

Leroy Township Zoning Commission

October 10, 2017

Leroy Township Hall.

Present: Board Members: Dennis Keeney, Anthony Falcone, Tom Gabor, Ted Hach Attorney, Ron Graham representing Leroy Township Zoning, Trustee Heather Shelton, Myron Telencio, Zoning Inspector, Assistant Zoning Inspector, Shawn Parker, and Dave Radachy from the Lake County Planning & Development were also present.

Audience members see attached list. List may not be complete as some people arrived late.

Dennis Keeney, chairman opened the meeting.

Myron Telencio, Zoning Inspector gave his report. He stated the process of zoning violations is continuing. Currently working on Allega, JJJ Properties, a fence on Paine Rd. and the Mahr Farm. There is a court hearing scheduled tomorrow for the Mahr Farm. JJJ Properties presented a copy of more plans for the area on Vrooman and Carter. Also stated he has plans to move the materials stored there. Myron is preparing files on the RDP Motor Sports, Francis Engineering and Majors, currently large businesses operating in residential areas. They will soon be ready to present to the Judge. Attorney Ron Graham gave him good advice on the classification of junk cars. Myron and his assistant will soon be working on these violations.

Heather Shelton introduced BZA members that were present, Dave Radachy from the Lake County Planning & Development, and Assistant Zoning Inspector, Shawn Parker to the board members.

Attorney Ron Graham explained that JJJ Properties wants to move, or relocate the current asphalt plant back further on the Cedar Hill property. They own most of the property in that area. This could involve re-zoning of the back property. Dave Radachy also spoke about the area involved and potential problems to nearby streams.

Attorney Ron Graham explained that Majors has been operating at their current location for so long that they possibly could be grandfathered.

Anthony Falcone stated the Land Use and Zoning meeting did not concern Leroy Township. Also there is no news on the Vrooman Rd. Bridge.

Myron stated the junk vehicle description is the same, the interpretation is different. If the vehicle is inoperable, then it is junk. Vehicles need to be licensed.

OLD BUSINESS:

At 7:30 p.m., Dennis Keeney opened the public hearing concerning the classification of standards for home occupation zoning permits, type I and type II. Dennis stated that the paper work was received too late for this month's Land Use and Planning Commission meeting to review and give any opinions. Tom Gabor made a motion to continue the public hearing until next month, November 14th at 7 p.m. 2nd by Ted Hach. All were in favor.

NEW BUSINESS:

Discussion was held concerning lodge/meeting/banquet facilities and private parks classification and their future uses.

Dave Radachy suggested that the board carefully consider the language they are creating for conditional uses for private lodges, parks, etc. so as not to create a commercial use that can be operated in any R1 area.

Discussion followed regarding possible re-zoning of certain areas for such uses as lodges, meeting halls, or banquet facilities and the proposed conditional use section 14.19.

Anthony Falcone made a motion to adjourn 2nd by Ted Hach, all were in favor. Meeting was adjourned.

Respectfully submitted,
Sharon E. Rodgers,
Acting Zoning Secretary