

LeRoy Township Zoning Commission
January 10, 2023
Working Session Meeting Minutes

Vice Chairman Sharon Noewer called the meeting to order with the Pledge of Allegiance at 7:00 p.m.

MEMBERS PRESENT: Vice Chair, Sharon Noewer, members Cindy Binnig, Rich Hnizdil, and secretary, Nancy Kranstuber.

ABSENT: Alternate, Angela Kotek

ALSO PRESENT: Attorney, Ron Graham, Zoning Inspector, Noell Sivertsen

AUDIENCE: Dave Radachy, Lake County Planning Commission (LCPC), Alanna Ciancibello, LCPC

MINUTES: Reading of the Oct 11, 2022, public hearing/general meeting minutes were read and approved with corrections.

CORRESPONDENCE: The secretary reported a letter was received from the township trustees advising zoning commission meeting attendance has been increased to \$50 per meeting payable after the last meeting in December of this year, 2023. A direct deposit authorization form was then passed out to each of the commission members with instructions to sign and return the form to either the secretary or township fiscal officer.

ZONING INSPECTOR - Noell Sivertsen

2022 was a good year with eleven new houses and foresees the same for 2023.

OLD BUSINESS

Section 31, Riparian Setback. Sharon met with Dave Radachy to review changes proposed by Lake County Land and Use Zoning Committee (LUZ), which included additional recommendations to sections that were originally not intended to change. Sharon will incorporate the recommendations and provide the commission with a complete revised version. The commission will then review this prior to its public hearing.

NEW BUSINESS

Election of 2023 Officers: Cindy nominated Sharon for Chairman; Rich seconded. All in favor. Cindy nominated Rich as Vice Chair; Sharon seconded. All in favor.

The following 2023 dates were reserved for the remaining zoning commission meetings.

March 14	Sep 12
May 9	Oct 5
July 11	Nov 14

Due to the November holiday schedule, Mr. Radachy advised that the regularly scheduled meetings by the planning commission may change. Worse case is that any recommendation requests made in the month of November to the planning commission will be addressed at their following December meeting.

Comprehensive Plan: For this year, it was agreed by the commission to address the township's comprehensive plan for possible revisions and editing. Mr. Radachy provided the following information and suggestions.

- The township's last plan update was done with an online survey. Although a survey is not necessary to update the plan, if one is requested, Mr. Radachy can provide the appropriate survey questions.
- It takes 12 to 18 months for editing and revising a comprehensive plan.
- Form a comprehensive plan committee
 - The current zoning commission may serve as the comprehensive plan committee, or
 - Expand the committee, and open it up to the BZA, general public, trustees, developers, engineers, etc., to help devise the goals and objectives

- LCPC is available to work with the comprehensive plan committee to:
 - Establish goals and objectives
 - Review the last plan's goals and objectives to determine what was, and what was not, completed. If it was not completed, should it continue to be a goal for the next plan
 - Develop a schedule for what needs to be done, setup meetings and a timeline
- Services offered by LCPC
 - Bring in professionals and guest speakers to talk about their particular plan sections
 - Provide information on housing, demographics, economic development, utilities, transportation, etc.

Sharon will have a discussion with Trustee Shelton for recommendations she may have on a broader comprehensive planning committee.

Zoning Fee Schedule

Sharon reported that the township trustees asked that the zoning commission review the zoning fees schedule to check if they are in alignment to cover current costs. Fees were last updated in 2017. The commission will review the fees and report back to Sharon.

Other Discussion:

The secretary reported that the final, approved version of amended Zoning Regulation Section 33 – Alternative Energies, was forwarded for recording to the Lake County Recorder's Office, along with the required filing fee. This recorded version will be sent electronically to LCPC, zoning inspector, and fiscal office with instructions to post to the Leroy Township's zoning regulations website.

As there was no further discussion, Sharon made a motion to adjourn; Cindy seconded. All in favor. Meeting concluded at 7:56 pm.

Respectfully submitted,
Nancy Kranstuber
Zoning Secretary