

LeRoy Township Zoning Commission
June 26, 2018
Working Session Meeting Minutes

Meeting called to order at 7:00 p.m.

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

Guests: Township Attorney Ron Graham, Zoning Inspector Myron Telencio, and Rudy Veselko, BZA representative

Audience: Deidra and Andy Orosz

Minutes: The May 22, 2018 minutes were read prior to the meeting by the members of the commission. Motion to accept the minutes as written was made by T.R. Hach, seconded by Dan Himmelman. All were in favor.

Public Hearing: The Public Hearing was opened. Anthony stated that a legal notice of the hearing was posted in the June 16, 2018 News-Herald as well as on the Township website. All changes to the zoning regulations and the final draft of the Comprehensive Plan were posted on the website as well and were open for comments.

Andy Orosz asked for clarification concerning the reasons for the comprehensive plan. The answer was that it was a guideline for the zoning commission going forward.

Mr. Orosz asked why Leroy Township needed an area for industrial? There was discussion as to whether or not townships were required to have one. Anthony felt that the thought was the township needed to stipulate where there could be industry to control where industrial can or cannot happen. Deidra Orosz asked if we could prevent industrial business in Leroy. Ron Graham stated that the short answer was no. He advises townships to look at all proposals. If there is a compelling reason to deny the proposal, such as increased pollution or traffic, overuse of resources, or danger to the community, it is best if the township can prove they were open to reviewing the proposal, if there is a legal appeal.

Mr. Orosz asked about changes to zoning on RT86 and the township's ability to regulate building appearance. The plan details were discussed.

Anthony summarized the zoning regulation changes which were also included in the News-Herald public notice and posted on the township website for Mr. and Mrs. Orosz.

T.R. made a motion to close the public hearing. Dan seconded and all were in favor.

T.R. made a motion to approve the changes to the zoning regulations as listed in the attached agenda (Section IV. items A through G) and present them to the trustees for their approval. Rob seconded and all were in favor.

Anthony noted that the comprehensive plan was supposed to have had removed mention of prohibiting a truck stop in section 4.3 and note LU3 p5 as it had been added to prohibited uses.

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Also, some grammatical and formatting errors were found and will be brought to the county's attention before the final plan is printed. There are also some miscellaneous statements about the community on page 4-15 that need to be updated as well.

Anthony made a motion to submit the final draft of the Comprehensive Plan with updates to the references of truck stops to the trustees for their approval. Tom seconded and all were in favor.

Correspondence: None

Zoning Reports: Myron Telencio and Ron Graham

- **Mahr Farm** – The County Engineer has not yet determined if the roadside stand is within the road right-of-way. The blue truck has been moved from the right-of-way.
- **BZA** will meet on July 10. There will be a hearing for the variances requested by BP. The owner would like to increase the sign height and add a sign for the Subway and also a sign for the gas prices. Major Waste's Conditional Use Permit request will also be heard.
- **Jodi Drive** - Myron has a court date for the junkyard on Jodi Drive on Jun 27th. The owner has a couple hundred junk cars on the property.
- **Sugar Lake Lodge** – Myron has completed his inspection for Sugar Lake Lodge's conditional use permit. He stated everything was in order and confirmed the owner is still pursuing a lot-split. Myron stated that the building and fire department have completed their inspection as well.
- **JJJ** – On July 10th a few of the trustees and Myron will do a lot review with JJJ. They would like to change the Cedar Hills property into a faith-based rehab center. JJJ also has several changes proposed to accommodate their development plans. Dan inquired about JJJ's CUP asphalt plant status. Myron reported that JJJ brought the plant in for one day, which Ron Graham stated was enough to show that it has not been abandoned.

Old Business:

- **Airspace Protection:** Tom feels that the owner's interest in giving Lake Erie College the Pheasant Run property was to perpetuate the museum. Those with lists of private airports will forward them to Tom.
- **Zoning Forms:** The secretary is working on a uniform layout for the zoning forms that will then be available online. She will send them to Myron for review as she completes them and he can review before the commission approves them. These will be updated as zoning regulations are modified.

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- **Fence regulations:** Myron had requested the commission consider adding fence maintenance to the regulations to address dilapidated fencing issues. Anthony will review that addition.
- **Architecture design/site plan review:** This will be one of the main focuses for the rest of this year.

New Business:

- **Rehab Facilities and Marijuana Distributions Centers:** Adding rehab facilities and marijuana distribution centers to prohibited uses were discussed. Ron stated that the rehab facilities were already a conditional use in Leroy and that marijuana distribution centers are regulated by the state. As long as they comply with the state regulations, it would be hard for Leroy Township to prohibit them. It was reported that Dave Radachy thinks there is very little concern of one in Leroy due to our lack of law enforcement presence.
- Next meeting will be on June 26, 2018.
- TR moved that the meeting be adjourned. Rob seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary