

# **LeRoy Township Zoning Commission**

**March 14, 2016**

## **WORK SESSION MINUTES**

Meeting called to order at 7:03 p.m. by Chairman Dennis Keeney.

### **Roll Call**

Members Present: Dennis Keeney, Jeff Kenyon, Rob Coulter, Anthony Falcone, T.R. Hach, Alternate Tom Gabor, and Secretary Nancy Kranstuber

Guests: Trustee Heather Shelton, Assistant Zoning Inspector Shawn Parker, Board of Appeals Member Rudy Veselko, and Director Lake County Planning and Development Dave Radachy,

**Minutes** were read from the last meeting held February 8, 2016. Jeff made a motion to accept the minutes as read; seconded by Anthony; all in favor.

### **REPORTS**

#### **Zoning: Shawn Parker**

Update given on Osborne's appeal regarding the illegal sign.

#### **Land Use: Jeff Kenyon**

Painesville Township passed a district amendment that changed a parcel from B-2 to R-1 at corner of Bowhall and Madison Ave.

### **PUBLIC HEARING FOR DISTRICT CHANGE**

At 7:33 p.m. Chairman Keeney opened the Public Hearing. Roll call taken; all members present.

- Dennis read the public notice for the district change request received from John A Kusar requesting present District B-2 Special Interchange to proposed District I, Industrial and Manufacturing.
- Correspondence was received and read from Lake County Planning and Development which recommended disapproving the proposed district change from B-2 to proposed District I because it does not confirm to the Leroy Comprehensive Plan.
- LeRoy residents Carol and Charles Tribuzzo Jr. were present and requested additional information on the facility size, hours of operation, landscape, and water.
- Assistant Zoning Inspector Shawn Parker shared an aerial view of the current plant in Ashtabula.
- Jeff made a motion to table the request to the April meeting and continue the public hearing at that time; seconded by T.R. A roll call vote was taken without opposition.
- Public hearing concluded at 7:58 p.m.

## **OLD BUSINESS**

### **Comprehensive Plan:**

- Radachy stated his office will now have addition time to work on LeRoy's Plan because Painesville's Plan is coming to a close.
- A list of LeRoy Twp. illegal businesses were reviewed for the purpose of continuing the discussion and agreement of the *Home Occupations* definitions.

## **NEW BUSINESS**

- Dennis introduced new Zoning Commission members T.R. Hach and Alternate Tom Gabor.
- The three (3) submitted district changes received from Allega that were tabled at the March meeting were reviewed. Jeff made a motion to accept the applications; seconded by Anthony. All in favor to accept the subject applications.
- T.R. made a motion to hear the district applications at the April meeting, at which time there will be a public hearing; seconded by Anthony. All in favor.
- The three district changes will be forwarded to Lake County Planning and Development prior to the hearing for its review and recommendation.

There being no further business, Jeff made a motion to adjourn, 2<sup>nd</sup> by Rob. All in favor. Meeting adjourned at 9:14 p.m.

Next meeting: Monday, April 11, 2016

Respectfully submitted,

Nancy Kranstuber  
Secretary  
LeRoy Twp Zoning Commission