

LeRoy Township Zoning Commission
January 16, 2017
Working Session Meeting Minutes

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

Members Present: Dennis L Keeney, Ted (T.R.) Hach, Jr., Rob Coulter, Anthony Falcone, and Secretary, Julie Himmelman

Absent: Tom Gabor

Guests: Myron Telencio, Attorney Ron Graham

Audience: None

Minutes: The Minutes from the December 12, 2016 minutes were read. Motion to accept by Ted Hach, seconded by Anthony Falcone. All present accepted.

Correspondence: No correspondence.

Zoning Reports: Myron Telencio

- **JJJ Property.** Attorney Ron Graham stated there was a pretrial with JJJ. JJJ had made progress with getting stuff off the property but would not be moving the concrete barriers at this point. JJJ expressed to Myron that the concrete piles on the property will be ground this summer. Ron has dismissed the case against them, which can be refiled.
- Myron stated JJJ is interested in reopening his application for redistricting in the spring and gave a summary of JJJ's general plan. JJJ would like to move his concrete and asphalt facilities out of sight, also the possibility of a small retail property on Vrooman Road. Myron stated there are a lot of steps for JJJ to get through, but the question is if Leroy would be favorable. Ron stated that Leroy should listen to JJJ's proposal to open negotiations, since JJJ has done some clean-up to show they are willing to work with Leroy. Dennis agreed that the commission should look at anything JJJ would propose, but would have to take things slowly.
- **BP/Subway.** The owner of the BP station at Vrooman Road presented Myron with a copy of his plans for an addition to be built onto the BP. The approximately 40x40 foot addition would house the Subway currently located at Five Points. Questions and concerns included the proposed gravel parking lot which is against code, amount of parking, type of easements, building façade, set-back issues and the timing of project. Myron will email the owner of BP to communicate the commission's concerns and ask for drawings for the Site Plan Review Commission to look at before moving forward.
- **Myron reported that the State may provide authority to townships regarding maintenance of rental properties.**

Reorganization of the Board:

- **Elections:** Dennis L Keeney was re-elected as Chairman and Anthony Falcone as Vice-Chairman.
- **Tentative Meeting Dates for 2017** were set as the second Tuesday of each month. Secretary will verify dates with Heather Shelton and send finalized dates to the News Herald for public notice.

Old Business:

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- **Status of revisions sent to Trustees:** Prohibited Uses were passed, but Home Occupation was not mentioned and the trustees will have a public hearing before passing. Dennis will check on status.
- **Focus for 2017:** Anthony will head the Comprehensive Planning Completion with first focus being the 2015 Township Goals and Objective sent from the county. Focus will also include setting a cohesive style requirement for commercial buildings. The rest of Section 16, single-family residential, needs to be cleaned up; get rid of Section 15 (R1) and change R2 to R3 to reflect the three-acre minimum, and Conditional Use clean up.
- Next meeting will be on February 13, 2017.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary