

LEROY TOWNSHIP TRUSTEE MEETING  
MINUTES

The Leroy Township Trustees met in regular session on Monday, Oct. 16, 2017, at 7 p.m., at the Leroy Township Hall.

Present were: Heather Shelton, Chuck Klco, Rich VanPelt, Heather Shelton, chairman opened the meeting with the pledge to the flag.

Heather Shelton swore in our new Fire Chief, Mike Shoff. The Trustees thanked former Fire Chief, Frank Huffman for his 15 years on the Leroy Fire Department, with 12 of them being our Fire Chief.

Sharon Rodgers, fiscal officer was absent. Julie Himmelman took the minutes.

**Guests:** Carmen Carbone, JJJ Properties.

Minutes of the previous meeting were read and approved.

**Correspondence:** None.

**Department Reports:**

**ZONING:** Myron reported 19 calls since the last meeting. One zoning permit for an accessory building was issued. Two conditional use permits on still on hold, Majors & Frances Engineering. He needs additional information. One appeal for a conditional use permit was heard on October 3<sup>rd</sup>. R.D.P. Motorsports was approved for a conditional use permit, home occupation. The BP Subway application is still on hold waiting for further information. There are 28 open inspections. Major violations still pending, The Osborne Sign, equipment and trailers on property at Vrooman and I-90. The Mahr junk yard no progress. JJJ Properties, will make a presentation at Oct. 16<sup>th</sup> Trustee Meeting. Sugar Lake was also cited for their sign, no permit, also they did not get a permit for their new fence. Myron has a meeting on the 18<sup>th</sup> with them. Also they need a compliance inspection prior to Nov. 30<sup>th</sup>. Twenty-seven letters were mailed out on July 15 for home occupation applications. So far 4 permits have been issued, one needs a conditional use permit, which is pending and one is seeking advice from their lawyer, they want to be grandfathered. One affidavit was filed for junk vehicles on Lester Dr., September 18<sup>th</sup>. One complaint from Lester Dr. concerning a pond and stream maintenance. A violation letter was issued to a resident on Jodi Drive for accumulation of junk. Chuck inquired about the fence that went up at the old grange. Myron stated the property just transferred ownership and he believes the previous owner put up the fence. He has been there a few time, but no one is ever there.

**FIRE:** Trustee VanPelt gave the fire report. Total number of calls since the last meeting, 25. Total year to date, 451. Lt. Toman has completed a Fire Inspector class at BGSU. He will be able to assist with building inspections. He has also taken a SCBA maintenance class and will be able to repair our breathing apparatus as needed in house. No vehicle repairs needed at this time.

**ROAD:** Chuck reported some hand patching. The salt bids came in less this year than last. Around \$26.00/Ton, from Cargill. We need 250 tons. Also working on getting the sign on Vrooman Rd. light back up. All of Mildon, Piney Hollow, & Shirley have been repaired. Some patching was done on Chadwick, & Seeley. Also on Taylor. Charlie has a resolution to apply for Radcliffe Rd. between Sumner & Proctor. The men will do some hand patching with the hot box.

**CEMETERIES:** Nothing to report.

**PARKS:** Township Halloween party, Saturday, October 28<sup>th</sup>. Will be held at Hidden Lake, Kniffen Rd., weather permitting. Otherwise will be back at fire station. At 5 p.m. More help is always welcome.

The doors are in at the Meeting House. Rich VanPelt is concerned about the sills, and not looking like they will hold up. One existing sill does not match up with the new ones. Lorie said they will be caulked and painted. They are cedar. Abner is finished and moving on to another job. Electric is next. Painter will start towards the end of the week, or beginning of next week. Two men, will caulk, spray two coats, take out little attic window, caulk and paint.

**OLD BUSINESS:** Charlie reminded everyone that the senior levy is up. It helps with meals on wheels, and several other services. Senior population pushing 50%. Also there is a kid's levy, about \$15.00 more a year. The Job and Family services are heavily burdened with many children in need. Chuck stated he is backing both of these levies.

**NEW BUSINESS:** Rich VanPelt made a motion to appoint Mike Shoff as fire chief, 2<sup>nd</sup> by Chuck, all were in favor. Poll of the vote: Shelton, aye, VanPelt, aye, Klco, aye. Resolution 17-19.

Chuck made a motion to apply for OPWC funding for small governments to rebuild and reconstruct part of Radcliffe Rd. from Proctor to Sumner Rds. Heather Shelton 2<sup>nd</sup> the motion, all were in favor. Total 200,000.00. Should be good for 7-10 years. Our in kind will be \$50,000.00. Poll of the vote: Shelton, aye, VanPelt, aye, Klco, aye. Resolution 17-18.

E-mail from resident on Carter Rd., asking to reduce speed limit from 45mp. Chuck ask that a letter for a speed study be done on Carter Rd. from the Concord Twp. line. to Paine Rd. and a copy be sent to the County Engineer.

Carmen Carbone spoke to the Trustees, regarding JJJ Property on Vrooman Rd., and their proposals and options. They are proposing to move all of the industrial operations back, asphalt, recycling, and concrete plant visible from Vrooman back to a secluded area on part of the old Cedar Hills property they now own. This would require a zoning change. The property is partly zoned residential, and B2 special interchange. They propose this change to move their industrial operations. In order to move all of this, they propose to move it back to the secluded area, Request industrial zoning be taken off the current property, take a portion of the Cedar Hills residential zoned property and change to Industrial, and change the B-2 to special interchange. Mr. Carbone continued to explain their plans and answer any questions regarding streams, and working with the Army Corp of Engineers. Also that he has been working with Myron and trying to come up with a solution that would work.

Charlie and Heather explained that JJJ has not complied with our zoning, has not cleaned up his mess that is there currently or complied with the zoning permit. The Trustees told Mr. Carbone that they will not consider his zoning change request at this time. Heather also stated that any communications from Mr. Allega, & JJJ Properties are to be sent to the Trustees.

**FISCAL OFFICER:** At the request of the fiscal officer, Heather made a motion to approve transfer of \$24,219.11 from Gas Tax into Note Retirement Fund for the 3<sup>rd</sup> of 4 payments on the backhoe. Also a transfer of \$3,000.00 from General Fund to Cemetery Fund for general expenses in the cemetery. Rich seconded the motion, all were in favor.

Motion to pay all bills made by Heather, 2<sup>nd</sup> by Chuck, all were in favor.

Next meeting: 11-6-2017

Audience: Further discussion by residents in the audience concerning Allega's proposed changes to their current location, and objections to the current condition of JJJ Properties.

Motion to adjourn made by, Heather, 2<sup>nd</sup> by Rich, all were in favor.

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Heather Shelton,

Chairman

Sharon E. Rodgers, Fiscal Officer