

LeRoy Township Zoning Commission

December 8, 2014

WORK SESSION MINUTES

Meeting called to order at 7:00 p.m. by Chairman, Don Crellin.

Roll Call

Members Present: Don Crellin, Dennis Keeney, Tom Orosz, Jeff Kenyon, Chuck Caldwell, Alternate Rob Coulter.

Absent: Zoning Secretary, Nancy Kranstuber

Zoning Inspector, Myron Telencio was also present.

In Nancy's absence, Don read the minutes from the last meeting held November 10, 2014, and asked that they be approved as read. All in favor.

REPORTS:

Land Use

Jeff Kenyon advised Concord was continuing and nearing an end with its Comprehensive Plan.

AUDIENCE:

Numerous questions from residents were presented to the Board concerning Allega's proposed asphalt plant on Vrooman Road. Information was requested on:

- How and why the zoning was permitted?
- What was the original zoning of this property, and what is it currently?
- What permits are needed to operate?
- Can Zoning stop the plant from operating?
- Concerns regarding water quality, noise, dust control, and buffering of adjoining properties.
- Property access to Carter Road.
- Will LeRoy receive any money from the proposed asphalt plant?

The Board answered that the subject property is in a proper zone of Commercial, Industrial and Manufacturing and a permitted use. It was noted that if LeRoy didn't have this zone designated, a plant such as this could be put anywhere, even on residential properties.

All questions were answered to the best of the Board's ability on permits and what agencies are, or would be, involved and needed to operate such a plant, such as Army Corp of Engineers, EPA, Soil and Water, and County Health Department. It was also noted that it was illegal to deny a person or business use of their property if it is a permitted use and legally zoned. As of this date, Allega only has a one-year permit for storage of construction materials on this property in question.

It was asked why a notification was not sent to residents advising them of the zoning change that allows the proposed asphalt plant. Jeff Kenyon advised he would check on the legality of who, what and when the Zoning Board is required to send out this type of notification to residents.

OLD BUSINESS:

Comprehensive Plan:

- The Board continued with reviewing and editing the community survey. Dennis Keeney will make the necessary changes and email the revision to all members before the next meeting on January 12, 2015.

NEW BUSINESS:

- Don shared with the Board the proposed 2015 Zoning Commission meeting dates that will be submitted to the Township Trustees for approval.

There being no further business, Tom Orosz made a motion to adjourn, 2nd by Jeff Kenyon. All in favor.

Next meeting scheduled for Monday, January 12, 2015.

Respectfully submitted in the secretary's absence,

Don Crellin
Zoning Commission Chairman