

LeRoy Township Zoning Commission

July 18, 2016

Work Session Meeting Minutes

Meeting started at 7:00 p.m.

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

Guests: Trustee Heather Shelton, Zoning Inspector Myron Telencio, Assistant Zoning Inspector Shawn Parker, and Attorney Ron Graham

Audience: Resident Deb Gucciardo

Meeting Minutes. Due to the fact that this meeting, July 18, was not published in advance in the *News Herald* newspaper, the Commission could not vote on any issues. Therefore, the June 13 meeting minutes were not read for approval.

REPORTS

Zoning: Myron Telencio

- **Allega** has fulfilled his obligation with regard to LeRoy's zoning permits and how they affect the asphalt plant. There currently is no plant in operation; however, he has a two-year period with which he can bring it back.
 - At this time there are no detailed plans on how the area will be developed, but when there is something specific, it will be submitted to the Commission.
 - Attorney Graham provided a legal overview of the situation and confirmed that there isn't anything that the Zoning Commission can do at this point. If legal action were taken, the Court would side with the landowner (Allega).
 - The cement barriers continue to be removed from the site, and are now down to a third of what was originally stored there.
- **Pending LeRoy Zoning Violations.** A meeting was held with Attorney Graham and the current list of violations was presented and discussed.
- **Mahr Farm.** Attorney Graham was in contact with Mahr's lawyer, Attorney Wiles. He will get back to Attorney Graham within the week. If the violation does not get resolved, charges will be filed.
- **Shooting Club.** An inquiry was received on how to establish a shooting club on private property for possible use by a non-profit organization, namely the 4-H Shooting Gun Club. Attorney Graham contacted Lake County Capt. Dondorfer who stated that if the requestor should decide to move forward on this, he would be willing to talk to him and make sure it is done in the proper way and designed for safety. It was stated that the 4-H Gun Club will not endorse a non-NRA approved range.

Land Use: Jeff Kenyon No report this month.

NEW BUSINESS

- Attorney Graham shared his legal background and experience with the audience and advised he will help guide the Commission going forward.
 - He provided input on how to proceed with the list of current violations in rank of importance with RDP Motorsport and Mahr Farm being the high profile issues.
 - Audience again voiced concern over Allega, and he reiterated that legally nothing can be done at this point as any case would be litigated by Allega.

OLD BUSINESS

Comprehensive Plan

- Keeney distributed an alternate proposal for Section 16.4, Home Occupation, and additions to Section 9 – Prohibited Uses. He asked the Commission and Attorney Graham to review and make revisions, if necessary, and bring to the next meeting.
- Completed sections of the Comprehensive Plan have not yet been received from Dave Radachy, Director Lake County Planning and Development. Trustee Shelton will contact him to provide the completed sections.

A special Zoning meeting is scheduled for Monday, August 15. The secretary will send a request for publication of said meeting to the *News Herald* newspaper.

Chairman Keeney thanked those present for attending. The meeting concluded at 8:05 pm.

Respectfully submitted,
Nancy Kranstuber, Secretary
LeRoy Twp. Zoning Commission