

LeRoy Township Zoning Commission
February 27, 2018
Working Session Meeting Minutes

Meeting called to order at 7:02 p.m.

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

Absent: Rob Coulter

Guests: Township Attorney Ron Graham, Assistant Zoning Inspector Shawn Parker, and Susan Hanna, BZA representative

Audience: None

Minutes: The January 16, 2018 minutes were read. Motion to accept with corrections was made by T.R. Hach, seconded by Steve McKee. All were in favor.

Correspondence: No correspondence

Zoning Reports: Shawn Parker

- **Major Waste** is in the process of completing a conditional use application.
- **Osborne, JJJ and Mahr Farm** no changes to report. Ron Graham reported the following: Osborne is in receivership and is in bankruptcy court. Mahr missed the appeal date. His attorney is working on getting the roadside stand removed and clean up. The Trustees are not ready to foreclose on Mahr.
- **Home Occupation:** 27 letters were issued. Myron is preparing affidavits to non-responsive businesses.
- **Jodi Drive** violation letter was issued. The owner provided a pavilion drawing and was told to resubmit.
- **Morning Star Properties:** Abe Cantor extended the appeal date. New plan developed with no variance required, but they have not been submitted to Myron.
- **Carrol property on Vrooman Road** has a court date of March 8, 2018 regarding clean-up.
- **Sugar Lake** lot split has not been submitted to Lake County.
- **Replacement of Zone-Pro**, our zoning software, is being researched.

Old Business:

- **Leroy's Comprehensive Planning Completion:** Anthony Falcone, Julie Himmelman, Trustee Rich VanPelt, Rudy Veselko and Rodney Shelton met with Dave Radachy to go over the goals. Mentions in the plan regarding Lake Metroparks, sidewalks and bike paths were removed. Rezoning from the elementary school to the corner of 86 and Brakeman were added. It is hoped that Dave will have the plan update and present it at the April meeting.
- **Private Park – Rob** was not present to report.
- **Western Reserve Architecture – TR** had nothing to report
- **Airspace Protection – Tom** had nothing to report

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- **Updates for Conditional Uses – Dan** reviewed sections 16 (R-2) and 14 (conditional uses) of the zoning regulations. He found references of R-1 and R-8 (Adult-Oriented business) in section 14. (14.16.2.4 and 14.13.2.7) and in section 16 (16.06 – chart).
- Anthony would like to time all changes for one night and group with comprehensive plan review.

New Business:

- **Section 15 R-1.** Discussion was made whether it should be deleted or left as a strike-through. It was suggested that **Dave Radachy be consulted before making a final decision.**
- **Section 16 R-2.** Renaming R-2 as either R since there is no R-1, or R-3 to reflect the 3-acre minimum was discussed. At this point it will remain the same to avoid cost of redoing the maps, but the possible change will be mentioned in the Comprehensive Plan.
- **Accessory Building.** Discussion was made concerning regulations for accessory buildings. Suggestions were made to change 16.05(C) to restrict accessory buildings for *lots 2 acres or less to lots 3 acres or less*. Suggestions were made on establishing limitations of accessory building sizes for those over 3 acres. Shawn will check the zoning records to get an idea of the size of outbuildings with lots size that have been historically been built in Leroy to use as reference.
- **Shipping Containers.** Anthony shared that Painesville Township have put regulations into their residential zoning prohibiting shipping containers and tents. Discussion of adding shipping containers to prohibited use and/or adopt the same language as Painesville Township.
- **Zoning regulations.** Verifying that the pdf copy of the regulations on the zoning website and the official copy are the same was discussed.
- **Business District** definitions and regulations were discussed.
- **Steve McKee** was appointed to the Land Use and Zoning Committee.
- Next meeting will be on April 17, 2018.

- TR moved that the meeting be adjourned. Dan seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary