

RECORD OF PROCEEDINGS
MADISON TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES

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

Thursday June 13, 2024

Held _____

7:00 p.m.

_____ 20 _____

The Madison Township Board of Zoning Appeals Meeting was called to order at 7:05 p.m. by Chairman T. Sill, with the following people present Mr. B. Dubiel, Mr. T. Sill, Mrs. L. Diak, Mr. T. Brass and Mr. J. Boyle. Mr. Ungers, Zoning Inspector, was present. Mr. C. Bernard, Assistant Zoning Inspector, was present.

Mr. Sill requested a motion to approve the minutes from May 9, 2024. Mrs. Diak presented a motion to approve the minutes from May 9, 2024, Regular minutes, seconded by Mr. Brass. With no discussion the minutes were approved:

“All Ayes” - Minutes approved 5-0.

Chairman Sill opened the preliminary discussions for Divine Living (2358 Hubbard Rd) for the purpose of expanding their conditional use permit. Request #24-006. He invited John Boczar, contractor (78 W. Cedar St Jefferson, Oh) and Charlotte Kister, Owner of Divine Living (5180 Bushnell Rd. Conneaut, Oh) to the podium.

Mr. Ungers handed out a parcel map and preliminary floor plan of the proposed new building. Mr. Ungers informed the board that the first 500 feet of the property is zoned P-1 Professional District adding that this property has been a long standing legal non-conforming business and in order for them to expand the non-conforming use the board will need to re-evaluate and approve the request.

Mr. Boczar stated that the original plan was just to add an addition to the current structure but due to the make-up of the current structure, that wasn't possible. The new plan is to build a completely new building that will house 16 residents. All will have their own room and bathroom. The building will have a full commercial kitchen to service the 16 residents.

Mr. Brass asked for clarification on the actual location of the building, due to the stream that runs behind the current building. Mr. Boczar stated they planned to be on the other side (West Side) of the stream. Mrs. Kister stated the stream was a man-made stream and they planned to utilize the current culvert for access. Mr. Ungers stated that one of his concerns is that only the first 500 feet of the parcel is zoned P-1, if they go beyond the 500 feet, they will be in a different zoning district, and if that were to happen, they may need to consider asking for the parcel to be rezoned. Mr. Boczar stated he didn't feel they were going past the 500 feet but asked what the process for the rezoning would be if they did need to go past the 500-foot mark on the property. Mr. Ungers explained the rezoning process.

Mrs. Diak asked if they were confident that they would be able to fill the rooms/beds. Mrs. Kister stated the Medicaid payments are increasing and she will have no issue filling the rooms. Mr. Sill asked if the existing building will still operate as it currently does. Mrs. Kister stated it would. Each building will operate completely independently, with their own staff. Mr. Brass asked how many rooms are in the current building. Mrs. Kister stated there are 14 rooms in the current building.

Mrs. Kister stated they planned to enclose the ditch to help with flooding. Mr. Brass asked if this would affect anyone downstream. Mrs. Kister stated she didn't think it would as it would only help to keep the water contained and moving. Mr. Bernard stated that Lake County Stormwater Department would look at that when they submit the final site plan. Mr. Sill asked when they would be looking to break ground if they got approval. Mr. Boczar stated he would like to get going within 90 days of the approval. Mr. Brass asked how long will it take to complete the project. Mr. Boczar stated he expected it to take 9 months to a year to complete.

Mr. Ungers stated he would send out neighbor letters and post in the paper for next month's public hearing adding that the date will be July 11, 2024 at 7PM.

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Minutes of

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Mr. Ungers stated Dunkin Donuts has submitted a preliminary site to the zoning commission, but he didn't have any new or old business for the BZA.

There being no further business before the Board, a motion to adjourn the meeting was presented by Mrs. Diak, seconded by Mr. Brass.

All "Ayes." – Meeting adjourned at 7:25 PM

Thomas Sill

~~Mr. Thomas Sill Chairman~~

BRASS - Acting Chairman

Bill Dubiel

~~Mr. Thomas Brass, Secretary~~

MR. Bill Dubiel