

LEROY TOWNSHIP TRUSTEE MEETING  
MINUTES

The Leroy Township Trustees met in regular session Monday December 1, 2014, at 7 p.m., at the Leroy Township Hall.

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

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

**Guests: None**

Minutes of the previous meeting were read and approved with correction.

**Correspondence: None**

**Department Reports:**

**ZONING:** Myron reported 18 calls since the last meeting, 12 open inspections, one inspection completed and one junk car violation investigation. He has not received a response from the legal department regarding the illegal sign on Vrooman. It was given to the city prosecutor to proceed with court action against Osborne. Myron also spoke with the landowner regarding his open basement in the Piney Hollow Subdivision. He is in the process of getting bids to have the basement filled in.

Don Crellin from the Zoning Commission stated they are working on the comprehensive plan. The next meeting is Monday at 7pm. This is a work session. They will be gathering information for a questionnaire that will be mailed out sometime in the 1<sup>st</sup> quarter of 2015. The board would welcome any input at their meeting. David Radachey will also be there. He is from the Lake County Planning Commission.

The current zoning fees were given to the trustees for consideration of raising some of them. There has been no increase since 2005. The trustees will take it under consideration.

**FIRE:** No report. Fire Chief was working.

**ROAD:** The men were plowing Thanksgiving Eve. The roads were very snow covered and slippery. They also helped out the county by plowing some of the hills on county roads within Leroy Twp.

**CEMETERIES:** Nothing to report.

**PARKS:** Heather stated the annual Christmas tree lighting ceremony is Sunday the 7<sup>th</sup> at 7 p.m. Don ask Heather to send him an update on phone numbers and any information on our groups in Leroy Twp. For the web site.

**OLD BUSINESS:** Chuck met with Metro Parks, Paul Palagyi and reviewed the map showing Hells Hollow and Seeley Rd. hill to Vrooman Rd. Chuck is working on having Metro Parks take over those parts of the roads. Mr. Palagyi will get back to Chuck after the first of the year. Seeley Rd. is closed at the hill until late spring. Heather plans on personally meeting with Jessica DeLong in Columbus, she is the grant administrator for our meeting house grant. Heather will give her all of the required paper work to apply for the grant. The final bid is \$14,195.00, from Don Jacobson Custom Molding & Millwork. Note: correction to resolution 14-23 (amount of bid corrected from \$14,137.00 to \$14,195.00)

**NEW BUSINESS:** Rich VanPelt made a motion to accept the revised certification of tax rates for 2015, which reflects the passage of the road levy. Chuck Klco seconded the motion. Poll of the vote: VanPelt, aye, Klco, aye, Shelton, aye. Resolution 14-24. Heather stated that Brian Crouse will fill Mike Gerl's position on the Board of Appeals, and that Charles Caldwell will remain on the Zoning Board for another 5 year term.

**FISCAL OFFICER** Chuck made a motion to increase appropriation 10a09C by \$14,225.00 to cover the new shed at the fire station. Rich 2<sup>nd</sup> the motion, all were in favor.

Motion to pay all bills made by, Chuck 2<sup>nd</sup> by Rich, all were in favor.

Next meeting: Organizational meeting will be Tuesday, December 30, at 6 pm, Leroy Township Hall.

Audience: Several residents of the community were present to ask questions and express their concerns about the proposed asphalt plant by Allega on the corner of Vrooman and Carter Rd. Myron, our zoning inspector explained that in 2013 Allega came in for a permit for a concrete & asphalt plant in the area which is zoned light industry. Their plans complied with our zoning requirements. Phase II is the asphalt plant. They did not have approval from the Army Corp. of Engineers because they showed exit and entrance off of Vrooman Rd. The Army Corp. of Engineers wanted the exit off of Carter Rd. This did not comply with Leroy's and EPA's plans to protect the 200 feet of Carter Rd., and not have an access or exit onto Carter. No long range plans were given, as this type of asphalt plant is a portable plant and goes where needed. The Army Corp of Engineers did not want any interference with the small pond on the ODOT side off of Vrooman Rd. However Allega has stated that he has verbally received an ok for the drive to be off of Vrooman, but has received nothing in writing. There were three site plans, which was required by the Army Corp. of Engineers. All three plans were posted on the web site. The Leroy Site Plan Board approved one plan together with the Lake County Soil & Water. The plan is approved for one year. Allega did not receive approval from the Army Corp of Engineers within the one year permit time. Myron feels once Allega has a letter from the Army Corp of Engineers that he will come in for a new permit. At this time the Site Plan Review Board will meet. If you own industrial property and want to build on it you must submit a site plan and have approval from the Site Plan Review Board. A question was asked, can there be any restrictions placed with the permit? Myron stated no, except maybe hours of operation. This area on Vrooman Rd. was changed to industrial & manufacturing back when the freeway was put in. It was felt at the time if we had to designate an area in the township, this would be the best area, adjacent to the freeway. It was amended to an inter-change zone so that a restaurant or hotel could go in. Some residents complained that they were never notified of this zoning change. Only contiguous property owners, (abutting property owners) have to be notified. All of these notices were sent out. Debbie Gucciardo stated her property abuts Allega's property and she never received a notice. Don Crellin stated that the lawyers representing Allega also sent out letters to area homeowners. There were three different letters sent. A question was asked how they plan on getting rid of any waste from the plant. This is strictly EPA's rules, we have no control of that. If you are concerned about your well water there is a couple of companies that will check your well now to compare with later if the plant goes in. It is expensive. We will ask the zoning secretary to expand the area of residents that she notifies of any upcoming hearings or changes. Any hearings are posted under the legal notice section of the paper and on our web site. The Trustees suggested that concerned residents write to their state senator and representative.

Questions can also be directed to the Lake County Health Department, the EPA, the Lake County Soil & Water, and The Army Corp of Engineers.

Motion to adjourn made by. Rich, 2<sup>nd</sup> by Heather, meeting was adjourned.

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Richard VanPelt

Chairman

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Sharon E. Rodgers, Fiscal Officer