

LERoy TOWNSHIP TRUSTEE MEETING MINUTES

The Leroy Township Trustees met in regular session on Monday, March 3, 2014 at 7 p.m. at the Leroy Township Hall.

Present were: Rich VanPelt, Chuck Klco, Heather Shelton, and Sharon Rodgers

Rich VanPelt opened the meeting with the pledge to the flag.

Guests: Dave Radach from the Lake County Planning commission, and Josh Horacek, Assistant Prosecuting Attorney.

Mr. Radach reviewed the changes that need to be done to update our current comprehensive plan. He will help the zoning commission with this. Some things that need changed are the demo. graphics, transportation needs looked over, housing needs updated, and natural resources also needs updated. Each community receives 12 hours of time from the planning commission. After that there is an hourly fee, and it depends on who is working on it. Some of the work can be done by the zoning commission. Dave will give them a step by step agenda on how to review the comprehensive plan. The plan should be reviewed every 10 years. Don Crellin stated the commission will be reviewing their objectives for this coming year.

Regarding our zoning and "Home Occupations" Our zoning has very limited language. Josh Horacek, assistant prosecuting attorney stated that section 519.02 of the ORC authorizes the trustees to write zoning. Our present illegal non conforming home business can be reviewed on an individual basis, and be classified as "legal non-conforming". This would apply only to current home occupations that do not conform to our current zoning. Certain types of business that are strictly prohibited, such as a machine shop, will not qualify under a "legal non-conforming" business. A restriction could be put on the no of unowned vehicles that could be parked at the residence. Legal non-conforming businesses have to remain the same as is at the time of obtaining a permit . They could be restricted at no more than 10% expansion. For instance, if they have 10 business vehicles housed at their residence, the permit can state no more than 10 vehicles. There has to be a deadline set for any one wishing to come in an obtain a "legal non-conforming" permit for their business. A "legal non-conforming permit could be transferred, should be a cut off date, of for instance 2 years, if the new owner does not apply for a permit for the same business. The auditors office does not do split taxes on one property, residence vs business portion.

The Stein Farm subdivision lot split was tabled by the planning commission. The owners did not address some issues. The next hearing will be Tuesday, March 25th. If the owners do not return to the table with the requested information, the planning commission can then totally reject their plans.

Minutes of the previous meeting were read and accepted with corrections.

Correspondence: None.

Department Reports:

ZONING: Myron reported 4 calls regarding zoning, no permits issued.

Everything else is status quo, waiting for weather to improve. Hearing regarding Osborne's illegal sign is March 18th. Next Monday is the Zoning Commission meeting.

FIRE: No report, fire chief was working.

ROAD: Chuck reported more snow plowing.

CEMETERIES: One letter answered concerning ownership of graves.

PARKS: The rec. board will be meeting to stuff the Easter eggs. The Easter egg hunt is Sunday, April 13th.

The softball board has a new director. Billy Averson. He has been a member of the board for a couple of years.

OLD BUSINESS: Chuck stated that Josh Horacek has been in contact with the person who wanted to buy the Seeley Rd. house. Josh will be in contact with the fire chief regarding the letters the prosecutor's office needs to follow through with orders for demolition of both Radcliffe and Seeley Rd. houses. We should have more news on these two homes by the next meeting.

NEW BUSINESS: None.

FISCAL OFFICER: None.

Motion to pay all bills made by, Rich, 2nd by Heather, all in favor.

Next meeting: Monday, March 24th.

Audience: Nothing.

Motion to adjourn made by, Rich, 2nd by Chuck, all in favor. Meeting adjourned.

Richard VanPelt

Chairman

Sharon E. Rodgers, Fiscal Officer