

**LeRoy Township Zoning Commission**  
**January 26, 2021**  
**Working Session Meeting Minutes**

The meeting was called to order by the chair at 7 pm via Zoom.

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

**Absent:** Steve McKee

**Guests:** Dave Radachy, Lake County Planning and Community Development Director

**Audience:** Stacey Slater

**Minutes:** The reading of the minutes from the November 4, 2020 meetings were waived as all had reviewed prior to the meeting. Dan made a motion to approve the minutes as written. TR seconded. All were in favor.

**Introduction:** Douglas Facemyer, our new assistant Zoning Inspector, introduced himself. He lives on Callow Road. He is a design engineer at Perry Nuclear Power Plant. He and his wife are active

**Elections:**

Nominations for Chair for the 2021 calendar year were opened. Sharon nominated Dan and Dane seconded it. Dan accepted the nomination. There were no other nominations. Poll of the Vote: Dan, aye. T.R., aye, Sharon, aye. Dane, aye.

Nominations for Vice-Chair for the 2021 calendar year were opened. Dane nominated Sharon Dan and T.R. seconded it. Sharon accepted the nomination. There were no other nominations. Poll of the Vote: Dan, aye. T.R., aye, Sharon, aye. Dane, aye.

**Correspondence:** none

**Zoning Inspector:** Noell had a question regarding the horse farm on Vrooman. It is zoned R-2. A landscaper is interested in the property, but our zoning states that landscapers are only permitted in Industrial. The back of that property does butt up to the properties on 86 that are zoned as community business. The front of the property is sandwiched between residences. There is no home on the property. Dave Radachy stated that if the property continues to be zoned R-2, it would either have to continue to be used for a recognized agriculture use, or a residential home would need to be added to the property to use the property for a home-occupation such as landscaping.

Dave explained that a homeowner can petition that their property be rezoned. A property owner can also petition the Zoning Commission to make changes or additions to the zoning regulations.

Noell wanted to get an idea of how the board felt about the possibility of changing that property's zoning to a business. Dan pointed out that there would then be residences surrounded by business. Dave stated the properties on RT 86 are B-3, community business.

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He discussed the strategic plan and found that the plan was looking for community business for the enjoyment of the community and that is why landscapers are in industrial. T.R. stated that it would be hard to comment without seeing a plan. The secretary stated in her opinion, there would be an issue with putting that type of business between residences on Vrooman.

**Secretary:** The secretary asked for everyone to review their contact information and communicated any needed updates for the commission roster.

**Audience:** Stacey Slater shared some information background on the Vrooman horse farm.

**Trustees:** No trustee was in attendance. The secretary stated that Trustee Shelton wanted to get an update on the Cedar Hills. Noell stated that they were supposed to have started getting residents directly after they received their Conditional Use permit renewal. The secretary stated that Trustee Shelton asked Dave to attend, to ask his opinion of the plan for a CUP review in June. Dave felt it would be okay to table the review until June.

**Old Business:**

**Commercial Architectural Design Guidelines (Section 32):** Dan sent out the final draft for all to review. No comments were given. As there were no additional comments on this topic, Dan proposed tabling this issue until we have more items to have a public hearing. All were in agreement. Dave will review and add his comments.

**New Business:** Dan spoke of updating the zoning pages on the website. Dave stated he could provide zoning fact sheets from other townships to use as a base for Leroy's website. The goal is to be more transparent and informative about Leroy zoning.

Topics to be addressed in 2021 were discussed.

1. Dan has identified 8 sections that have not been reviewed in recent years. The members present took the following sections to review prior to the next meeting. Dan suggested that redlines be completed and distributed to all members by mid to late February. Dan will send out reminders. They will be discussed at the March meeting.
  - a. Sharon: 20 (Private Driveways) and 31 (Riparian Setbacks)
  - b. Dane: 26 (Screening and Landscaping) and 21 (Fences)
  - c. TR: 19 (Pools) and 23 (Signs)
  - d. Dan: 28 (Occupancy Permit) and 30 (Site Development Plan Review). 30 will be done with assistance from Noell.
2. Sharon offered to draft language regarding zoning violations. Noell will review as well.
3. Dan would like the commission work on procedures for items such as Variances, Conditional Use Permits and Home Occupations for the website. The goal would be to

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give our residents the information regarding the process and answers to common questions regarding the how, when and where.

4. Noell will work on developing a “what is needed to build a new home in Leroy” checklist. This will be included in the website updates. Dave suggested reaching out to the county Soil and Water and Health District for any details that will be needed prior to getting their approval.

The meeting schedule for 2021 was decided:

March 9	September 28
April 13	November 9
May 11	December 14
August 10	

The next meeting is scheduled for March 9, 2021.

As there was no other business, TR made a motion to adjourn. Dane seconded and all were in favor.

Respectfully submitted,

Julie Himmelman  
Zoning Secretary