

**Leroy Township Zoning Board of Appeals**  
**BZA Hearing**  
Leroy Township Community Center, Leroy Township OH

**1.28.2025**

Chairman Veselko called the meeting to order with the pledge to the flag. 7:19pm

**Roll Call:** Chairman, Rudy Veselko, Vice Chairman, Shawn Parker, Members Tim Toman, Greg Miller, secretary, Andrea McKinstry

**Attorney:** Ron Graham                      **Zoning Inspector:** Noell Sivertsen

**Absent:** Susan Hanna, Alternate, Amy Shelton

**Audience:** Matt McGinnis, Diana McGinnis, Bill Hilston, Gary Williams, Edith Williams, Paul Bryant, Jennifer Convery

**Purpose of Hearing:** A variance has been requested by Bob Miller of Alron Homes, for a variance for Brian and Jennifer Convery at 13205 Painesville Warren Rd to construct a third accessory structure totaling 4524 sq. ft. Section 16.05D limits two accessory structures to 2400 sq. ft. in total. A variance of 2780 sq. ft. and one (1) additional accessory structure is being requested.

**Verification:** notice of the hearing was published in the News-Herald newspaper (1.15.25) and written notices were mailed to all parties of interest. (1.17.25)

**Oath of Truthfulness:** Rudy Veselko announced that anyone willing to speak regarding the variance would be sworn in for the meeting.

**Testimony of Applicant and/or interested parties:** Jennifer Convery represented herself and stated that this variance is needed for her homestead to be completed in its design. Ms. Convery did not submit the variance herself, nor did she request information regarding Leroy zoning laws prior to the homestead design. Ron Graham explained that Leroy has zoning laws just like other areas and that this should have been investigated prior to designing and building structures on the property. The BZA voiced its concern regarding the structure and specifications for a loft, bathroom and furnace being added to a structure and that in the future this could result in living quarters which would be against the Leroy zoning laws and the Leroy Comprehensive plan.

**Testimony from guests and audience:** All audience members agreed with the applicant and her request for the variance to complete her homestead design.

**Correspondence:** None

**Recommendation of Zoning Inspector:** The proposed structure is excessive and details living space on the second floor of the structure. Per the Zoning Resolution you are NOT permitted to live in an accessory structure, Section 16.05c. Previously, these applicants constructed their first two accessory structures without the benefit of permits from either the Township or the Lake County Building Department. Additionally, they constructed a large pond without contacting Soil and Water. I recommend decreasing the square footage, possibly eliminating the loft area. Additionally, if the variance is to be granted in any way, I recommend a stipulation be added that states there can be NO connections to the septic and NO living space can be added to the accessory structure. If the variance is granted this would open the doors for other such requests in the residential district.

**Executive session:** Rudy Veselko made a motion to move to executive session, Shawn Parker 2<sup>nd</sup>. Tim Toman-Yes Greg Miller-Yes Rudy Veselko-Y Shawn Parker-Y All in favor.

Shawn parker made a motion to reconvene, Greg Miller 2<sup>nd</sup>. Rudy Veselko-Yes Tim Toman-Yes. Greg Miller-Y Tim Toman-Y All in favor.

**Motion to Approve/Deny Submitted Variance Request-Poll of vote:** Shawn Parker made a motion to approve the request for a variance for the structure as is minus the loft, furnace and bathroom, Tim Toman 2<sup>nd</sup>.

Poll Rudy Veselko-yes Greg Miller-yes Shawn Parker-Yes Tim Toman-Yes

The variance was approved with stipulations. All are in favor.

**Meeting Minutes:** A motion was made by Rudy Veselko to approve as written for October 22, 2024, minutes, Shawn Parker 2<sup>nd</sup>. Tim Toman-Yes Greg Miller-Yes. Rudy Veselko-Y Shawn Parker-Y All in favor.

**Old Business:** Check in with Susan Hanna and Amy Shelton, Rudy Veselko stated that he will reach out.

**New Business:** Noell stated that there will be a variance hearing in February with Jennifer Convery.

**General Meeting: Voting of Chairs:** Shawn Parker nominated Rudy Veselko for the Chairman, Greg Miller 2<sup>nd</sup>, Tim Toman-Yes, Rudy Veselko accepted. All in favor.

Rudy Veselko nominated Shawn Parker for the Vice Chairman, Greg Miller 2<sup>nd</sup>, Tim Toman-Yes, Shawn Parker accepts as Vice Chairman 2025. All in favor.

Tim Toman-Y Rudy Veselko-Y Shawn Parker-Y Greg Miller-Y Motion Carries.

Dates for BZA meetings for 2025 include: February 25, March 25, April 22, May 27, June 24, July 22, August 26, September 23, October 28, November 25 and December 16, 2025, with modifications as needed.

#### **ADJOURNMENT 8:37pm**

Hearing no requests for further business, Rudy Veselko made a motion to adjourn Tim Toman 2<sup>nd</sup>, all in favor. Greg Miller-Yes Shawn Parker-Yes

Respectfully submitted,

A McKinstry

Secretary, Zoning Board of Appeals