

VILLAGE OF MADISON
Regular Council Meeting
April 27, 2026

RECORD OF PROCEEDINGS

Mayor Britton called the meeting to order at 7:00PM.

Mayor Britton invited all in attendance to join in the Pledge of Allegiance to the Flag. Mayor Britton requested that everyone observe a moment of silence. Council Members Mr. Adams, Mr. Donaldson, Ms. Drown, and Mr. Vest were in attendance. Also in attendance were Administrator Mr. Chapman, Law Director Mr. Szeman, Fiscal Officer Kristie Crockett, Village Engineer Eric Haibach and Chief of Police Troy McIntosh. Councilman Lee was not in attendance due to a death in the family.

PUBLIC HEARING:

The Public Hearing was opened at 7:01 pm.

Law Director Szeman stated that the matter of the Public Hearing is in regards to the potential rezoning of Parcel No. 02-A-002-0-00-006-0. The Hearing is Ordinance No. 03-2026.

ORDINANCE NO. 03-2026: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING PURSUANT TO DEVELOPMENT PLAN OF PERMANENT PARCEL NO. 02-A-002-0-00-006-0 FROM R-2, SINGLE FAMILY RESIDENCE DISTRICT, TO B-4, INTERSTATE BUSINESS DISTRICT. (3rd Reading)

He announced that there are two related Ordinances, which are as follows:

ORDINANCE NO. 04-2026: AN ORDINANCE APPROVING THE VACATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY. (3rd Reading)

ORDINANCE NO. 05-2026: AN ORDINANCE ACCEPTING THE DEDICATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY. (3rd Reading)

Mr. Szeman explained that there is no pavement there currently. He stated that these easements exist as a result of the plat. In order for the developer potentially to move forward, if this is approved they would like to expand the Meyer's Mentor RV parking to the east, adjacent to Interstate 90. The existing roadway easement would have to be relocated further to the north.

He reminded all that once the mayor closes the Public Hearing, it is closed. He explained that if they have something to say, now is the time. There is a five-minute time limit to speak.

Residents were in attendance of the Public Hearing to express their opposition to rezoning of Permanent Parcel No. 02-A-002-0-00-006-0 **ORDINANCE NO. 03-2026: AN ORDINANCE**

AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING PURSUANT TO DEVELOPMENT PLAN OF PERMANENT PARCEL NO. 02-A-002-0-00-006-0 FROM R-2, SINGLE FAMILY RESIDENCE DISTRICT, TO B-4, INTERSTATE BUSINESS DISTRICT.

As well as the related ordinances:

ORDINANCE NO. 04-2026: AN ORDINANCE APPROVING THE VACATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY.

ORDINANCE NO. 05-2026: AN ORDINANCE ACCEPTING THE DEDICATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY.

The Residents were as follows:

Alessa Slebsky	451 Hyder Drive
David Albert	127 Hyder Drive
Charles Loncar	144 Huntington Woods
John & Jennifer Elkins	244 Kensington Court
Nick Mihalic	191 Kingsbury Point
Steve Seufer	474 Hyder Drive
Tara Cummings	355 Hyder Drive
Gary Roberts	196 Kingsbury Point
Courtney Reed	219 Wellington Court
Joe Kotar	109 Huntington Woods
Jack Boland	240 Kensington Court
Tom Weiss	499 Hyder Drive
John Roberts	196 Kingsbury Point
James Kopczak	378 Hyder Drive

They listed concerns such as more noise coming from Interstate 90, property devaluation, increased traffic, concerns regarding future development, potential drainage issues, changing the quality of life, residents feel that if the property is kept residential, this will have the potential for a future development. Should this happen, it will bring in more tax revenue.

Mayor Britton closed the Public Hearing at 7:35 pm.

MINUTES

Mayor Britton announced minutes to be approved for the Council Meeting held on April 13, 2026. Motion for approval made by Mr. Vest, seconded by Ms. Drown.

Questions/Discussions – None

Roll call on approval, 3 yeas 1 abstention. Mr. Donaldson abstained. Motion carried.

FIRST HEARING OF PERSONS BEFORE COUNCIL: None

PAY ORDINANCE

Mayor Britton presented Pay Ordinance No. 2541: \$87,984.54 for payroll and \$21,136.37 for current and upcoming expenses, for a total of \$109,120.91.

