

LeRoy Township Zoning Commission
December 12, 2016
Working Session Meeting Minutes

Meeting called to order at 7:00 p.m.

Members Present: Dennis L Keeney, Ted (T.R.) Hach, Jr., Anthony Falcone, Jeff Kenyon, alternate Tom Gabor, and Secretary, Julie Himmelman

Absent: Rob Coulter

Guests: Trustee Heather Shelton, Zoning Inspector Myron Telencio, Assistant Zoning Inspector Shawn Parker, Attorney Ron Graham, Appeals Board Members Rudy Veselko and Susan Hanna

Audience: See Attached audience sign-in sheet

Minutes: The Minutes from the November 14, 2016 minutes were read. Motion to accept by Jeff Kenyon, seconded by Anthony Falcone. All present accepted.

Correspondence: No correspondence.

Zoning Reports: Myron Telencio

- **Mahr Farm** Court date today was successful. He plead guilty and judge ruled that Mahr had until June 15 to clear all of the junk from property and fined \$100 a day starting now until it is cleared. Ron Graham stated that if it wasn't cleared by June 15 the court would award the Township a civil judgement with a maximum monetary judgement close to \$15,000 and allow the Township to foreclose on the property.
- **Illegal Business Notices** Myron heard from Major (Waste) and Francis Engineering and are in negotiations with both. Have not heard from RDP and will be moving forward.

Comments from the Audience:

- Tom Winfield of 7745 Brakeman had concerns about the zoning commission prohibiting his ability to shoot on his property. Committee assured him that the regulations were not for home owners, but eliminated sport club or commercial shooting ranges from establishing in Leroy. Myron stated that State law did prohibit shooting from the residency, including the porch.

Old Business:

- **Home Occupation Type I & II Changes:** Anthony Falcone noted that there was a change of the number of vehicles from 1 to 3 in 16.04.01 without concurrent change in 16.04.03 number 14, which still states only one vehicle. Dennis Keeney will change 16.04.03 number 14 as well. Discussions concerning truck weight specifics and total number of vehicles for residences with a home occupation were made. Jeff Kenyon made a motion to accept the changes to 16.04.03 number 14 as made and send approved changes to the Trustees for approval. TR Hach seconded, all were in favor.

New Business:

- Discussion concerning what the commission might focus on in 2017 included: The rest of Section 16, single-family residential, needs to be cleaned up; get rid of Section 15 (R1) and clean up R2, and Conditional Use clean up. Also, the Comprehensive Plan needs to be addressed.

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- Heather Shelton introduced private park definition discussion. Dennis will add to list.
- Question from the audience was raised about the rental of private residences, to which the zoning commission stated that their regulations cannot impact such activity.
- It was stated that all recent changes made to the zoning regulations, if accepted by the trustees, would be in effect 30 days from approval. Myron will then be coming up with applications for business permits and the sequence of events for approval. For existing businesses, there is a 6-month grace period from the date it has been enacted.

Next meeting will be on January 16, 2017.

Motion to close the meeting was made by Anthony Falcone, seconded by Tom Gabor seconded. All present was in favor.

Respectfully submitted,

Julie Himmelman
Zoning Secretary