

LeRoy Township Zoning Commission
January 22, 2019
Working Session Meeting Minutes

Meeting was called to order at 7:05 p.m. by T.R. Hach, Vice-Chair.

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

Also present: Zoning Inspector Myron Telencio, and Ron Graham, Township Attorney

Absent: Anthony Falcone

Guests: Susan Hanna, BZA member

Audience: None

Election of 2019 Officers: Dan nominated Anthony Falcone as Chairman and Steve seconded. There were no other nominations. The secretary stated that Anthony was willing to accept any nomination. A vote was taken and all were in favor. Steve nominated Tom Gabor, and T.R. seconded. Tom accepted and there were no other nominations. A vote was taken and all were in favor.

Minutes: A motion to accept the minutes of the November 27, 2018 meeting as written was made by Tom and seconded by Dan. Steve abstained because he was not present. Tom, Dan and T.R. were in favor.

Correspondence: None

Comments: Ron Graham gave an update on the Mahr Farm case and the health of the homeowner. Myron has filed a new complaint. There is a court date set for March 11, but if the owner is still in the hospital it will be postponed.

Shipping Containers were discussed.

Old Business:

- **Fence regulations:** Picket Fences were discussed. Dan made a motion to add 21.05 Maintenance and 21.06 Zoning Certificate and numbering to be updated to reflect the additions. Steve seconded. Discussion was made. Dan made a motion to withdraw the motion. Steve seconded. Dan made a motion to table the discussion. Tom seconded it. The following was determined to be the best wording concerning decorative fencing: No decorative fence shall exceed 20 feet. The wording for it to not require a zoning permit will be discussed.
- **Definitions updates:** Discussion of potential updates as provided by Anthony (see attached) was made. All changes regarding punctuation and grammar were approved. All definitions

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that were amended to include the wording “**licensed and/or approved and regulated by the State of Ohio**” or “**recognized by the State of Ohio**” were agreed to by those present.

The following is a consensus of those present regarding all other items:

- Dwelling, Two-Family/Duplex – definition should be removed as it is not permitted or mentioned in the code.
 - Funeral Services - delete the words human funeral.
 - Personal Care Services – change care facility to group home in the last sentence.
 - Research Activity – delete the second sentence as it is a regulation not definition.
 - Swimming Pool – remove pond, lake and the second sentence in its entirety.
- **Commercial architecture design/site plan review:** Dan had nothing to report.
 - **Zoning Forms:** The secretary is working on the forms Myron has provided.
 - **Section 20:** It was decided that this section will be reviewed at the next meeting. Myron brought up the potential need for permitting for private drives to control the construction of driveways with regards to riparian setbacks.

New Business:

- **2019 meeting dates** were discussed. The commission will meet on the third Tuesday of the following months: March, April, June, September, October, November.

Steve made a motion to adjourn. Dan seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary