

LeRoy Township Zoning Commission
June 14, 2022
Working Session Meeting Minutes

The meeting was called to order with the Pledge of Allegiance by the chair at 7:05 pm.

Members Present: Dan Himmelman, Sharon Noewer, Rich Hnizdil, Dane Hockman, alternate Angela Kotek and secretary, Julie Himmelman.

Absent: Cindy Binnig

Also present: Attorney, Ron Graham, Rudy Veselko, BZA chair, and Zoning Inspector, Noell Sivertsen

Audience: Gopal Patel

Minutes: The minutes from the May 11, 2022 meeting were read. Sharon made a motion to approve the minutes with corrections. Dane seconded. Rich and Angela abstained. Dan, Sharon and Dane were in favor.

Correspondence: none

Zoning Inspector: Noell gave report on permit applications.

Secretary: nothing to report.

Trustees: No trustee was in attendance.

Old Business:

Vrooman BP Site Plan Review: Dan swore Mr. Gopal Patel in before he gave his presentation regarding his site plan. He stated he wants to add areas for electric charging stations and a propane refilling station as well as additional fuel tanks with a higher canopy with better access for semi-trucks.

Green space and drainage were discussed. The buildings will not be altered.

The zoning inspector stated that she feels it is a good site plan.

Dan made a motion to go into executive session. Sharon seconded and all were in favor.

Dan made a motion to end the executive session and reopen the public meeting. Sharon seconded and all were in favor.

Dan made a motion to approve the site plan as presented. Sharon seconded. Poll of the Vote: Dan, yes. Sharon, yes. Dane, yes. Rich, yes. Angela, yes. Motion to approve was passed.

Section 31 - Riparian Setbacks: Sharon walked through her suggested updates. Dan Donaldson of Lake County Soil and Water asked for a restriction for using a riparian area with onsite sewage systems. Additions were suggested to 31.B, further defining the purpose and intent of the regulations. Recommendations for setback minimums, and specific requirements for applications and site plans were discussed. Changes and additions to Section 31.1.6 regarding riparian crossings, stream bank stabilizations and the specific requirements for applications and site plans, as well as removing on-site sewage systems and water treatment plants as permitted in riparian setbacks were reviewed. Additional language, and prohibited uses in the setback, were discussed.

Section 33 - Wind Turbines: Our definition of small wind farm is out-of-date. Dane will research the Ohio Power Siting Board's jurisdiction. Sharon will contact the Ohio Township Association for any direction they may be able to give. Dan suggested aligning our definition with the ORC.

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New Business:

Overlay District on Brakeman: Noell made the board aware of an overlay district division for two lots on Brakeman to be reviewed next month. Noell will get input from the fire department and Dave Radachy. She will get packages together with their responses and the site plans the week before the next meeting for the members to review.

The next meeting will be July 12, 2022.

As there were no further discussion, Dan made a motion to adjourn. Sharon seconded and all were in favor.

Respectfully submitted,

Julie Himmelman
Zoning Secretary