PLANNING & ZONING COMMISSION MINUTES
VILLAGE OF MADISON
Regular Meeting
September 8, 2014

Regular Planning & Zoning Commission Meeting

Chairman Rob Johnson called the Regular Planning & Zoning Commission Meeting to order at 7:17PM.

Roll Call

Planning and Zoning Commission members in attendance: Mr. Mark Vest, Mr. Dan Donaldson, Mr. Rob Johnson, Mr. Jerry Gardner and Mayor Britton. Law Director Mr. Joe Szeman and Administrator Mr. Dwayne Bailey were also in attendance.

Approval of Minutes

Mr. Donaldson presented the July 14, 2014 meeting minutes for approval.
Motion made by Mr. Vest and seconded by Mr. Gardner.
Questions/Discussion: None
Roll call on approval of minutes: 5 yeas, motion carried.

Council Reports

Mr. Vest stated that the Valet Parking legislation was passed by Council but has not been implemented. Mr. Vest also stated that he has witnessed a spot light on a sign for a business located near the valet parking area. Mr. Bailey will look into this. Mr. Vest added that there is an issue with standing water in the dock area at the former Wonder Hostess store. Mr. Bailey will also look into this.

Old Business – None

New Business – **Parking** – Mr. Szeman stated that parking codes are fairly easy to update via ITE standards. The challenge of Main Street is that there is a lack of parking. Historic preservation was discussed. Mr. Szeman stated that there are active projects in downtown Willoughby and also in Mentor that might fit in the Village. Mr. Szeman stated that he is looking for guidance from the commission as to the direction they want to go. Mr. Vest stated that he is looking forward to the implementation of the SWIF grant project to see its impact. Mr. Szeman stated that P&Z can make recommendations. Mr. Johnson asked if we can use SWIF grant dollars to have a consulting firm review the downtown area. Mr. Szeman will have to look into that. Signage was discussed. Mr. Szeman asked if P&Z is investigating a problem that really does not exist; specifically: is there in fact a parking problem. The issue of not enforcing a business parking lot that is not paved was discussed. Surface parking was discussed. The creation of a historic parking overlay was discussed. Curb cuts were discussed. It was stated that the auction of the former Homer Nash property will be October 2, 2014.

Mayor Britton discussed the issue with True North's parking/driveway issues and is concerned that taking away the 'enter' and 'exit' signs might have been a bad decision.

Historic Preservation – Mr. Bailey stated that he requested this be placed on the agenda due to the fact that we have being out of compliance with the state's certified local government program in regards to Historic Preservation. It was stated that when the Charter was formed, Historic Preservation was combined with the Planning and Zoning. Mr. Bailey explained that these are supposed to be two separate bodies. He added that the Historic Preservation board is supposed to have architects and people knowledgeable in buildings and structures on it. Mr. Bailey stated that the person in charge of this at the state level has been contacting the Village and sent a check list for us to review. Mr. Bailey had a phone conversation with him today and Mr. Bailey stated that, at face value, there is no way that we will ever comply with the check list but he believes that we can modify our legislation to allow the Historic Preservation to be handled by our Planning and Zoning Commission and then reach out to the Historical Society on historic preservation topics/issues. There may also be training opportunities offered to assist us in historic preservation moving forward. Mr. Bailey asked the Planning and Zoning commission if it is their wish to maintain Historic Preservation Certification. Mr. Szeman stated that it can be a very nice program to get into but is unsure of all of the benefits it provides.
Motion to re-establish our certification made by Mayor Britton, seconded by Mr. Donaldson.
Questions/Discussion: None
Roll call on approval, 5 yeas. Motion approved.

Other Comments: Mr. Szeman stated that the commission might want to address a landscape code in the future. Mr. Szeman will gather information and present it to the commission. He provided details from a similar landscape plan that is in place in Mentor.

NEXT MEETING
The next scheduled meeting of the Planning and Zoning Commission is Monday, October 13, 2014.

With no other business before Planning and Zoning Commission, a motion for adjournment was made by Mayor Britton and seconded by Mr. Gardner at 7:52pm. Motion passed unanimously with 5 yeas. Meeting adjourned.

Rob Johnson
Planning & Zoning Commission Chairman

Sam Britton, Jr., Mayor

12-11-14
Date