

**LeRoy Township Zoning Commission**  
**April 17, 2018**  
**Working Session Meeting Minutes**

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

**Members Present:** Rob Coulter, Anthony Falcone, T.R. Hach, Tom Gabor, Dan Himmelman, alternate Steve McKee and secretary, Julie Himmelman

**Guests:** Township Attorney Ron Graham, Assistant Zoning Inspector Shawn Parker, Susan Hanna, Rudy Veselko, BZA representative and Dave Radachy, Lake County Planning & Community Development Director

**Audience:** None

**Minutes:** The reading of the February 27, 2018 minutes were waived. Motion to accept was made by T.R. Hach, seconded by Anthony Falcone. All were in favor.

**Correspondence:** Secretary reported the BZA will be meeting in May for the Major Waste hearing.

Dave Radachy spoke about the upcoming Northeast Ohio Planning and Zoning workshop and handed out flyers.

Ron Graham gave an update of the Mahr Farm case.

**Zoning Reports: Shawn Parker**

- **Allega** – Concrete barriers were moved behind the salt silo. Dave said they had purchased more land.

**Old Business:**

- **Leroy's Comprehensive Planning Completion:** Dave Radachy outlined the steps for finalizing the Comprehensive Plan. Though no public hearing is necessary, the board would like to hold one. Dave will convert the files to a PDF, marked as a draft, so it can be put on our website, where comments would be solicited. Dave will send the file to Julie to get uploaded to the site. Notices of its availability would be added to the Facebook page, possibly the Vrooman Road sign, an email push from the township.
- **Private Park:** Rob came up with two definitions Parks and Recreational Facilities, Non-Profit and Parks and Private Recreational Facilities, For Profit; addressing structures, amateur sports and non-motorized sports. He also found definitions for Natural Resource Preserve and for Nurseries and proposed a definition of Parks, Open Space. Discussion was made as to whether there needed to be a distinction between profit and non-profit, and whether limitations should be added to conditional uses regulations. Rob will simplify Private Park and send to Dave to review.
- **Recreation Camp:** Anthony proposed adding Recreation Camp to Prohibited Use.

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- **Public Hearings:** To facilitate making discussed amendments while adhering to state code, the regular July meeting will be moved to June 26 at 7 pm and made the public hearing date for those amendments and the Comprehensive Plan.
- **Western Reserve Architecture:** TR will continue to work on what he sent out. This will be completed in the second half of this year.
- **Airspace Protection:** Tom reported on the local air strips he knew of and hopes to work with Gretchen Reed to get a complete list. The limits of Commission's authority were discussed. Tom will continue to research this and Concord's zoning regulations. Dave will supply a link for Tom.
- **Updates for Conditional Uses:** Dan will prepare what amendments will be needed for the June hearing.
- **Other Updates:** Section 15 R-1 will be left blank and strike through R-1 in section 16. Set-back will be corrected in the notes.
- **Accessory Building:** Shawn supplied a report of the zoning records to get a historical perspective of the size of outbuildings compared to lot size. Size limitations of 2400 square feet was discussed.
- **Shipping Containers.** Anthony shared that Painesville Township definition and proposed the definition be added and it be added to Prohibited Uses. Short-term use containers, such as PODS was discussed. Dave will share Concord's regulation of permanent shipping containers with Anthony who will prepare it for May.

**New Business:**

- Fence regulations were tabled until Myron is back in May. Dave shared that Concord stopped regulating fencing that wasn't close to the boundaries.
- Next meeting will be on May 22, 2018.
- TR moved that the meeting be adjourned. Dan seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary