

LeRoy Township Zoning Commission
April 13, 2021
Working Session Meeting Minutes

The meeting was called to order by the vice-chair at 7:03 pm via Zoom.

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

Absent: Dan Himmelman, due to last minute family obligations

Guests: Ron Graham, Township Trustee: Noell Sivertsen, Zoning Inspector: Douglas Facemyer, Asst. Zoning Inspector: and Dave Radachy, Lake County Planning and Community Development Director.

Audience: None

Minutes: The minutes from the March 9, 2021 meeting were read in advance by the members of the commission. TR made a motion to approve the minutes as written. There was discussion regarding Steve's ability to vote regarding private driveway, but he was not disputing the minutes. Dane seconded. All were in favor.

Correspondence: none

Zoning Inspector: Noell had no comment.

Secretary: Trustee Shelton asked that the secretary inform the members about the possibility of an issue at the old Grange building, which had been made into a residence in the past few years. There were some unofficial notices that it would be used for public rental and she just wanted to make members aware of the situation.

The meetings will be back to in-person at the town hall in May.

Audience: None.

Trustees: No trustee was in attendance.

Old Business:

Regulations Review: Of the few regulations that were completed, none could be share via Zoom without Dan. Sharon asked all members to commit to getting their update recommendations completed by the next meeting.

Dave is willing to review the sections after we make our preliminary updates. He hasn't reviewed the sections, but suggested the following: Make sure that Section 27 - Telecommunication Towers follows ORC, which only allows for regulation in residential area. The state regulates all other districts.

Steve will connect with Dave and verify that the Telecommunication section follows ORC.

He has been recommending that Occupancy Permit should not be used by townships. He recommends using the term Zoning Compliance Permit. This will be researched and updated as necessary.

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Dave stated that our Section 22 – Oil and Gas Well Regulations has not been updated since 1993. Since then, the state has taken away local government ability to control and regulate gas and oil wells. Dave suggested reviewing the section for compliance with the ORC and that the board consider adding language regarding setbacks from existing wells for new residences and auxiliary structures as a way to protect people. Dane will look at this section for any needed updates.

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

Respectfully submitted,

Julie Himmelman
Zoning Secretary