



Land Use and Zoning Meeting Minutes

September 20, 2012

STAFF:	David Radachy
DATE:	September 21, 2012

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 p.m. by Chairman Welch.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Constantine, Kenyon, Morse, Terriaco and Welch, and Mmes. Diak and Malec. Staff: David Radachy.

Mr. Welch asked for any comments from the public. No comments were made.

Mr. Welch asked Mr. Radachy to present the cases. There were five cases on the agenda.

Madison Township Text Amendment – Revision of Section 114 and the deletion of 112, 115 and 117, addition of definitions to Section 101

Staff stated that the Madison Township Zoning Commission is revising Section 114. They were adding purpose statements to define the districts. They were removing the SIC Codes as the permitted uses and replacing it with a use table. They are also consolidating the yard, lot and building requirements from Sections 112, 114, 115 and 117 into a table in Section 114. They are creating a new district, B-3, Wholesale and Trade. Then they are going to delete Sections 112, 115 and 117.

Staff stated that he found some issues with the proposed use table. Some of the terms used in the use table were not the terms defined in Section 101. The Zoning Commission should change Veterinary Service under retail and personal service to Veterinary, Small. They need to change Livery to Livery, Car and New Motor Vehicle, Rec. Vehicle Sales to Motor Vehicle Dealer, New under automotive and transportation. The new definitions define livery, car and livery, horse and they need to state which one is allowed here. The Committee asked if the Township was going to allow livery, horse as a permitted use, and staff stated that it is an agricultural use and it is allowed already. They need to change Light Manufacturing to Manufacturing, Light; Wholesale Building Supply to Wholesale Business; and Utility Service and Facilities to Utility and Communication Facilities.

Madison Township's proposed language did not include definitions of Insurance, Tax and Financial Related Services, Computer Related Services, Other Professional Office, Government Office, Auto Leasing, Construction (light and heavy), Recreational Facilities, Residential Care Facility, Nursing Home and Home for the Aging, Exterior Bank ATM and Motor Vehicle Sales, Pre-owned.

The Committee asked if staff was going to recommend denying and telling Madison to rewrite the text. Staff stated no. They would recommend approval with the additional changes to the use table and adding the definitions. The changes to the use table are small, and staff could provide definitions for the Zoning Commission to consider. Madison Township Zoning Commission could continue the hearing while they review the suggested definitions

Mr. Morse made a motion recommending approval of the text amendment to Sections 114 and 101 with staff's recommendations on the use table and additional definitions.

Ms. Diak seconded the motion.

All voted "Aye".

Motion passed.

Madison Township – Parking Section 127

Staff stated that Madison Township was revising their parking regulations by adding purpose statements, defining the dimensions of a parking space. They are adding setbacks from the right-of-way and other property lines, adding landscaping requirements, and requiring parking to be on the same lots as the permitted or conditional uses. They are also requiring pavement for all lots in commercial and industrial zones and adding all the new uses and revising parking minimums.

The Committee was concerned about requiring two enclosed spaces for homes. They were concerned that the smaller lots in the north would not be large enough to handle two car garages. They were wondering if this would be enforced on existing homes if the existing homes were proposed to be enlarged. Staff did not know how they would enforce this on existing property. The Committee suggested that Madison Township address this issue by making a statement that extending a home would not require adding a garage in their zoning regulations.

The Committee thought that requiring pavement for all parking lots would meet with resistance. They thought it was a good idea. They also like the rules on only two vehicles per year, one at a time, are to be sold on lots that are not car lots. They thought it was going to help the community in the long run. The Committee also asked to make sure that handicapped parking was included in the revisions. Staff stated yes.

Mr. Constantine made a motion recommending approval of the text amendment with the Committee's suggestion.

Ms. Malec seconded the motion.

All voted "Aye".

Motion passed.

Madison Township Text Amendment – Revision of Section 142 Conditional Uses

Staff stated that the Madison Township Zoning Commission is revising Section 142 based on the changes to Section 114. The Zoning Commission is adding new conditional uses and the new conditional uses need conditions. Most of the conditions were from other communities. The committee stated that they thought that there should be time limitations on other conditional uses other than outdoor dining. They stated that they would like to see language allowing a BZA to determine hours on Clubs, Public Meeting Spaces and Indoor Recreation.

Mr. Kenyon made a motion recommending approval of the text amendment to Sections 142 with the addition of adding a time restrictions on Clubs, Public Meeting Spaces and Indoor Recreation.

Ms. Diak seconded the motion.

All voted "Aye".

Motion passed.

Madison Township Text Amendment – Deletion of Sections 112, 115 and 117

Mr. Welch stated that he believed we did not make a recommendation the deletion of Sections 112, 115 and 117. He stated that we addressed the issue when recommended the changes to Section 114, but we need to make it formal. He requested a motion.

Ms. Diak made a motion recommending approval of the deletion of Sections 112, 115 and 117.

Mr. Terriaco seconded the motion.

All voted "Aye".

Motion passed.

Mr. Welch asked for any new business. Staff stated that there was none.

Mr. Welch asked for any old business. Staff stated that there was none.

There was no public comment.

The meeting adjourned at 7:20 PM.