

LeRoy Township Zoning Commission
November 15, 2021
Public hearing and Working Session Meeting Minutes

The November 15, 2021 working session of the Zoning Commission was called to order by the chair at 7:00 pm at the town hall. The meeting was opened with the Pledge of Allegiance

Members Present: Dan Himmelman, Sharon Noewer, Dane Hockman, Steve McKee and secretary, Julie Himmelman.

Absent: none

Audience: Kelsey Brown

Minutes: There were no minutes.

Correspondence: None

Dan made a motion to rescind the motion of October 26, 2021 meeting regarding the public hearing. He explained this was necessary to bring the process timeline into compliance with the 40-day limit for setting public hearings. Sharon seconded and all were in favor.

Public Hearing: Dan made a motion to set the public hearing on December 7, 2021 at 7 p.m. for the regulation change recommendations previously voted upon and accepted at the October 26, 2021 meeting. Dane seconded and all were in favor.

The Trustees held a public hearing for the first set of recommended Zoning Regulation changes that the board submitted to them. All but one recommendation was approved. Section 25 - Parking was sent back. The fire chief stated that 10-feet was not wide enough for emergency vehicles. Twelve feet was the suggested width for new drives. Sharon stated that this would only pertain to new driveways, all others would be grandfathered in. Dan researched other townships in Ohio. Not all had a minimum width, but of those with a minimum width, 12 feet was the most common, though there were still some with 10-foot minimums.

There was also language regarding ingress and egress, which is truly the apron. Dan spoke with the county regarding who regulated aprons. He was told that if the drive enters a state route ODOT approves the apron. If it is a county or township road, the County Building Department approves the apron. Culverts are normally 20 feet now. Dan presented his suggested changes from the language that was rejected.

Steve opened discussion regarding ingress and egress of flag lots. He stated that with a flag lot it had to have 60 feet of frontage and ingress and egress via a culvert pipe. Dan said that was true, unless you have a dwelling on the flag lot. He also pointed out that common drives were prohibited, except in estate overlay districts. Then, there would have to be a driveway. Sharon asked if the commission should clarify the current wording if they are rewording the section.

Dan asked for discussion regarding putting the sentence back in to clarify: Each parking area shall be accessed by its own means of ingress and egress to the right-of-way. Sharon felt that it should. Dane agreed. Steve did not want the sentence included.

Dan made a motion to accept the recommended additional language to Section 25.01 as follows and send to the county for comment and added to the previously voted upon changes to be discussed at the public hearing on December 7, 2021.

Each parking area shall be access by its own separate means of ingress and egress to the right-of-way. Driveways serving individual residential structures shall not be less than twelve (12) feet in width and shall be constructed over an aggregate base of reasonable depth as necessary to support the weight of service and

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emergency vehicles. The driveway is required to be compliant to section 31, Natural Resource Protection. (Effective MM/DD/YYYY)

Sharon seconded. There was no further discussion. Poll of the vote: Sharon, aye. Dane, aye. Dan, aye. Steve, no.

All sections that will be presented at the December 7, 2021 public hearing will be reviewed by Lake County boards by November 30, 2021.

Dan made a motion to adjourn. Steve seconded. All were in favor.

Respectfully submitted,

Julie Himmelman
Zoning Secretary