

## LEROY TOWNSHIP ZONING BOARD OF APPEALS

### Minutes

October 8, 2019

The Leroy Township Zoning Board of Appeals met at the Leroy Township Hall, 6684 Paine Rd., Leroy Township, on October 8, 2019.

Chairman Rudy Veselko called the public hearing to order with the pledge of allegiance at 7:05 p.m.

Members present were: Rudy Veselko, Susan Hanna, Tim Toman, Shawn Parker and Sharon Noewer.

Also present were: Zoning Inspector, Myron Telencio.

Guest: Applicant, Jeff Wagner and his wife Marilyn Wagner

Audience: Mitchell Parker, Dan Himmelman, Shirley and Vince Minello and Chris Potpan

Chairman, Rudy Veselko stated that the publication of the meeting was posted in the News Herald on September 26, 2019 as well as the Township website. Legal Notices were mailed to surrounding property owners.

The chairman read the Notification of Application: *Mr. Wagner, owner of 7120 Brakeman Road, proposes a Conditional Use Permit for a custom-design mold and fixture home occupation.*

Rudy administered the oath to Mr. Wagner and invited him to give testimony pertaining to his business.

Mr. Wagner stated that he is a Tool and Die Maker by trade. He has been working on his own for about 10 years and has rented space for his shop. He and his wife purchased their current residence because of the outbuildings with the hope of moving his equipment there to work. He builds custom molds and fixtures, mostly for the aerospace industry. He is the only employee. There is not a lot of traffic. Usually he has visits from customers approximately once a week and they come in personal motor vehicles, not trucks. It is not a production shop, but custom work.

Susan asked about the square footage of the outbuilding to be used. Mr. Wagner stated that that is the portion he intends to use for his machining. He will keep his personal boat in the outbuilding as well. He will not be storing other people's materials (vehicles or boats).

Current location of Mr. Wagner's business was discussed.

Tim asked how his neighbors feel about him having a business at his residence. Several neighbors present stated they had no problem with it.

Sharon asked for clarification of the following and Mr. Wagner answers (recorded in italics):

Will the business be limited to the 2000 square foot area as well as the 2-3 CNC machines you currently are using with no plan for expansion? Answer: *Yes.*

Will you continue to be a one-man shop? Answer: *Yes.*

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You are not planning any additions? Answer: No.

Any change in the number of visiting customers or shipments? *Answer. No. There will not be a shop truck, just personal vehicles with no noticeable traffic.*

Mr. Wagner stated that he would try to be done with any machining by 4:30 and there would be no noise carrying into the evening.

Myron asked about the disposal of coolant and machine oils. Mr. Wagner stated that coolant lasts for years and when it does need to be changed, he calls a disposal service. Metal chips are taken to the scrap yard and plastic waste goes into the dumpster.

Rudy asked about his timeline for moving the machines if he is granted his Home Occupation. Mr. Wagner stated that he would like to move as soon as possible.

Rudy moved to go into executive session and Shawn seconded. All were in favor.  
Susan moved to close executive session and Tim seconded. All were in favor.

Rudy moved that we approve the application with the conditions that were specified in the September 5<sup>th</sup> letter by the applicant with these additional conditions:

1. No expansion of the 2,320 square footage of office and shop space.
2. An annual fire inspection must be made by the Leroy Fire Department.

*This will be a one-year review process. At that time if there are no complaints or violations, a five-year extension will be granted. There will be a five-year renewal period thereafter.*

Sharon seconded. The secretary asked for a second reading of the movement as written to be sure that it was stated as recorded. The chair complied. No further discussion was made and a roll call vote was taken. All were in favor and the motion passed.

**Minutes:** The minutes of the June 11, 2019 meeting were distributed and read in advance; therefore, the reading was waived and discussion was made as to corrections to be considered. Susan moved to approve the minutes with corrections. Shawn seconded and all were in favor.

Sharon motioned to adjourn the meeting. Susan seconded. All were in favor.

Respectfully submitted,

Julie Himmelman

Zoning Secretary