

LeRoy Township Zoning Commission

June 13, 2016

WORK SESSION and PUBLIC HEARING MINUTES

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

Roll Call

Members Present: Dennis Keeney, Anthony Falcone, Jeff Kenyon, Alternate Tom Gabor, Secretary Nancy Kranstuber

Absent: Rob Coulter, T.R. Hach Jr.

Guests: Trustee Heather Shelton, Zoning Inspector Myron Telencio, Assistant Zoning Inspector, Shawn Parker, Director Lake County Planning and Development Dave Radachy,

Audience: See attached sign-in sheet.

Minutes were read from the last meeting held May 9, 2016. Motion made to accept the minutes, with corrections, by Gabor, seconded by Falcone. All in favor.

REPORTS

Zoning: Myron Telencio

Osborne

- Illegal sign. A pretrial court hearing was held and the court ruled to have it taken down. This was appealed by Osborne. A meeting will take place again early next month to discuss Osborne taking a “stay” or to take down the sign.
- Stored Materials. Pretrial to be held in effort to resolve this issue.

Allega – Installation of the asphalt plant is being finalized.

Mahr Farm – Citation issued. Phone calls are not being returned.

Land Use: Jeff Kenyon

No Meeting this month.

RE-OPEN PUBLIC HEARING FOR DISTRICT CHANGE (JJJ Properties LLC)

Chairman Keeney re-opened the Public Hearing for the district change received by JJJ Properties LLC.

Public Comment: Resident Deb Gucciardo repeated again that she feels there should be no zoning change of any kind throughout the subject area.

Chairman Keeney advised that the subject application was withdrawn for the zoning district change. JJJ Properties would still like to present overall plans, but this would be done in a public forum and not a public hearing.

A motion was made by Kenyon to accept the withdrawal for the application of the district change request; seconded by Falcone.

Vote poll: Keeney – Aye, Falcone - Aye, Kenyon – Aye, Gabor – Aye. Motion passed.

Public Hearing concluded at 7:17 p.m.

WORK SESSION MEETING RESUMED

OLD BUSINESS – Comprehensive Plan

Radachy distributed the Goals and Objectives from the LeRoy Twp. 2005 Comprehensive Plan and made recommendations of what to add or eliminate. He brought to the Commission's attention, the following items.

- Development of the 5-Points area
- Lot Sizes
- Setbacks
- Architectural Design
- Water/Sewer

There was extensive discussion over the *Home Occupation* proposal. Kenney advised that this should be reviewed by legal counsel.

NEW BUSINESS

- Trustee Shelton advised that Attorney Ron Graham was hired for LeRoy Twp. legal services effective July 1, 2016. She will provide a copy of the Comprehensive Plan *Definitions* section to Attorney Graham for his review with the intent to have Section 16 completed in September.
- Stein Farm. Radachy advised that since there was no planning commission meeting this month, the Stein Farm subdivision was tabled and will be addressed at their June 28 meeting.
- A *Prohibited Uses* section with definitions needs to be included in the Plan.
 - Suggested definitions to include:
 - Outdoor shooting range
 - Radachy advised he does have a definition for *Shooting Range* and will share that with the Commission.
 - Outdoor motor sports activities
 - Political signs – include time restrictions for the display and removal of signs
 - In response to a question from the audience, a distance of 500 feet is required for the discharge of a firearm from any residence.
- Radachy recommended the Commission arrange meetings with the Sanitary Engineer, Health District and Lake MetroParks to inform them what LeRoy Twp. is planning for the future.
 - Radachy will contact the Health Dept. and Lake MetroParks to request meeting dates with the Commission.

There being no further business, Kenyon made a motion to adjourn, seconded by Falcone. All in favor. Meeting adjourned at 8:59 p.m.

A special meeting will be held Monday, July 18, 2016 at 7:00 p.m.

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