

LeRoy Township Zoning Board of Appeals
November 16, 2016
Working Session Minutes

Meeting called to order at 7:15

Members Present: Jerry Hausch, Stu Bennett, Brian Crouse, Rudy Veselko, Susan Hanna and Secretary, Julie Himmelman

Guests: Zoning Inspector Myron Telencio, Zoning Commission member Anthony Falcone, and Fiscal Officer Sharon Rodgers

Minutes: The minutes from the October 18, 2016 Hearing were read.

Stu Bennett request the clarification of “No Tents” to be rewritten as “No Tents (for camping overnight)”

Discussion commenced on many topics covered under the minutes concerning Candlelight Villas (prospective owners of the old Girl Scout camp on Kniffen Road) regarding what was decided upon and not as amendments to the minutes.

- Discussion concerning times of day, number of people allowed with/without sprinkler systems, and Myron’s note that no matter our decision, the owner must follow the Fire Marshall’s guidelines first regarding number of people, etc.
- Discussion was raised as to whether there should be a second fee collected if owner refiles a variance, however due to the expenses of holding the second hearing it was decided that he would still need to pay.
- Discussion was raised about the wording concerning the hours of noise restriction, but the minutes are not in error and therefore cannot be amended. Stu stated that Lake County noise regulation is 11pm. Myron stated that if the owner has speakers outside, he would consider that open air versus inside speakers with the windows open.
- Myron made everyone aware that homeowners are allowed only one residential building per lot. If the owner wants to make the lodge a residence, it must have access to the road, and the proposed caretaker house would need to be on split off as a separate three-acre lot. This will be addressed as the owner applies for zoning certificate. Myron will discuss these issues with the attorney.

Motion to accept the minutes with the addition of the clarification of Non-Permitted Use item (No tents) as Stuart requested, was made by Rudy Veselko and seconded by Susan Hanna. All present were in favor.

Discussion continued regarding the Candlelight Villas:

- Per Myron; Mr. Todd has a clean, well-done business in southern Ohio, but we need to set the boundaries to be sure that he would handle this property to our standards as neighbors are much closer.
- Discussion of buildings on property
- Most felt that too much was implied by Mr. Todd at the hearings, since he wasn’t sure which building his family would live in, in the future. Myron felt he should have been more specific with his plans before requesting conditional use.

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Lake Erie College Conditional Use Renewal for Trask Road property they use for special events was approved and signed with no discussion. There is no renewal fee attached to this item.

Myron clarified that new conditional use permits do state that there is a renewal fee.

Questions were raised about the legality of the adjournment into executive session in the middle of the October 18th meeting. Sharon instructed Appeals Board that the correct procedure was followed and that it had to proceed in this matter due to Sunshine Laws.

There will be a Public Hearing for the two items listed below on November 29, 2016 at 7pm at the Township Hall:

- **Edward Pekarcik Jr.** of Brakeman Road requested a variance for an accessory building constructed 4 feet too close to the property line.
- **Andrew Hostetler** of Painesville Warren Road applied for a Conditional Use for home business.

Meeting was closed at 8:15pm.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary