

LeRoy Township Zoning Commission
May 22, 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, Zoning Inspector Myron Telencio, Trustee Rich VanPelt, Susan Hanna, and Rudy Veselko, BZA representative

Audience: None

Minutes: The reading of the April 17, 2018 minutes were read. Motion to accept with correction was made by T.R. Hach, seconded by Dan Himmelman. All were in favor.

Correspondence: None

Zoning Reports: Myron Telencio

- **Mahr Farm** – The County Engineer will determine if the roadside stand is within the road right-of-way. The blue truck has been moved from the right-of way. Appeal regarding junkyard may take up to 3 more months for a decision. A new issue of the owner living on the property without a permit was brought to the attention of the lead counsel. Ron has given him 30 days to apply for a residency or moved out. If he does not do either by June 15, the township will proceed to file the violation in court.
- **JJJ** – Trustees were presented with a new development plan of the Vrooman Road corridor at the May 21st Trustee Meeting. The trustees will review and then put a select committee together to review the plan and make recommendations. If the trustees decide in favor of the plan, the commission will be asked for a district change. If that is granted, the site and building plans will then be submitted to the commission.
- **Major Waste** – The site plan provided was not accurate. Updated plans are expected and if received before Tuesday, the 29th, the hearing will be in June.

Secretary: Julie requested copies of any reports being given at the meetings by the commission members to facilitate accurate minutes.

Old Business:

- **Leroy's Comprehensive Planning:** A copy will be marked as Draft and added to the Township website. It will be added to the public notice that will be advertised for changes to zoning regulations.
- **Private Park:** Definitions of Recreational Facilities and Private Park were read and debated. A motion was made by TR and seconded by Tom to submit to the Lake County Planning Commission (LCPC) the following addition to Section 2 – Definitions:
 - *Private Park: An open space area and land used for passive recreational activities such as playgrounds, athletic fields, and non-motorized sports. Similar uses are permitted for the use of the area of any accessory structures thereon.*

All were in favor.

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- **Recreation Facilities:** Anthony moved to submit to the LCPC the removal of Recreation Facilities from Section 2 - Definitions. TR seconded and all were in favor.
- **Recreation Camp and Shipping Containers:** A motion was made by Anthony and seconded by TR to submit to the LCPC the following addition to Section 2 – Definitions and also add both Shipping Containers and Recreational Camp to Section 9 - Prohibited Uses:
 - *Shipping Container: A container with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large steel boxes used for intermodal shipments to the ubiquitous corrugated boxes. In the context of international shipping trade, "container" or "shipping container" is virtually synonymous with "intermodal freight container," a container designed to be moved from one mode of transport to another without unloading or reloading.*

All were in favor.

- **Section 15 R-1 Residential:** TR moved to submit to the LCPC the elimination of all text currently with strike-through leaving a blank page titled Section 15 as a place holder. Dan seconded and all were in favor.
- **Section 16 R-2 Residential:** Anthony moved to submit to the LCPC to strikethrough all items in the R-1 column of the Section 16.06 chart and amend number 4 of Notes from fifty (50) feet to one hundred (100) feet. Tom seconded and all were in favor.
- **Section 14 Conditional Use:** TR moved to submit to the LCPC to change all mention of **R-1** to **R-2** in Section 14. Tom seconded and all were in favor.
- **Section 16.05 Accessory Buildings:** Square-foot limitations on accessory buildings were discussed. TR moved to submit to the LCPC modifications to Sub-section C to read as follows:
 - *The total square footage of all accessory buildings on any lot smaller than three (3) acres shall not exceed two thousand (2,000) square feet in any combination. The total square footage of all accessory buildings on any lot three (3) acres or larger shall not exceed two thousand four hundred (2,400) square feet in any combination.*

Dan seconded and all were in favor.

- **Public Hearings:** Anthony motioned to set the public hearing for all changes and additions to the Zoning Regulations on June 26 at 7 pm. TR seconded and all were in favor. The Comprehensive Plan will also be reviewed that night.

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- **Airspace Protection:** Dave supplied Tom with the Concord regulations. Discussion was made about future uses of Pheasant Run. Myron and TR will give Tom name of contacts at Lake Erie College to see what the college's thoughts are.

New Business:

- **Fence regulations:** Myron would like the commission to consider adding fence maintenance to the zoning regulations to address dilapidated fencing issues.
- **Online Zoning Forms:** The commission asked Myron to supply Julie with common zoning applications to be added online. Myron will send his forms to Julie to standardize and forward to the commission. After the commission reviews and approves the forms they will be added the Township's website zoning page. Myron noted that when zoning regulations are changed that affect a form, it must be updated online as well.
- Myron stated that we have been averaging one new house permit per month.
- Next meeting will be on June 26, 2018.
- Anthony moved that the meeting be adjourned. TR seconded and all were in favor.

Respectfully submitted,

Julie Himmelman
Leroy Zoning Secretary