Motion for approval made by Mr. Adams, seconded by Ms. Drown.

Questions/Discussion – None

Roll call on approval, 4 yeas. Motion carried.

OLD LEGISLATION:

ORDINANCE NO. 03-2026: AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING PURSUANT TO DEVELOPMENT PLAN OF PERMANENT PARCEL NO. 02-A-002-0-00-006-0 FROM R-2, SINGLE FAMILY RESIDENCE DISTRICT, TO B-4, INTERSTATE BUSINESS DISTRICT. (3rd Reading)

Motion for passage made by Mr. Vest, seconded by Mr. Donaldson.

Questions/Discussion: Mr. Vest explained that he is on the Planning & Zoning Commission and voted for this change. He explained that Meyer's Mentor RV is a New York based company, however; the people that work there live in the community and/or surrounding communities. He addressed a letter that was circulated to the residents living on Hyder Drive. He stated that there were some statements in the letter that were not true such as Meyer's Mentor RV clearing all of the land. He stated that this is not their intent. One of the main reasons he thought this was a good idea is because they were going to provide Madison Village with a road easement. Should the road go through, the Village would not have to obtain the easement, saving thousands of dollars. He explained the process of this going from the Planning & Zoning Commission to the Council. He addressed the concerns of diminished property taxes.

He stated that the owner of the property has offered to expand the tree line around the property on the Hyder Drive side an additional 50' beyond the property lines to add an additional buffer.

Mr. Adams stated that Mr. Vest has worked hard on this, and sometimes their opinions differ, however; they remain respectful. He stated that when he takes into consideration of his vote, he looks at what the residents that live in the area have to go through. He thanked the residents for coming in and voicing their concerns.

Mr. Donaldson thanked all for coming in. He explained how the income and property tax revenue work. He explained a study called The Cost of Community Services. He stated that if anyone was interested in reviewing the study it can be found at the Lake County Soil & Water Conservation District website. He added that this zoning change is not a Madison Village driven initiative to increase the tax revenue. The land owner came to the Village, which is how the zoning changes start. He stated that he does not see Hyder Drive being extended anywhere in the near future. Having the easement, prevents structures from being built on it. He stated that if there is a way to help the owner out, perhaps by developing a way get done what they are looking to do, he is in favor of it. Maybe there is a compromise, with a little more of a development plan, with perhaps a building restriction (east of the parcel) might be suitable for everyone.

Roll call on the motion: 1 yea. 3 nays. Mr. Vest voted yes, Mr. Adams, Mr. Donaldson & Ms. Drown voted no. Motion failed.

Law Director Szeman stated that with this Ordinance failing, Ordinance No. 04-2026 Ordinance # 05-2026 will be a moot point.

ORDINANCE NO. 04-2026: AN ORDINANCE APPROVING THE VACATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY. (3rd Reading)

Motion for passage made by Mr. Donaldson, seconded by Ms. Drown.

Questions/Discussion: None

Roll call on the motion: 1 yea. 3 nays. Mr. Vest voted yes, Mr. Adams, Mr. Donaldson & Ms. Drown voted no. Motion failed.

ORDINANCE NO. 05-2026: AN ORDINANCE ACCEPTING THE DEDICATION OF ROADWAY EASEMENTS ON PERMANENT PARCEL NO. 02-A-002-0-00-006-0; AND DECLARING AN EMERGENCY. (3rd Reading)

Motion for passage made by Mr. Vest, seconded by Mr. Donaldson.

Questions/Discussion: None

Roll call on the motion: 3 yeas. 1 nay. Mr. Donaldson, Ms. Drown & Mr. Vest voted yes. Mr. Adams voted no. Motion passed however; Mr. Szeman stated this is a moot point.

