

LeRoy Township Zoning Commission
August 28, 2018
Working Session Meeting Minutes

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

Members Present: Anthony Falcone, Tom Gabor, Dan Himmelman, Rob Coulter, alternate Steve McKee and secretary, Julie Himmelman

Absent: T.R. Hach

Guests: Rudy Veselko and Susan Hanna, BZA representatives

Audience: None

Minutes: The June 26, 2018 minutes were read prior to the meeting by the members of the commission. Motion to accept the minutes as written was made by Dan, seconded by Steve McKee. All were in favor.

Correspondence: Fiscal Officer, Sharon Rodgers sent notice that the trustees approved the zoning amendments as presented. The trustees ask that the commission reviews Zoning Inspector, Myron Telencio's request to also include wording that states Permanent Shipping Containers cannot be placed on a concrete pad, or attached in any means so as to make them a "permanent structure" for future amendment.

The amendment suggestion was discussed. Anthony will review with Dave Radachy.

Comments: Rudy stated that he had just come from the Lake Planning Commission meeting. He reported that Cedar Hills has put in a Conditional Use request. Due to scheduling conflicts and the probable appointment of one member to a position that would preclude him to sit for the hearing, the meeting would not be on its standard second Tuesday of the month, but will reschedule. It was agreed that the BZA hearing should start with a full board. Rudy hopes that the BZA could tour the facilities.

Discussion was made whether Cedar Hills should be considered a Group Home or a School by definition. General concerns and tightening the definition of School was discussed. The right of the BZA to add restrictions to a Conditional Use and table the hearing were discussed.

Anthony made a motion to amend the definition SCHOOL in section 2 to read as follows:

SCHOOL: A public or private facility, **licensed and regulated or approved and regulated** by the State of Ohio, that provides a curriculum of elementary and/or secondary academic instruction, including pre-schools, kindergartens, elementary schools, middle schools, junior high schools, high schools, vocational high schools, special education schools, colleges, junior colleges, and universities.

Dan seconded and all were in favor.

Dan made a motion to add Group Residential Facility to 16.03 as a conditional use to R-2.

Anthony seconded and all were in favor.

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Dan made a motion to remove all references to R-1 from Section 3. Steve seconded and all were in favor.

Dan made a motion to set the public hearing for the three changes for Oct 2, 2018 at 7 pm. Steve seconded and all were in favor.

The October 2, 2018 hearing will be part of the working meeting for October, not in addition to.

Sugar Lake was discussed. It was confirmed that the BZA must approve the renewal of all Conditional Use Permits.

Old Business:

- **Airspace Protection:** Tom is getting a list of Leroy residents with pilot licenses.
- **Zoning Forms:** Myron has supplied the secretary with a form to be updated. When Myron supplies another form, she should be able to start making a uniform style and get them online.
- **Fence regulations:** Anthony discussed the regulations in Concord Township. Upkeep and maintenance were discussed. Dan will look into other townships' regulations.
- **Architecture design/site plan review:** T.R. was not present to give an update. Dan volunteered to help with it.

Rob moved that the meeting be adjourned. Tom seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary