

LeRoy Township Zoning Commission
October 15, 2019
Working Session and Public Hearing Meeting Minutes

Meeting was called to order by Tom Gabor, Vice-Chair.

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

Also, present: Zoning Inspector, Myron Telencio; Ron Graham, Township Attorney; and Brian Crouse, Assistant Zoning Inspector

Absent: Anthony Falcone

Guests: Susan Hanna and Rudy Veselko

Audience: None

Minutes: The Sept 17, 2019 minutes were read. Dan made a motion to approve with corrections. TR seconded; those present at the September meeting were in favor. TR and Steve abstained.

Correspondence: None

Comments:

Secretary: At the Trustee meeting last night, the Trustees asked the Commission members to focus on some type of regulations for shipping containers.

Mahr Farm: Ron explained that the on-going case had been dismissed. Myron will now focus on new charges.

Old Business:

- **Western Reserve Architecture:** Dan will send updated guidelines to commission members before the next meeting for review.

- **Accessory Buildings:** Dan stated the most popular size for the storage shed packages were 10 x 16. Tom felt that since we are addressing shipping containers separately, that 160 square feet would be acceptable. Myron suggested a no-cost permit. Ron stated that requiring a permit would establish a record of what is out there. Dan stated that Anthony's original language supported no permit for storage sheds 150 sq. ft. or less. Dan proposed the language for 16.05G to be: **Accessory Buildings less than or equal to 160 square feet require a no-cost zoning permit and must comply with all zoning regulations.** This would be part of the changes to the regulations that would be reviewed with the Lake County Planning Commission.

- **Shipping Containers:** Temporary and Permanent were discussed. Tom provided Painesville Township's regulations and it was noted that Concord prohibits all use.

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It was decided that the regulation to be added for Temporary Shipping Containers (section 16.04.15) would give the following limits: a 45-day permit must be obtained for any temporary shipping container with one renewal for an additional 45-days. No shipping container permit may be obtained for more than 90 days (two 45-day periods) in a 2-year span.

With New Home construction, one 1-year permit will be allowed with no renewals. Fees were not discussed.

Permanent Shipping Container would be a conditional use. Use and screening would be determined by the BZA during the Conditional Use hearing. Dan will write up the language for Shipping Containers.

- **Solar Panels:** Tom stated Geauga County's regulations were: If it's a 24-volt or less system, you do not need a permit but must adhere to solar panel regulations. Everyone was in agreement that it sounded reasonable. Myron stated they would still need a county permit for the solar panel. TR will compare Geauga County's wording to what we have and make recommendations at the next meeting.

- **Section 20 – Private Driveways** – Dan stated that Anthony made the following changes to Section 20: Change all mention of R-1 to R-2; in 20.01.4 the lot size minimum was changed to 3 acres and; in 20.01.6 the minimum width was changed to 200 feet.

New Business: none

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

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary