

LeRoy Township Zoning Commission
January 16, 2018
Working Session Meeting Minutes

Meeting called to order at 7:00 p.m.

Members Present: Anthony Falcone, T.R. Hach, Rob Coulter, Tom Gabor, Dan Himmelman, alternate, Steve McKee and Secretary, Julie Himmelman

Absent: no one

Guests: Myron Telencio

Audience: Susan Hanna

Minutes: The December 12, 2018 minutes were read. Motion to accept was made by Anthony Falcone, seconded by Rob Coulter. Those present at the December meeting (Anthony, Rob and Tom) were in favor. Dan and T.R. abstained as they were not present in December.

Correspondence: The secretary reminded the commission of the Northeast Ohio Zoning and Planning brainstorming lunch at the Concord Community Center on January 19th.

The Secretary introduced Trustee, Rich Van Pelt, to the commission. He will now be overseeing Zoning.

Reorganization of Commission: Anthony Falcone was the only person nominated for Chair, and Rob Coulter was the only person nominated for Vice-Chair. Both were unanimous approved.

2018 meeting dates: The board will meet the fourth Tuesday of February, April, May, July, August, October and November of 2018.

Zoning Reports: Myron Telencio

- **Air space protection** was discussed in regard to airports in Leroy Township, specifically Lake Erie College's Pheasant Run Airport property. Myron provided a pamphlet from the state on the topic and suggested the commission review the state's regulations and put it on their priority list for this year.
- **Home Occupations:** Myron suggested reviewing the verbiage concerning the limitations of outbuilding square footage for Type 2.
- **Sugar Lakes** is doing remodeling and Myron feels they are coming into compliance with all the requirements of their conditional use permit.
- **Francis Engineering** will be coming forward with their Conditional Use Permit request soon.
- **Subway** is moving ahead with their project.

Old Business:

- Anthony will meet with Dave Radachy concerning Leroy's Comprehensive Planning Completion.

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New Business:

- Discussion of R-2/ R-3 was made. It was decided that residential (R-2) did not need to be renamed.
- Updating Section 14 (Conditional Use Permits) to reflect the changes made to Section 16 was discussed. Ron may be a resource for what the state allows townships to do in limiting conditional uses.

- Goals for the year were discussed and the board member taking lead:
 - Air Space protection - Tom Gabor
 - Western Reserve Architecture style – TR Hach
 - Private Park definition – Rob Coulter
 - Aligning Section 14 with 16 - Dan Himmelman
 - Completion of the Comprehensive Plan with the interchange in mind - Anthony Falcone

- Myron reminded the Board of the need to add detailed definitions of the desired architectural design so that it is in the code for future design engineers to follow. He also reminded them that Ron Graham is a good resource for regulation change reviews. Anthony also mentioned Dave Radachy is a great resource as well.

- Next meeting will be on February 27, 2018.

- TR moved that the meeting be adjourned. Dan seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary