

LeRoy Township Zoning Commission
August 10, 2021
Working Session Meeting Minutes

The meeting was called to order by the chair at 7:02 pm at the town hall and opened with the Pledge of Allegiance.

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

Absent: Steve McKee

Guests: Ron Graham, Township attorney: Noell Sivertsen, Zoning Inspector: Susan Hanna, BZA member

Audience: Andrew and Deidra Orosz, Jaime Coulter, Cindy Binnig

Minutes: The minutes from the May 11, 2021 meeting were read. TR made a motion to approve the minutes with corrections. Sharon seconded. All were in favor.

Correspondence: none

Zoning Inspector: Noell stated there were lots of house permits over the past few months. She is working on some compliance issues and some storage containers were removed.

Secretary: Nothing.

Attorney: Ron gave an update of the Mahr Farm case.

Old Business:

Regulations Review: The goal for tonight is to review the language for all proposed changes to the regulations. If accepted, motions will be entered for each section to be reviewed by the county and for public hearing in September.

Section 16 – R2 residential: The only change is to Table 16.1 with the addition of a minimum building setback from an existing gas well of 100 feet. TR made a motion to accept the change. Sharon seconded and all were in favor.

Section 19 - Pools: The only change is the addition under subsection D that the distance from the bottom of the fence to grade shall be no more than 4 inches. TR made the motion that the change be accepted as read. Sharon seconded and all were in favor.

Section 20 – Private Driveways: 4 changes were read.

1. All mention of private driveway will be replaced with flag lot.
2. The rewriting of 20.01 from:
Only single-family dwellings may be constructed on private driveways in an R District and only upon the following terms and conditions:
to:

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Flag lots are generally discouraged, but may be permitted for single family dwellings in an R District where no other lot configurations are possible, and only upon the following terms and conditions:

3. The removal of 20.01 B.
4. In 20.01 F, the change of the wording from any property line to front property line of the flag portion of the lot.

Sharon made a motion to approve as revised. Dan seconded and all were in favor.

Section 21- Fences:

In 21.01, additional wording regarding prohibited and acceptable fence materials; Prohibited fences are those composed of or including a charged electrical current, razor wire, chicken wire, pallets, barbed wire, or guard rail. Acceptable open fences are chain link, bollard and chain, open picket, smooth rail, split rail, or contemporary rail and wrought iron style/design fences. Acceptable solid fences are board on board fences, solid picket fences, stockade or palisade fences, or brick, or stone wall fences.

In 21.02, The addition of the following as C with all subsequent lettering adjusted: Except decorative fences generally referred to as “split rail” or “post and rail” or “ornamental iron” fences.

Sharon made a motion to accept as revised. Dane seconded and all were in favor.

Section 22: Oil and Gas Wells: Strike the section with the wording: Purposely Left Blank. Sharon made a motion to accept the change. Dane seconded and all were in favor.

Section 2 – Definitions: Add the definition of Fence. TR made a motion to approve the addition. Sharon seconded and all were in favor.

Section 23 – Signs: In section 23.01, the addition regarding sign maintenance as item 12: Signs shall be maintained in a safe condition in a reasonable state of repair. The Zoning Inspector shall have the authority to inspect, and order the painting, repair, alteration or removal of any sign which becomes damaged or dilapidated, is abandoned, or which constitutes a hazard to the public safety. Dan made a motion to approve the addition. Dane seconded and all were in favor.

Section 25 – Parking: Additional language added to 25.01 as follows: Each parking area shall be accessed by its own separate means of ingress and egress to the right-of-way. The means of ingress and egress shall be made out of a hard surface capable of handling

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the weight of a fire truck and be a minimum of 10 feet wide. Sharon made a motion to accept the addition. TR seconded and all were in favor.

Section 27 – Telecommunication Towers: In 27.01, the addition of a clause limiting the scope of the regulation to only residential districts. TR made a motion to accept the clause. Sharon seconded and all were in favor.

Section 28 – Occupancy Permit: All mention of Occupancy Permit will be changed to Zoning Compliance Permit. Sharon made a motion to accept the change. Dane seconded and all were in favor.

Section 31 – Riparian Setback: Sharon asked that the section not be considered for rewrites at this time as there is substantial information to review and she is still conferring with the Zoning Inspector and Dave Radachy. It will be reviewed further in the future.

Section 32 – Architectural Design Standards for Commercial Development. This section was reviewed and revised in detail earlier in the year and was tabled until the August meeting. Dan made a motion to accept the section as modified. TR seconded and all were in favor.

TR made a motion to set the public hearing regarding all the revisions and additions on September 14, 2021 at 7 pm. Dan seconded and all were in favor.

Audience: It was asked if the regulations can be found on the website. Answer was yes, under Zoning.

Mr. Orosz made noise complaint concerning Sugar Lakes. Mrs. Orosz stated they could hear the music through closed windows with the air conditioner and TV on. The conditions of the CUP for Sugar Lakes were discussed. Dan advised they work with the Zoning Inspector.

The chairman thanked TR for his service and everyone wished him well in Concord and his marriage.

Respectfully submitted,

Julie Himmelman
Zoning Secretary