

LeRoy Township Zoning Commission
March 13, 2017
Working Session Meeting Minutes

Meeting called to order at 7:03 p.m.

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

Absent: Rob Coulter

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

Audience: None

Minutes: The minutes from the February 13, 2017 meeting were read. Motion to accept with corrections by Tom Gabor, seconded by Anthony Falcone. All present accepted.

Correspondence: The Trustees have reported that the Home Occupation revisions have been approved.

Zoning Reports: Shawn Parker

- **Candlelight Villas**– Shawn will meet with fire chief at the old Girl Scout camp for inspection. Candlelight has changed his plans to a maximum number of guests inside to 50 to remove some requirements.
- **Zoning violation– Jodi Drive** Both the Health Dept. and the owner had to cancel the meeting concerning violations. Sean sent a notice to the owner concerning his violations and Shawn’s goal is to meet with the owner next week. Shawn noted that the owner has made some effort.
- **RDP** will be work with Myron to see what he can do to comply. Ron talked to the owner at the Trustee meeting and he may sell the business.
- **Accessory building permit** Shawn has started work with Mr. Kotmik concerning a pole barn.
- Anthony Falcone noted that the building at 14033 Painesville-Warren has been demolished.

Old Business:

- **Home Occupation changes** that were sent to the trustees were approved.
- **Comprehensive Plan update:** Anthony and Dennis have reviewed the plans. Anthony will send his remarks to Dennis, who will merge his and Anthony’s comments together. Anthony will contact David Radachy for further updates to be considered.
 - The commission must come up with a “Private Park” definition. Dennis asked members to look at Concord’s definition as an example.
 - Increasing residential home set back minimums from 100 to 150 feet was discussed.

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- **JJJ** is discussing access easement with BP. Dennis stated that JJJ will need a minimum of a 60 foot right of way for a private commercial drive.
- **BP** development issues were discussed. Myron will discuss issues raised by Dennis with the owners.

Public hearing: Motion was made by Ted Hach, Jr and seconded by Tom Gabor to open the public hearing at 7:30 concerning the Rescinding of Section 14.16 and Section 15.

- Julie Himmelman confirmed that the public hearing was published as required.
 - **Rescinding section 14.16 Adult-Oriented Business.** No discussion was made. Motion to rescind section 14.16 was made by Ted Hach, Jr. and seconded by Tom Gabor. All were in favor.
 - **Section 15 R-1 Residential.** It was for 1.5 acre lots and is now obsolete and therefore should be removed and left as a place marker. No discussion was made. Motion was made to rescind Section 15 by Ted Hach, Jr. and seconded by Anthony Falcone. All were in favor.
- Motion was made by Ted Hach, Jr. and seconded by Anthony Falcone to close the public hearing.

New Business:

- **Section 32 Architectural Design Standards for Commercial Development and Section 30 Site Development Plan Review:** TR will review for discussion by the board.
- **Goals discussed:**
 - Comprehensive plan completion
 - Revised Section 16 completed
 - Conditional Usage
 - Interchange development concepts
- Next meeting will be May 8, 2017.
- Tom Gabor moved to closing the meeting, and Anthony Falcone seconded. All were in favor.
- The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Julie Himmelman
Zoning Secretary