

# 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