

# LeRoy Township Zoning Commission

March 9, 2015

## WORK SESSION MINUTES

Meeting called to order at 7:08 p.m. by Chairman, Don Crellin.

### Roll Call

Members Present: Don Crellin, Dennis Keeney, Tom Orosz, Jeff Kenyon, and Secretary, Nancy Kranstuber

Absent: Chuck Caldwell, Rob Coulter

Guests: BZA Alternate, Rudy Veselko; Zoning Inspector, Myron Telencio

Minutes were read from the last meeting held February 9, 2015. Jeff Kenyon made a motion to accept the minutes as read, with correction; Don Crellin 2<sup>nd</sup>; all in favor.

### REPORTS:

#### Land Use

Jeff Kenyon reported:

- Painesville Twp.:
  - Made a 15-day limit for unlicensed vehicles.
  - RVs are allowed on the property but cannot be hooked up.
  - The proposed senior housing complex on the property at Mentor Ave. across from Hellriegel's restaurant fell through. The current request for single family homes also got turned down.
- Both Madison and Painesville Twp. are changing their terminology and writing language for:
  - Donation bins: More regulations being enforced.
  - Paper recycling containers: Considered a dumpster, not a donation bin.
  - Bicycle parking proposal recommendation: It is required for every business to have space for bicycle parking.

### NEW BUSINESS:

There was brief conversation on a district change request received for a possible gun club on Balch Road. Due to this request, it was discussed that definitions and descriptions should be included under “*Conditional Use*”, specifically covering private clubs. Dennis Keeney made the suggestion to include “gun club” in the “private park” definition.

### OLD BUSINESS:

#### Comprehensive Plan:

- Community Survey
  - Township trustees approved the resident survey, with exception of:
    - Get a second quote for the printing costs
    - Include two additional survey questions:
      - Ask if residents would support a levy to pay for law enforcement services other than the current coverage.
      - Would the resident be willing to volunteer time to help with township activities.

- Survey to be mailed Tuesday, March 10, 2015, and return no later than April 17, 2015.
  - Survey can be downloaded and printed from LeRoy web site.
  - Options to return: 1) by mail, 2) e-mail, or 3) hand delivery to designated box at Community Center.
  - Estimated cost to print: less than \$900.00
  - Quantity printed: 1,400; Actual quantity mailed: 1,322.
  - Lake County Planning & Development Director, David Radachy's department will collect, analyze and tabulate the survey results.
- Conditional Use Section
    - Don distributed a draft revision of Permit Renewal Sections 14.1: *Purpose*, and 14.10: *Permit Renewal*. There was extensive discussion on the language of renewal terms, time periods and definitions.
    - Section 14:19 needs to be reviewed and cleaned up. All conditional uses should be reviewed.
    - With regard to renewal permits, Inspector Telencio asked the Commission to consider removing the BZA from the renewal process. There currently is no set procedure for the BZA, and they are not as familiar with the rules and procedures. Their involvement would be another layer added to the process. The Zoning Inspector would renew and have final approval on the renewal permits.
    - Don and Dennis will meet with Radachy to review his conditional use definition handout that he previously marked with vulnerable areas.

There being no further business, Jeff Kenyon made a motion to adjourn, 2<sup>nd</sup> by Don Crellin. All in favor. Meeting adjourned at 8:58 p.m.

Next meeting: April 13, 2015 7:00 p.m.

Respectfully submitted,  
 Nancy Kranstuber  
 LeRoy Twp Zoning Commission Secretary