

LeRoy Township Zoning Commission

January 12, 2015

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, Rob Coulter, and Secretary Nancy Kranstuber.

Guests: Lake County Prosecutor Dave Hackman, Lake County Planning & Development Director, Dave Radachy; LeRoy Trustees Heather Shelton, Rich Van Pelt, and Chuck Klco.

Audience: Residents Rudy Veselko, Deb Gucciardo, Lori Watson, and Bernadette Gumsey.

Absent: Zoning Inspector Myron Telencio (due to illness)

Minutes were read from the last meeting held December 8, 2014. Don made a motion to accept the minutes as read; all in favor.

REPORTS:

Land Use

Jeff Kenyon reported that Concord rezoned a parcel in the gateway district, and Perry Twp. rezoned a B1 to a B2 district.

AUDIENCE:

Before opening the floor to the audience, Don advised that Roberts Rules of Order would be followed, the individual must state their name, address and present their question or comment, and there would be a time limit.

Don introduced County Prosecutor, Dave Hackman and Planning & Development Director, Dave Radachy.

Resident Deb Gucciardo submitted a written letter requesting she and her husband be added to any notifications concerning permits and asphalt use at 6001 Vrooman Road. Radachy advised that notifications are not necessary. Notifications are drafted when land gets rezoned, not when permits are issued, and the Allega plant is a permitted use. Both Radachy and Hackman agreed that there may be a legality to notifying residents on the issuing of permits. Don turned the request from Deb Gucciardo over to Dave Hackman for a ruling from the Prosecutors Office.

Chuck Caldwell wanted the audience to know that the trustees, prosecutor, and planning & development director were brought in so residents' questions concerning the proposed asphalt plant could be answered to the best of their ability, which they had done. He further stated that zoning can be changed, but that would not affect the asphalt plant. In the 2010 process, Allega was under the old zoning laws.

There being no further questions, the audience portion of the meeting concluded at 7:38 p.m. Don thanked all present for attending.

NEW BUSINESS:

- Chuck Caldwell was reappointed to the Zoning Commission. His new term is through December 31, 2019.
- Appointment of Officers: Dennis Keeney made a motion that the current Zoning Commission officers be reappointed and remain in their current positions; Seconded by Jeff Kenyon. All in favor.
- Don furnished a new zoning map.

OLD BUSINESS:

- Township Trustees approved the 2015 zoning meeting dates.
- Trustees approved revising the zoning fees.

Comprehensive Plan:

- Dave Radachy passed out the 1990 and 2005 survey and gave suggestions and comments for implementation to the proposed survey and Comprehensive Plan.
- Dennis Keeney will include the revisions and email to the Commission prior to the next scheduled meeting.
- Options for returning the completed surveys are:
 - o The survey sheet can be mailed, or
 - o The survey sheet can be sent to an email address that Dave Radachy will set up with his IT Dept., and he will be the collection agent for the surveys returned electronically.

There being no further business, Chuck Caldwell made a motion to adjourn, 2nd by Tom Orosz. All in favor. Meeting adjourned at 8:10 p.m.

Next meeting: February 9, 2015 at 7:00 p.m.

Respectfully submitted,

Nancy Kranstuber
LeRoy Zoning Commission Secretary