

**LeRoy Township Zoning Commission
March 14, 2023
Working Session Meeting Minutes**

Chairman Sharon Noewer called the meeting to order with the Pledge of Allegiance.

MEMBERS PRESENT: Chairman, Sharon Noewer, Cindy Binnig

ABSENT: Rich Hnizdil

ALSO PRESENT: Zoning Inspector, Noell Sivertsen, Attorney, Ron Graham, and secretary, Nancy Kranstuber

AUDIENCE: Ron Baker, John Brown, Charles Cross

MINUTES: January 10, 2023, meeting minutes were read, and corrections made. Since there was not a quorum, these minutes will be read for approval at the next zoning meeting scheduled for Tuesday, May 9, 2023.

Other Discussion:

The secretary reported that Zoning Regulation Section 31 Natural Resource Protection was forwarded in error to the Lake County Recorder's Office, when, in fact, it should have been Section 33 Alternative Energies. The zoning commission will need to resolve how to correct this error.

Sharon shared with the attendees the scheduled 2023 zoning meeting dates, as well as board members' estimated time commitment during and outside of scheduled meetings. Additional meetings can be scheduled if needed with the approval of the township trustees.

January 10, Tuesday
March 14, Tuesday
May 9, Tuesday
July 11, Tuesday

September 12, Tuesday
October 5, Thursday
November 14, Tuesday

CORRESPONDENCE: None

ZONING INSPECTOR - Noell Sivertsen

- Reported a BZA hearing coming up at the end of March for a variance request and conditional use permit submitted by TRAX Construction.
- There were eleven new houses constructed last year, and on track for the same this year.

Attorney Graham gave an update on the Mahr property.

OLD BUSINESS: Sharon gave the audience a summary of Leroy Township's Comprehensive Plan.

- Every five years, with help of the Lake County Planning Commission (LCPC), the plan is reviewed for possible revisions and edits.
- The plan is designed to guide future actions of the township. It establishes an overall plan and recommended actions relevant to the current and future needs of the area.
- It takes 12 to 18 months for editing and revising a comprehensive plan.
- The township's last plan update was 2017/2018. An online survey was sent to residents to allow the community to express interest and/or concern regarding issues in Leroy.
- If the decision is to have a survey, there may be a need for both paper and online surveys for the same survey. While some respondents would prefer an electronic survey, others may have online accessibility issues or not have access to the Internet. Sharon will talk to Dave Radachy, LCPC, and gather more information.
- Cindy suggested inviting the Metro Parks to a scheduled meeting to discuss any proposed plans for the property they own in Leroy Twp.

Action:

- Form a comprehensive plan committee, which can include board members, BZA, residents, trustees, developers, etc.
- Establish goals and objectives.
- Develop a schedule for what needs to be done,
- Set up meetings and timeline.

NEW BUSINESS:

Sharon welcomed the three candidates, Ron Baker, John Brown, and Charles Cross, and gave them an overview of what the responsibilities are of the Zoning Commission. In the last 18 months, the commission has reviewed regulations and continue to update and make recommendations to the township trustees in an effort to keep up with the times. The focus this year will be the comprehensive plan.

The three candidates then offered their background information and why they had interest in becoming a commission member.

There being no further discussion, Sharon made the motion to adjourn; Cindy seconded; all in favor.

Respectfully submitted,
Nancy Kranstuber
Zoning Secretary