

LeRoy Township Zoning Commission
May 10, 2022
Working Session Meeting Minutes

The meeting was called to order with the Pledge of Allegiance by the chair at 7:00 pm.

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

Absent: none

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

Audience: Rich Hnizdil, Nancy Kranstuber, Amy Shelton, Kris and Angela Kotek and Cindy Binning.

Minutes: The minutes from the March 8, 2022 meeting were read. Dan made a motion to approve the minutes with corrections. Dane seconded. All were in favor.

Correspondence: none

Zoning Inspector: Noell gave an update on the Mahr Farm case. There is a BZA hearing for a used car sales on a residential property. The property at the corner of SR 86 and Brakeman that had their variance request denied is working with Noell with a new plan for a single-family home with an in-law suite. There will be a deed restriction to disallow use as a duplex.

Secretary: nothing to report.

Trustees: No comment.

Old Business:

Riparian Setbacks: Dan Donaldson from Lake County Soil and Water will review Sharon's recommendations.

Section 33 - Wind Turbines: Dane found the current zoning regulations and definitions in Section 2 and 33 do not match O.R.C. (Ohio Revised Code) Sections 519.213 and 303.213 which were updated in 2019. Dane suggested updating our zoning to reference ORC where necessary. Dane will continue to look into the section, specifically capacity.

New Business:

BP site plan review: The owner of the BP on Vrooman requested a site plan review for the addition of charging stations and a propane refilling station to his property. A copy of the site plan was made available for the board to review. Noell will provide a copy of the application to Sharon. The owner asked if the review could be done earlier than the next meeting date in July.

Dan made a motion to move the next meeting date to June 14, 2022 which will include the site plan review. Sharon seconded and all were in favor.

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

Respectfully submitted,

Julie Himmelman
Zoning Secretary