

LeRoy Township Zoning Commission
November 4, 2020
Working Session Meeting Minutes

The meeting was called to order by the chair at 7 pm with the pledge of allegiance.

Members Present: Dan Himmelman T.R. Hach, Steve McKee, Dane Hockman and secretary, Julie Himmelman.

Absent: Sharon Noewer

Guests: none

Audience: none

Minutes: The reading of the minutes from the September 8, 2020 and October 6, 2020 meetings were waived as all had reviewed prior to the meeting. Steve made a motion to approve both sets of minutes as written. TR seconded. TR abstained from approval of the September meeting minutes as he was absent. All present were in favor of the minutes for each meeting being accepted.

Correspondence: none

The secretary reported that the zoning application forms were in the process of being updated to fillable PDFs.

Zoning Inspector: Updates were given regarding Cedar Hills and Mahr Farm's court case by the secretary and chair.

The BZA had two variance hearings. The request for a new dwelling setback variance from 100' to 75' was granted. The request for a variance from 20' to 5' for a side setback was granted.

Old Business:

Dan will markup the final draft of the Commercial Architectural Design Guidelines for consideration.

Discussion was made regarding changes to Section 23 regarding signs to conform to the guideline. Constant illumination was questioned versus adjusting illumination with ambient light.

Enforcement and penalties were discussed. A general penalty (other than for home occupation) does not exist and perhaps should be reviewed and recommendations be made to the trustees.

New Business: Topics to be addressed in 2021 were discussed. Everyone will go through the regulations and look for sections we have not updated to check for relevancy. It was suggested that the zoning districts and the section for each (Sections 17,18,29 and 30) be reviewed for updates.

The next meeting is scheduled for January 12, 2021.

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

Respectfully submitted,

Julie Himmelman
Zoning Secretary