

LeRoy Township Zoning Commission
March 10, 2020
Working Session 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 Hockman and secretary, Julie Himmelman

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

Minutes: The reading of the minutes were waived. Steve made a motion to approve. TR seconded; All were in favor.

Correspondence: Dave Radachy sent an email with tentative topics for the Northeast Ohio Zoning and Planning conference on June 19 at Punderson Lodge. The secretary asked that anyone wishing to attend let her know so that she could get the attendance fee approved by the trustees.

Zoning Inspector: Noell was not in attendance due to the late notice of the meeting.

Zoning Amendments: The trustees sent back the suggested amendments asking that the Zoning Commission consider the following comments:

Amendments 3 – 5: all dealing with the *Permanent Shipping Containers*. The trustees did not feel that they wanted to approve any permanent shipping containers as we had limited it – we can come back with more stringent regulations (i.e. only on larger lots- specified) and specifying a minimum number of acres.

Amendment 7: concerning accessory buildings 160 sq. ft. or less; they would like us to consider adding the requirement of submitting a signed affidavit which includes the accessory building regulations – or an attached copy of the requirements instead of no formal notification.

Per Ron – no further public hearing would be required to delete the permanent shipping containers from our current recommendations and if we adopted the affidavit that the County Planning Board suggested we could resubmit that as well for the March meeting.

The secretary stated that the trustees' hands were tied, they had to either reject all the changes, pass them all, or ask you to review their recommendations. Therefore, this was the best outcome considering their concerns over *Permanent Shipping Containers*.

Discussion was made concerning Amendment 7.

TR made a motion to change the original amendment #7 to require a no cost affidavit only to be required for accessory buildings 160 square feet or less in size. Steve seconded.

Dan – yes; Anthony – no, T.R – yes, Steve – yes, Tom – yes.

The motion was approved.

Discussion was made concerning Amendments 3-6 regarding Permanent Shipping Containers. Anthony made a motion to strike any reference of permanent shipping containers from the proposed amendments. Dan seconded and all were in favor.

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Permanent Shipping Containers regulations will be revisited in the future, and are prohibited at this time. Dan explained that the trustees would like more specifics on permanent shipping container restrictions. The secretary stated that specifically the trustees wanted limits on the number of containers per lot, some ratio of containers to acres, overall size of containers, minimum lot size – 3 acres were perceived as too small. Specifics on allowed uses and only as accessory – no occupancy. This topic will be tabled until the next meeting whilst everyone gathers their thoughts on the matter.

Old Business:

Commercial Design / Western Reserve guidelines: Anthony suggested on page 17 to change design guidelines regarding height from 12 to 14 feet to align with the current regulations. Discussion was made regarding registered landscape designer on page 19 under 2A. It was decided to change that to qualified landscaper. Street trees were discussed and it was decided it should be struck.

Dan asked everyone to read over the drafts for next time. When Permanent Shipping Containers are completed, the guidelines will be added in for the public hearing.

New Business:

Zoning Forms: The secretary printed a draft copy of each form she was able to standardize. She asked each member to take several to review against the current zoning regulation before she made them into printable and/or fillable PDF forms which would be made available online.

Dan provided copies of the OTA presentation materials from the conference he attended.

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

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary