

**LeRoy Township Zoning Commission**  
**September 17, 2019**  
**Working Session and Public Hearing Meeting Minutes**

Meeting was called to order by Anthony Falcone, Chair.

**Members Present:** Anthony Falcone, Tom Gabor, Dan Himmelman, alternate Dane Hackman, and secretary, Julie Himmelman

**Also, present:** Ron Graham, Township Attorney, and Brian Crouse, Assistant Zoning Inspector

**Absent:** T.R. Hach and Steve McKee.

**Guests:** Susan Hanna

**Audience:** None

**Minutes:** The June 18, 2019 minutes were read. Anthony made a motion to approve with spelling corrections. Dan seconded, all approved.

**Correspondence:** None

**Comments:**

**Zoning Inspector and Asst Zoning Inspector:**

- The Former Grange building seems to be occupied. A Rt 86 resident's continuous garage sale was discussed.
- Cedar Hills is moving forward and has paid his fees to the township.
- Mahr Farm will be back in court October 21. Myron stated that the case was not dismissed, but continued.

**Secretary:** There will be a BZA hearing on October 8, 2019.

**Old Business:**

- Western Reserve Architecture: This was to be more of a guideline instead of a regulation.
  - Height of planter signs was discussed
  - Recommendation of a visible address height suggestion should be added
  - Lighting Watts need to be changed to lumens or deleted.
  - Fixture height was discussed. It needs to be compared with current regulations
  - Landscape architecture and street trees were discussed.

Dan will review the draft against current regulations for the next meeting.

- **Pre-fabricated Sheds:** Anthony proposed adding a line to 16.05 Accessory Buildings stating that: Accessory Buildings no greater than 150 square feet do not require a zoning permit but must comply with all zoning regulations. Myron suggested a no-cost permit. Anthony felt that there should not be a permit requirement but just a notation to follow the zoning setbacks. It was also noted that the definitions use the word "structure" and 16.05 uses the term "buildings". (secretary note: Both terms are defined by in Section 2.)

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- **Shipping Containers - Temporary:**
  - Myron reminded the commission that permanent is defined as “on a foundation” and the problem is people leaving a shipping container on the ground permanently. Myron stated that *Temporary* must be defined by a specific number of days. The secretary noted that Painesville Township limits residents to one storage container at a time, to a certain number of days per time and the total number of times per year. It was determined that temporary storage units (like Pods) should also be included in this regulation.
  - Discussion was made regarding allowing shipping containers for construction with a permit for a specified number of days (to be determined if it is agreed to) and one renewal of the same length without a CUP.
  - Discussion was made to add to the definition of Shipping Container: No wheeled or external frame (such as a semi-trailer).
  
- **Shipping Containers - Permanent:**

Suggestions were made to allow permanent storage containers, out-of-view with screening, or camouflaged with standard building coverings. It was decided that it should be a new subsection of either 16.05 with added language regarding screening, color, material coverage or as a Conditional Use structure for accessory use. The latter considered the better option to give control and flexibility.
  
- **Solar Panels:** Tom stated Geauga County’s regulations were: If it’s a 24-volt or less system, you do not need a permit but must adhere to solar panel regulations. Everyone was in agreement that it sounded reasonable. It was determined that language regarding this would be added to section 33.04 a2. Myron stated they would still need a county permit for the solar panel.
  
- **Section 20** – removing all mention of R-1 to be done.
  
- **Section 14** – to be reviewed as to who signs conditional use, who approves renewals and should the applicant have to sign in agreement. And references to R1 and R8 needs to be cleaned up.
  
- **Zoning Forms:** The secretary has completed the New Dwelling form and it is available online. There is also a subheading for forms in the drop-down table.

**New Business:**

- 13.4 regarding Temporary Removable Structure Discussion was made concerning whether the regulations should be tightened to state for private construction projects.

Dan made a motion to adjourn. Tom seconded and all were in favor.

Respectfully submitted,

Julie Himmelman

Leroy Zoning Secretary