

LeRoy Township Zoning Commission

September 14, 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, Chuck Caldwell, Jeff Kenyon, Alternate Rob Coulter, and Secretary, Nancy Kranstuber

Absent: Tom Orosz

Audience: BZA Alternate Rudy Veselko; Zoning Inspector Myron Telencio, Trustee Heather Shelton, Director David Radachy, and Planner One Monica Jordan of Lake County Planning & Development

Minutes were read from the last meeting held April 13, 2015. Don made a motion to accept the minutes as read; 2nd by Dennis; all in favor.

REPORTS:

Land Use – Jeff Kenyon

- Madison is doing updates to their definitions, including revising their definition on bed and breakfasts. Jeff suggested LeRoy Zoning should also review their definition of same.

Zoning – Myron Telencio

- **Osborne:**
 - The case involving the illegal sign on Vrooman Road is scheduled for November.
 - Osborne lost the case concerning the **sign** on his property and is now appealing that decision.
 - A new building was put up without a permit; Myron provided the prosecutor with the data. The prosecutor wants to review laws before Myron approaches Osborne on this new building.
- **Mahr Property:**
 - The prosecutor and Mahr's lawyer have not been able to meet for over four months.

NEW BUSINESS:

- The Board set its meeting goals for the remainder of the year, which are:
 - Comprehensive Plan
 - Illegal Businesses
 - Working on definitions and other sections, as needed, in the zoning book.
- The property recently sold at 6715 Brakeman Road is being advertised as **Kodiak Falls Lodge** luxury vacation rental. Myron checked with the prosecutor and was advised this is a legal **use**.
 - Dave suggested that Zoning have a better definition for short and long term rental and offered his assistance in defining those uses and requirements.
 - Jeff will provide Madison's one-page definition of bed and breakfast to assist in revising Zoning's definition.
- Myron made a recommendation for a **LeRoy Welcome Wagon**. He suggested that Zoning develop a personalized packet of community information for any new resident that has relocated to the area.

OLD BUSINESS:

Illegal Businesses: Myron and Heather gave an update on their meeting with the prosecutor's office. Myron will follow up on their recommendation to design Zoning's **notification** to make **some** businesses a conditional use, with restrictions, and examine what type of evidence is needed to take an illegal business to court. Myron will email the list of illegal businesses to Zoning members for their review and comments.

Comprehensive Plan:

Monica Jordan distributed a survey summary, along with highlights. After reviewing the results, there was discussion on possible additions to the plan.

- Don requested that an *Accomplishments* section be added, in addition to *Goals* that were not fulfilled.
- Myron asked about a separate survey for LeRoy businesses, which Dave said could be done.
- Myron requested to add that signs are illegal in the roundabout.
- Dave will provide definitions for *Outdoor Shooting Range* and *Outdoor Power Vehicles*, as it applies to businesses.
- Chuck commented that the survey is not representative because of the low response rate and that more specifics are needed to direct the Board's next course.
- Board members are to submit goals and objectives that they would like included in the 2015 Plan before the next meeting on October 12th.

There being no further business, Jeff Kenyon made a motion to adjourn, 2nd by Dennis Keeney. All in favor. Meeting adjourned at 9:20 p.m.

Next meeting: October 12, 2015 7:00 p.m.

Respectfully submitted,
Nancy Kranstuber
LeRoy Twp Zoning Commission Secretary