ORDINANCE NO. 7-2026: AN ORDINANCE ACCEPTING AND AUTHORIZING THE MAYOR TO ENTER INTO A GRANT AGREEMENT WITH THE NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) FOR THE 2026 ENERGIZED COMMUNITY GRANT PROGRAM, TO PERFORM ALL ACTIONS NECESSARY TO ACCEPT GRANT FUNDS, AND DECLARING AN EMERGENCY. (2nd Reading)

Motion for suspension made by Mr. Donaldson, seconded by Mr. Vest.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

Motion for passage made by Ms. Drown, seconded by Mr. Vest.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

NEW LEGISLATION:

ORDINANCE NO. 10-2026: AN ORDINANCE PROVIDING FOR ADDITIONAL PERMANENT APROPRIATIONS AND ADJUSTMENTS TO VARIOUS LINE ITEMS FOR THE CURRENT EXPENSES AND FOR OTHER EXPENDITURES OF THE VILLAGE OF MADISON, OHIO, FOR THE PERIOD BEGINNING JANUARY 1, 2026, TO AND INCLUDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY. (1st Reading) (\$66,000.00 for 2026 Durango for the MVPD)

Motion for suspension made by Mr. Vest, seconded by Mr. Donaldson.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

Motion for passage made by Mr. Adams, seconded by Mr. Donaldson.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

PURCHASE ORDERS AND OTHER APPROVAL PERMITTED BY MOTION:

A purchase order to Greve Chrysler Jeep Dodge in the amount of \$62,564.00 for a new 2026 Durango to replace 2019 Charger (totalled in a non-at-fault crash).

Motion for passage made by Mr. Adams, seconded by Mr. Vest.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

ADMINISTRATOR'S REPORT:

➤ **Engineer's report –**

Mr. Haibach reported that the OPWC Round 41 funding pre-applications are open. He will be submitting a pre-application 50/50 grant funding for paving Huntington Woods Drive.

He stated that he has an upcoming meeting with FEMA regarding the brick funding opportunity. This is building resilience infrastructure in communities grant money. The grant money is for mitigation and flooding. He is asking for funds for the N. Lake Street storm sewer project.

➤ **Fiscal Officer's report –**

Mrs. Crockett reported that the Census Data Examination for the year 2024, which was the randomly selected Ohio Police & Fire Audit, was performed on April 23, 2026. The auditors have completed their report, which is awaiting the mayor's signature this evening. Once the report is returned, it will be available on the Auditor of State's website for public inspection.

Mrs. Crockett was pleased to report that there were no issues identified during the audit.

In regards to the audit performed every two years, the auditors have completed their inhouse examination of the financial documents. They are compiling their audit report for review. They plan on having it completed within the next two weeks. She stated that "unofficially" they shared with her that it was a clean audit with no official findings to report.

➤ **Police Chief's report –**

Chief McIntosh thanked council for the approval of the new cruiser. He stated that there is one in stock, he will get it on order tomorrow.

He reported that the new full time Police Clerk started her position on April 21, 2026 and is doing very well with her training.

On Wednesday May 6, 2026 the second session of training for the Perry Nuclear Power Plant will take place. The training is for the first responders on duty for any kind of event.

He reported that he will be in Columbus for the Ohio Association of Chief's of Police Conference from May 3rd – May 5th, 2026.

He reported that the annual Memorial Day Parade is scheduled for Monday May 25, 2026 at 11:00 a.m.

In closing, a brief discussion took place regarding the semi's using their "jake break". He will remind the Officers to be aware of this.

➤ **Administrator's report –**

Administrator Chapman reported that Flagship Cocktails & Eatery opens on April 28, 2026 at 4:00 pm at their new location.

COMMISSION AND COMMITTEE REPORTS: None

FINAL HEARING OF PERSONS BEFORE COUNCIL: None

NEW BUSINESS

Mayor's Report: -

From the floor a motion was made by Mr. Vest, seconded by Ms. Drown to move to summer hours. The 1st Council Meeting in the month of May, June, July, August & September 2026 will be cancelled.

If there is a need for the first meeting of the month, council may hold it during this time.

Questions/Discussion: None

Roll call on the motion: 4 yeas. Motion carried.

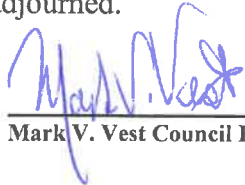
ADJOURNMENT

Motion to adjourn at 8:08 pm made by Mr. Adams, seconded by Mr. Donaldson.

Roll call on adjournment, 4 yeas. Meeting adjourned.



Sam Britton Jr., Mayor



Mark V. Vest Council President



DATE

Attested:



Kristie M. Crockett, Fiscal Officer



DATE