

THE MADISON COUNTY BOARD OF ZONING APPEALS MINUTES

Members of the Madison County Board of Zoning Appeals held their regular monthly meeting, **Monday evening December 4, 2023 at 7:30 pm** in the Conference Room of the Madison County Engineer's Building at 825 U.S. Rt. 42 London, Ohio

Members present: James Stewart, Chairman, Charles Hann, Brad Reardon, David Peart, Jesse Bobo, Board Members, Dave Hughes, Zoning Administrator, Sherry Gallagher Zoning, Ronda Maynard, Zoning

Others Present: Robert Turvy (Deercreek Township Trustee) Kenny Patel (23-26) Conrad Sokolowski (23-26) Brian Bennington (CTJFD) Satch Davison (23-23)

David Peart made a motion to dispense with the reading of the **November 6, 2023** minutes and approve as presented. **Jesse Bobo** seconded the motion. **Motion carried: with All Votes being "YES"**

David Hughes swore in the audience members to speak before the Board concerning the cases. There was no objecting to the swearing in of the audience. The audience concurs.

23-23 Satch M. Davison 5405 Old Xenia Road SW, South Charleston, OH 45368 Request permission for A-1 conditional use permit to split out one lot of approximately 2.00 Acres from the mother Parcel of 86.0 acres, to allow for one new single-family residence located at Old Xenia Road, London Ohio 45368. Zoned A-1 **Paint Township, Parcel 333, VMS 6252, Tax Pin #14-00073.004 Satch Davison** was present to represent the application. **Dave Hughes** presented the details of the case. Subdivision Review Board Development Standards can be met. No calls or letters into the Zoning office with this notification. **Chuck Hann made a motion to approve the application, David Peart seconded the motion. The motion carried with All Votes being "YES"**

23-26 Conrad Sokolowski- Soko Mac Investments LLC 2019 Clancy Ct Columbus, Ohio 43230 C/O Kenny Patel OM SHIV INC 870 US Highway 42 London, Ohio 43140. Request Permission for a conditional use permit to convert existing hotel rooms into dwellings and allow guest to stay up to 12 months. Zoned C-2 Commercial Located at 870 US Highway 42 London, Ohio 43140 **Deercreek Township Parcel-612 VMS-8965 Tax Pin #05-00443.002**

SokoMac Investments, LLC

8019 Clancy Ct
Columbus, OH 43230
(860) 490-4822
conradsokolowski@yahoo.com

November 1st, 2023

Madison County Department of Building and Zoning
1 North Main Street
London, OH 43140

Subject: Proposal for Conditional Use Permit - Fairbridge Inn Express
Dear Department of Building and Zoning,

I am writing to request your consideration of a Conditional Use Permit for Fairbridge Inn Express located at 870 US - 42. The purpose of this proposal is to adapt to the evolving landscape of the hotel industry by offering full-term residence in 12-month terms. As a potential buyer of Fairbridge Inn Express, I believe that this innovative approach is essential to the successful acquisition and operation of this establishment.

Upon approval of this proposal, my intention is to convert every two hotel rooms into a single dwelling unit. This transformation will result in a significant reduction in the total number of units, from the current 85 units down to an estimated 40-45. It is important to note that this transition will be non-invasive, with no planned exterior alterations to any of the four buildings. All adjustments will be confined to minor interior modifications, primarily aimed at creating additional living space and providing essential amenities, such as small kitchens and dining areas.

The motivation behind this proposal is to ensure the viability of Fairbridge Inn Express as I consider purchasing the property. Given the current challenges faced by the motel/hotel business, I firmly believe that obtaining the Conditional Use Permit is not only in the best interest of the potential buyers but also the broader community. With

Your approval, I am committed to effectively managing and maintaining this facility while preserving the character and integrity of the area.

I kindly request your support and consideration in granting this Conditional Use Permit, which is essential to the future purchase and operation of Fairbridge Inn Express. Your approval would allow for the necessary adaptation to changing market dynamics and the responsible utilization of the property. I am ready to provide any additional information or address any concerns you may have regarding this proposal.

Thank you for your time and consideration.

Sincerely,


Conrad Sokolowski
Co-Owner / SokoMac Investments, LLC

Conrad Sokolowski, Kenny Patel was present to represent the application. **Dave Hughes** presented the details of the case. No letters into the Zoning Office. The township did call and they are present tonight at the meeting. **Conrad Sokolowski** states the present building has 85 units we would be changed into 45 units. There will be no Zoning changes. **Jesse Bobo** concerned about the leases being 12 months or shorter. **Conrad Sokolowski** would rather have them rented out for 12 months at a time but would consider short term. I would charge \$900.00 to \$1200.00 a month. I would also have a manager on the property most of the time, or could possibly live on property. **Jesse Bobo** spoke of concerns about the area being high traffic, children being part of the complex, and school busses being able to pick up the

children. **Robert Turvy** spoke of concerns about the residential dwellings inside of a commercial area, also concerned about the place turning into HUD units. **Conrad Sokolowski** I would rather not rent out to HUD tenants. **Brian Bennington** addressed Fire Department concerns: reconstruction of the building, fire code as far as fire hydrants, smoke detectors, or sprinkler systems. These are concerns to be addressed by the building process. **Robert Turvy** states the Deercreek Township Trustees would like to see the Board turn this application down. We feel this is not the correct location for the residential dwelling because it is Zoned C-2. They addressed the financial loss of the lodging tax for the Township.

Jesse Bobo made a motion to disapprove the application. Called for a second and no one seconded the motion the motion died.

Chuck Hann make a motion to approve the application with restriction with NO HUD funding. David Peart seconded the motion. The Motion carried with Votes being David Peart "YES" Chuck Hann "YES" Brad Reardon "YES" Jesse Bobo "NO".

Jesse Bobo made a motion to adjourn the meeting. Brad Reardon seconded the motion, Motion carried with all votes being "YES".

_____Chairman_____Secretary