

LeRoy Township Zoning Commission
June 16, 2020
Working Session Meeting Minutes

Meeting was called to order by Dan Himmelman.

Members Present: Dan Himmelman, Steve McKee, Dane Hockman, Sharon Noewer, and secretary, Julie Himmelman

Absent: T.R. Hach

Resigned: Anthony Falcone and Tom Gabor

Guests: Trustee, Rich VanPelt and BZA member, Rudy Veselko

Minutes: The minutes of the March 10, 2020 meeting were read. Steve made a motion to approve. Dane seconded; All present at the last meeting were in favor.

Introductions: Noell introduced herself to the commission. She works for the City of Painesville in zoning and property maintenance for almost 27 years. She worked for the Health Dept before that. She lives in Montville.

Elections: With the resignation of both the chair and vice-chair, elections were held.

Steve nominated Dan Himmelman as chair. Dane seconded and he accepted the nomination. All were in favor. Dan nominated Sharon as vice-chair. Steve seconded and she accepted. All were in favor.

Zoning Inspector: Noell asked for an update to some of the forms: The addition of the builder's name and contact information on the new dwelling application; the square footage of each current accessory structure on the property and the lot-size of the property on the accessory structure permit applications.

Old Business:

Commercial Design / Western Reserve guidelines: Dan feels that the guidelines need to be restarted with the change in board members. Dan asked that the guidelines be reviewed and red-lined for the next meeting.

Zoning Forms: Noell asked that the zoning forms get onto the site as soon as possible. The secretary stated she can work with the website coordinator to get the most important forms up in the next few weeks. Dan asked Noell and the board to review the forms to see that they are current with the latest zoning regulations. The secretary asked that the forms for pools, decks, fences, accessory buildings and new dwelling be reviewed by all for the next meeting.

Permanent Shipping Containers: Dan asked the members of the board to consider what should be in the regulation regarding permanent shipping containers before wordsmithing the language. When the Trustees sent back the original regulation they asked for restrictions regarding lot-size minimums, number of containers, ratio of containers to lot-size. Dan stated that a maximum container size also be limited.

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Steve brought up maintenance. Discussion was made and the following ideas were noted:

- Minimum acreage size: 5 and 7 acre minimums were discussed.
- Container size limited to 40;
- Maximum per lot: 1
- Foundations: permanent foundation (minimum of asphalt).
- Setbacks, and screening: behind the main structure dwelling or business, (a minimum of 100 feet), out of neighbor's line-of-sight. Approved screening is necessary (screening plan must be submitted).
- Side-lines: 100 feet from sidelines.
- Would be included in total accessory square footage.
- Maintenance of screening/container: similar to fencing

Dan will write a draft of the regulation and send it out to everyone prior to the next meeting.

New Dates: Due to Covid-19 restrictions the April and May meetings were cancelled. The remaining dates are August 11, October 6, November 4. A new meeting was added for September 8, 2020.

Dan welcomed Sharon to the board.

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

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary