

LeRoy Township Zoning Commission
August 11, 2020
Working Session Meeting Minutes

Meeting was called to order by Dan Himmelman.

Members Present: Dan Himmelman, T.R. Hach, Dane Hockman, Sharon Noewer, and secretary, Julie Himmelman

Absent: Steve McKee

Guests: Trustee, Heather Shelton, Attorney, Ron Graham, Zoning Inspector, Noell Sivertsen and BZA member, Rudy Veselko

Audience: Eric Stutzman

Minutes: The minutes of the June 16, 2020 meeting were read. Dane made a motion to approve. Sharon seconded. TR abstained as he was not present; All who were present were in favor.

Correspondence: Dave Radachy was to send his recommendations for updates to the regulations, but they had not yet been received.

Zoning Inspector: Noell requested that the forms be put online soon.

Ron Graham reported that the Mahr Farm pretrial hearing was set for August 27, 2020.

Old Business:

Commercial Design / Western Reserve guidelines: Dan did not send out the guidelines. He will email them and asked everyone to review to make sure they conform with the zoning regulations already in place. Questions were raised as to why we were addressing this topic. Dan stated that this was being addressed so that the township would have guidelines in place for any future development in the township. These guidelines will give any future commercial development ideas of what we would like to see.

Zoning Forms: Noell asked for an addition to the building forms asking for builder information. She also asked for the Accessory Building permit form to include a line for number of structures on the property already, since there is a limit on certain properties. Noell also asked that a checklist be added to the New Dwelling application. She said she would create a list and the secretary said she would add it to the New Dwelling form online. The secretary stated she would have the bulk of the forms online within a week. The secretary asked Noell to send any updates she would like to see on the forms via email.

Permanent Shipping Containers: Dan sent a draft of the regulations for permanent shipping containers. He distributed an updated draft at the meeting and discussion ensued. The secretary brought up the fact that permanent shipping containers would be a conditional use and would go into section 14. Dane asked, why do we not leave it as

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prohibited? Discussion ensued. It was decided that permanent shipping containers would remain as a prohibited use.

New Business: Dave Radachy's recommendation came through as an email during the meeting. Setback requirements for legal non-conforming lots and non-conforming uses were discussed. It was decided that it would not be at this time.

Dane made a motion to adjourn. Sharon seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary