharski stated the goal is to have asphalt, but he would need to discuss it with Lake County Stormwater Department before deciding. Mr. Ungers asked if he was thinking of a chain link fence around the facility. Mr. Kucharski stated that he would do chain link around the sides and back but would like to do something nicer across the front, maybe wrought iron. Mr. Rothlisberger asked if there was a landscaping plan. Mr. Kucharski said he hasn't thought that far out yet.

With no further questions, Mr. Witt thanked Mr. Kucharski for his time and wished him well on his endeavor.

Mr. Ungers stated that he's been getting some calls on the vacant lot next to Wal-Mart and we may see something soon.

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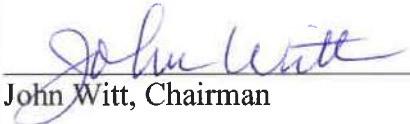
Mr. Ungers stated he would like to talk about some potential text changes. One of the biggest questions the zoning department gets refers to the ground water boring in the site plan section. There was discussions as to why it was in the site plan to begin with and is it still necessary. The board agreed to give this some thought and come back next month.

Mr. Ungers passed out samples text changes for the board to review. He added he would like to finalize text changes in January.

Mr. Ungers stated he still hasn't heard from Dunkin Donuts and is unsure where they are in their process of getting approvals.

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

**"All ayes" 5-0**  
**Meeting adjourned at 7:37 PM**

  
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John Witt, Chairman

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Audra Wisniowski, Secretary