

Leroy Township Zoning Commission
July 09, 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, Ron Baker, Charlie Cross

ABSENT: Rich Hnizdil, Cindy Binnig, Secretary Nancy Kranstuber

TRUSTEES: No trustees present

MINUTES: May 14, 2024, meeting minutes were read. Baker made a motion to approve the minutes with addition; Cross seconded. All in favor.

CORRESPONDENCE: None

ZONING INSPECTOR: Not present

ATTORNEY: Attorney Ron Graham gave an update on the Mahr property. The overnight semi-truck parking issue at the Vrooman Road Shell service station was also discussed.

OLD BUSINESS:

- **Assisted Living** – Baker compared Leroy Township Section 14.14 Conditional Use Permit for Assisted Living Homes with Concord Township Section 13.1, titled Nursing Homes. Requirements are similar; however, Concord’s definition is more detailed. Potential changes were discussed, and this section will be reviewed again at a future meeting with consideration of other section changes.
Action Item: Noewer to communicate with the Chair of the BZA regarding any issues they may have seen regarding Nursing Home zoning regulations.
- **Alternative Energy** – Concern has been expressed over the maintenance of windmills. After researching and comparing with other Lake County townships, Leroy is the only township that mentions maintenance. Since Leroy is otherwise consistent compared to other Lake County townships, there are no recommendations at this time to change the description and will leave it as is.
- **Lot Size** – The agreed upon language written by Noewer was informally sent to Dave Radachy, Lake County Planning Commission. He stated this new proposed language would now be consistent with other Lake County townships. It was suggested to hold off on implementing the change to combine with other section edits to hold down the cost to Leroy Township of multiple public hearings. This change will be brought up at a future Zoning meeting.
- **Short Term Rental** - Pending. Due to Bennig’s absence, an update on a bed tax was not given.
- **Commercial and Industrial** - Pending. Due to Hnizdil’s absence, an update was not given.

NEW BUSINESS:

- The advantage of having an up-to-date working copy of the suggested section edits being made to the comprehensive plan.

Next Scheduled Meetings: September 10, October 8, and November 12, 2024.

ADJOURNMENT

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

Respectfully submitted,
Nancy Kranstuber
Zoning Secretary