

**LeRoy Township Zoning Commission**  
**February 13, 2017**  
**Working Session Meeting Minutes**

Meeting called to order at 7:04 p.m.

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

**Guests:** Assistant Zoning Inspector Shawn Parker, Attorney Ron Graham, BZA members Susan Hanna and Rudy Veselko, Trustee Heather Shelton

**Audience:** Deb Gucciardo

**Minutes:** The minutes from the January 16, 2017 meeting were read. Motion to accept by Ted Hach, seconded by Anthony Falcone. All present accepted.

**Correspondence:** No correspondence.

**Zoning Reports: Shawn Parker**

- **Francis** – conditional use permit was submitted and turned over to the BZA.
- **BP/Subway.** Copies of the plans were submitted and are available for the commission members to review. Nothing has been filed according to Myron.
- **Zoning violation**– An anonymous complaint was made about a large amount of garbage, debris and junk on a property on Jodi Drive (off Mildon) which has been attracting vermin. Refuse-filled junk vehicles with non-valid license plates were found on the property. Shawn is working with the Health Department for zoning and health violations and will meet with them on March 1 to issue the zoning violations.
- **RDP** Myron sent the first notice but the certified letter was not accepted by the owner. Ron thinks he is at the violation stage now where he will receive a citation giving him a set amount of time to comply.

**Old Business:**

- **Comprehensive plan.** The updates were just received from the Lake County Planning and Community Development Commission. The four sections with general recommendations will be reviewed in March. Anthony will email a copy of the recommendations to the commission members.
- **Commercial buildings cohesive style requirements.** T.R. shared examples of the Western Reserve building style, but Dennis feels that there is no definitive definition of the Western Reserve style and would like the commission to focus on site/building plan review standards concerning roof pitch, exterior materials, trim, windows and such to have a basis to use going forward.
- **BP/Subway development.** Plans were submitted, but there are issues to be addressed before Dennis feels it can move forward.

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**New Business:**

- **Zoning Regulations - Section 16 revisions.**
  - Under child care facilities (16.03.04) Dennis would like to add “adult care”.
  - Dennis will check with Myron about combining cable and communication tower (16.03.06) with something else.
  - Bed and Breakfast is addressed elsewhere and should be struck from Home Occupations Type II of 16.04.01.
  - Dennis would like to moved personal property sales up to 16.04.05 and expand on the accessory buildings regulations in 16.04.06 by *addition* or *update* as follows:
    - *Addition:* Agricultural use accessory buildings shall be permitted only for an agricultural use tied to the land.
    - *Addition:* Any change from an agricultural use requires a new permit and fee paid.
    - *Addition:* All accessory buildings, whether supported by a permanent fixed foundation or not, regardless of size, shall require a permit and meet all applicable setback requirements.
    - *Update* the lot size from 2 to 3 acres concerning the total square footage of all accessory buildings to reflect Leroy’s minimum lot size.
    - *Addition:* The total square footage of all accessory buildings on any lot of three (3) to five (5) acres shall not exceed three thousand (3,000) square feet in any combination. A maximum of three (3) accessory buildings per lot of three (3) to five (5) acres is permitted.
    - *Update* Section A of 16.05: with the inclusion of “and accessory building”.
    - *Update* 16.06: inclusion of “and approval” (by ODOT, Lake County or Leroy) to new egress or ingress onto public right-of-way.
  - Commission members will review proposals and Dennis will get Myron’s input before the next meeting.
- Dennis proposed the following zoning regulation sections be rescinded:
  - ***Section 14.16 Adult-Oriented Business.*** The trustees passed a resolution to go along with the state guidelines so that the state will represent the township if there is an issue with an adult-oriented business and so section 14.16 is obsolete. Motion to rescind section 14.16 was made by TR seconded by Rob All were in favor. Motion was then made to set a public hearing for next month at the March meeting by Anthony and seconded by Tom. All were in favor

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- ***Section 15 R-1 Residential.*** It is obsolete and therefore should be removed and left as a place marker. Motion was made to rescind section 15 by TR and seconded by Anthony. All were in favor. Motion was made to set a public hearing for next month at the March meeting by TR and seconded by Anthony and all were in favor.
- The Lake County Planning Commission will be informed of the sections to be rescinded and a Public Notice will be posted.
- The up-coming state septic system regulation was discussed.
- TR moved to closing the meeting, and Rob seconded. All were in favor.
- The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Julie Himmelman  
Zoning Secretary