

**Leroy Township Zoning Commission**  
**March 12, 2024**  
**Working Session Meeting Minutes**

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

**MEMBERS PRESENT:** Chairman Sharon Noewer, Rich Hnizdil, Ron Baker, Alternate Charlie Cross, Secretary Nancy Kranstuber

**ABSENT:** John Brown, Cindy Binnig

**TRUSTEES:** No trustees present

**MINUTES:** January 9, 2024, meeting minutes were read. Noewer made a motion to approve the minutes with corrections; Baker seconded. All in favor.

**CORRESPONDENCE:** None

**ZONING INSPECTOR:** Not present

**ATTORNEY:** Attorney Graham brought to the attention of the Commission the incident of trucks parking overnight at the Shell gas station located at Vrooman Road and Route 90. This gas station does not allow overnight parking. It was suggested by the zoning inspector to post signage reading "No Overnight Parking."

**OLD BUSINESS:**

- Alternative Energies – John Brown
  - Pending. Due to Brown's absence, an update was not given.
- Lot Size – Sharon Noewer
  - The definition of "Lot, Minimum Area Of" is causing confusion to people as it reads having the area of the lot include part of the road.
  - A handout was distributed showing other Lake County townships' definitions of lot size (Hamden, Concord, Perry, Madison). Their definition of lot size excludes any portion of the right of way.
  - Should Leroy Township want to align with these other rural communities, the decision will likely be supported by the Lake County Planning Commission and reviewed with the zoning inspector. Attorney Graham stated this is a good idea to align with the other townships. Hnizdil, Baker, and Cross agreed.
  - ACTION: Noewer will provide to the Commission and zoning inspector for their review a red line copy marking the suggested changes. Due: May 2024 meeting
- Registration for Short Term Rentals – Cindy Binnig
  - Pending. Due to Binnig's absence, an update was not given.
- Commercial and Industrial Guidelines – Rich Hnizdil
  - ACTION: Due to the size of this specific zoning section, portions will be broken down and reviewed over the next three scheduled meetings: May, July, September 2024.

**NEW BUSINESS:**

- Marijuana Regulations: Should Leroy Township consider a zoning resolution for agricultural marijuana? Attorney Graham advised to wait and see what the State of Ohio's regulations and guidelines will be before deciding Leroy Township's guidelines.
- Truck Stop definition:
  - ACTION: Zoning inspector to report if the posted "No Overnight Parking" is being abided by.
- Mailbox / Right of Way. A resident has a flagpole attached to his mailbox, and the pole goes into the road right of way. The flagpole cannot extend into the right of way.
  - ACTION: Zoning inspector is in contact with the resident to resolve the issue.

**AUDIENCE:** No comments.

Next Scheduled Meeting: May 14, 2024, 7:00 p.m.

**ADJOURNMENT**

There being no further discussion, Cross made the motion to adjourn the meeting; Hnizdil seconded; all in favor.

Respectfully submitted,  
Nancy Kranstuber  
Zoning Secretary