

LeRoy Township Zoning Board of Appeals
January 9, 2018
Working Session Minutes

Meeting called to order at 7:00

Members Present: Jerry Hausch, Stu Bennett, Brian Crouse, Rudy Veselko, Susan Hanna, Sharon Noewer, and Secretary, Julie Himmelman

Guests: Trustee, Rich Van Pelt and Zoning Commission Member, Anthony Falcone.

Minutes: The minutes from the October 3, 2017 hearing were read. Motion was made to accept with the corrections by Rudy. Jerry seconded and all were in favor.

Rich Van Pelt was introduced as the new Trustee overseeing Zoning

Correspondence: The secretary discussed an invitation to the Northeast Ohio Planning and Zoning Workshop Brainstorming Lunch at the Concord Community Center on January 19 from 12-1 pm.

Reorganization of the board: Rudy Veselko is the 2018 Chair and Stuart Bennett is the Vice Chair.

Tentative Hearing Dates: The second Tuesdays of each month were set as tentative hearing dates. Myron will let the secretary know when a hearing needs to be set. If it is two weeks or more in advance of the tentative hearing date the secretary will confirm a quorum of members and set the hearing date.

If the request is less than two weeks in advance of the tentative hearing date, the hearing will be scheduled for the following tentative date. If the applicant requests a special/earlier hearing date and is willing to pay an additional fee, the meeting will be set for the earliest date that all legal notices can be posted by and that quorum can be met. Myron stated that the fee for a special hearing date is an additional \$500.

The secretary will inform everyone of any scheduled hearings as soon as it is confirmed. The secretary will inform Ron Graham of the tentative schedule of hearings on the second Tuesday.

Comments:

Zoning Inspector, Myron Telencio informed the board of his departure for Florida for three months at the end of January. Shawn Parker will be able to assist in his absence.

Myron reported that many Home Occupation applications have been received and he has been reviewing them. At this point, there are three or four that did not comply with the Home Occupation requirements. He sent those applications back to the owners, defining where the business was out of compliance and included a Conditional Use Permit which the owner would have to submit if he/she would want to continue the operation of the business outside the scope of the regulations.

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Myron feels that the owners will be submitting the CUP applications in the next few months and that after he reviews them, hearings will be scheduled.

Myron stated that 27 owners were in violation and about half of them submitted applications and the other half will probably be taken to court. Four or five of those applications will need Conditional Use Permit applications.

Myron stated that Major Waste Disposal came in for change of district for the business. Myron recommended that not be done, but a Conditional Use Permit with restrictions be issued instead, to prevent future issues when he wants to sell.

Myron confirmed that a Conditional Use Permit does not transfer with the purchase of the property.

Updates were given on various business and home owner violations.

Myron reported that Osborne is in receivership so Myron will be contacting the bank concerning the sign at I-90 and Vrooman.

Myron stated that the Blakeley case has been filed and gave a brief update.

Stuart asked whether Ron Graham would be available at all BZA hearings. Rich confirmed that he approves of Ron's attendance at all BZA hearings.

The secretary and the board members thanked Brian for his service as the 2017 Chair.

Adjournment: Stuart made the motion to adjourn and Susan Hanna seconded. All were in favor.

Meeting closed at 7:47.

Respectfully submitted,

Julie Himmelman
Zoning Secretary