

LeRoy Township Zoning Commission
October 25, 2017
Site Plan Review Minutes

The meeting was called to order at 6:00 p.m.

Members Present: Dennis L Keeney, Anthony Falcone, Tom Gabor, Rob Coulter, Steve McKee and Secretary, Julie Himmelman

Absent: T.R. Hach, Jr.

Also present: Ron Graham, Township Attorney

Guests: Gopal Patel; David Novak, Consultant for Mr. Patel; James Roosa, Attorney for Mr. Patel; Dave Radachy, Lake County Planning and Community Development

Audience: Daniel Himmelman, Ann Brand, Tim Replogle and BZA members Susan Hanna and Rudy Veselko

Minutes: The minutes of the August 30, 2017 meeting were read. Anthony motion to approve the minutes as read with correction. Tom seconded and all were in favor.

Dennis Keeney and Ron Graham discussed the application as the site plan did not pass in August.

Dennis Keeney stated that purpose of the requirements is to hold an applicant accountable for a project to be built according to the complete plans. Dennis expressed concerns regarding the site plan: parking, non-functioning drain inlet, elevations of building, screening of roof mechanicals, no manufacturer information of light fixtures being provided, and the existing ingress/egress easement.

Dennis stepped down from the chairmanship and turned the meeting over to Anthony Falcone.

Anthony addressed the issues Dennis brought up. Dennis expressed concerns over colors and materials.

The mechanicals were discussed and Mr. Novak stated the following: On page E1 at the bottom there is a detail of the mechanicals and how they are enclosed. The color scheme of the building will be as close as possible to the picture that was submitted to the commission and was approved by BP and Subway. On the architectural drawings the materials to be used are called out.

Tom made a motion to approve the site plan. Rob seconded. Anthony, Rob and Tom voted for the approval and Dennis voted against. Motion was passed.

Dennis stated that he was at the end of his term of service and departed.

The secretary introduced the new member to the board; alternate Steve McKee.

The secretary read the minutes of the June 12, 2017 meeting. Anthony made a motion to approve the minutes. Tom seconded and all approved.

Dave Radachy spoke about the BP/Subway site plan comments.

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Days of the week for future meetings in the new year were discussed and Tuesday was set tentatively.

The Grange property was discussed.

RDP conditional use permit was discussed.

Motion to adjourn the meeting was made by Tom. Anthony seconded and all were in favor.

Respectfully submitted,

Julie Himmelman
Zoning Secretary