

LeRoy Township Zoning Commission
January 8, 2020
Working Session and Public Hearing Meeting Minutes

Meeting was called to order by Anthony Falcone, Chair.

Members Present: Anthony Falcone, Tom Gabor, Dan Himmelman T.R. Hach and Steve McKee, alternate, Dane Hackman and secretary, Julie Himmelman

Also, present: Ron Graham, Township Attorney, and Brian Crouse, Assistant Zoning Inspector

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

Audience: Dennis Kohr

Minutes: The December 3, 2019 minutes were read. TR made a motion to approve. Dan seconded; All were in favor.

Zoning Amendments: Anthony opened the public hearing. No one had any statements for or against the proposed changes. T.R. made a motion to close the public hearing. Steve seconded and all were in favor.

The recommended change to proposed Amendment #6 (see below) from Dave Radachy and the Lake County Planning Commission was discussed.

As there was no further discussion from the board, Anthony made a motion to send the following recommended Zoning Regulation amendments to the Trustees for their consideration:

Amendment #1 – Section 2 – Definitions: add the following definition:

PRIVATE DRIVEWAY: The portion of the fee simple lot that meets the minimum width required in section 20, but not the minimum width required in the R District district(s). This land is intended to provide access to the building envelope of the property, but it is not dedicated or intended for use by the general public. (Revised 00/00/00)

Amendment #2 –Section 7 – General Requirements: Add regulations regarding temporary Accessory Use of Shipping Containers and/or Construction storage containers.

Amendment #3 – Section 9 – Prohibited Uses: Remove Permanent Shipping Container

Amendment #4 – Section 14 – Conditional Use Permit: Add permanent Shipping Container as a Conditional Use

Amendment #5 – Section 16 – Rural Residential R-2: Add (16.03.9) Permanent Shipping Container as a Conditionally Permitted Use.

Amendment #6 – Section 16 – Rural Residential R-2: Add Section 16.05 (G) allowing accessory buildings 160 square feet or less to be built without permit as long as it follows the zoning regulations.

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Amendment #7 – Section 20 – Private Driveways: (1) change all references to R-1 to R District. (2) add defining words (Flag Lot) to the section title, (3) revise and move definition to section 2.02 as noted in Amendment #1 and (4) Change numeric dimensional limitations to “size required by the zoning district” to allow for future changes of zoning district changes.

T.R. seconded. Poll of the members: Dan – aye, Anthony– aye, T.R. – aye, Steve– aye, Tom – aye.

Election of the 2020 Chair and Vice-Chair: TR nominated Anthony Falcone for Chair. Anthony accepted the nomination. Tom seconded and all were in favor. Dan nominated Tom Gabor for vice-chair. Tom accepted. T.R. seconded and all were in favor.

Meeting Dates: The following dates were set for 2020: March 10, April 14, May 5, August 11, October 6 and November 4.

Correspondence: Dave Radachy sent an invitation to the January 24th NEO Planning and Zoning Summer Workshop planning meeting. It will be held at 12pm in Concord Twp.

Assistant Zoning Inspector: Brian had no updates.

Trustee: Rich VanPelt stated that Myron was not reappointed and that the county was going to use the zoning software that we use (IworQ).

Comments:

Mahr Farm: Ron updated the commission on the issue.

Old Business:

Western Reserve guidelines: Dan will distribute a copy via email to everyone to be reviewed at the March meeting.

Solar Panels: Language will be put together regarding the small wattage panels.

New Business:

Plans for 2020: Ideas for topics were discussed, including riparian setbacks and nuisance properties.

TR made a motion to adjourn. Tom seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

LeRoy Zoning Secretary