

**LeRoy Township Zoning Commission**  
**October 6, 2020**  
**Working Session Meeting Minutes**

Meeting was called to order by TR Hach, seconded by Steve McKee.

**Members Present:** T.R. Hach, Steve McKee and Sharon Noewer.

**Absent:** Dan Himmelman, Dane Hockman and secretary, Julie Himmelman

**Guests:** Zoning Inspector, Noell Sivertsen

**Audience:** Eric Stutzman 13574 Shirley Park

**Minutes:** There were no minutes to read or approve. TR waived the reading of the minutes, Steve seconded.

**Correspondence:** none

At this point Mr. Stutzman addressed the Commission. He has some concerns about a variance he requested that was turned down by the BZA. He stated he has 13 examples of other variances (approved or not approved) in close proximity to his home. He also has some concerns with the accuracy and posting of minutes to the Leroy Township website.

He was told he could sue the Township for the variance, but he is trying to learn more about the process to get the variance without going to court. Noell advised that he needs to make his own decision and explained that the BZA is its own independent board. They are appointed but they do not “answer” to any other entity.

Noell went on to explain that just because one variance was approved does not mean they will approve all future and similar variances. They do not “Rubber Stamp” variances. Noell also advised that this meeting is not the appropriate venue, as the Zoning Commission has no authority over the BZA.

Sharon Noewer, Vice Chair advised that the Zoning Commission cannot address or advise on this issue. Noell suggested he review the issue with the BZA and perhaps they can revisit the issue and suggest changes that would be agreeable.

He is also concerned about the fees to apply for the variance and the hearing. \$400 for the initial request – the cost has been increased to \$1,000.

**Old Business:**

**Commercial Design / Western Reserve guidelines:** Sharon Noewer made the following comments regarding the following:

Item B 2 a Application - Replace “staff” with “zoning inspector”

Item B 2 G Lighting - add “or glare”

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Landscaping, A 5 Screening - add "or neighboring residential properties"

Add Landscaping Plan to be included as part of the application.

**Zoning Inspector:** Noelle brought up penalties for violations. Most violations are misdemeanors and she suggests giving our penalties some teeth.

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

As reported by TR Hach

Respectfully submitted,

Julie Himmelman  
Zoning Secretary