

Leroy Township Zoning Board of Appeals
BZA Hearing 2025-1
Leroy Township Community Center, Leroy Township OH

2.25.2025

Chairman Veselko called the meeting to order with the pledge to the flag. 7:01pm

Roll Call: Chairman, Rudy Veselko, Vice Chairman, Shawn Parker, Members Tim Toman, Greg Miller, Susan Hanna and alternate Amy Shelton: secretary, Andrea McKinstry

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

Absent: None

Audience: Matt McGinnis, Diana McGinnis, Britany Hilston, Gary Williams, Edith Williams, Paul Bryant, Beth Rogalski, Dan Himmelman, Julie Himmelman, Eric Stutzman, Sharon Noewer, Brian Convery, Jennifer Convery, Jeannette Veselko

Purpose of Hearing: A variance has been requested by Brian and Jennifer Convery at 13205 Painesville Warren Rd to construct a fourth (4) accessory building and an increase of 480 sq. ft. or a total of 4,256 sq. ft.

Verification: Notice of the hearing was published in the News-Herald newspaper (2.11.25) and written notices were mailed to all parties of interest. (2.10.25)

Oath of Truthfulness: Rudy Veselko announced that anyone willing to speak regarding the variance would be sworn in for the meeting. Jennifer Convery, Gary Williams, Britany Hilston and Paul Bryant were sworn in for the meeting.

Testimony of Applicant and/or interested parties: Jennifer Convery represented herself and stated that this structure is to shelter pool equipment and provide shade. Applicants questioned if the previous variance that was approved by the BZA could be revoked to increase the square footage allowed per property. Applicant stated that she has no interest in building a structure that is not heated and will explore other options that meet the Leroy Zoning and Comprehensive Plans. Attorney Ron Graham explained that the applicants have already been granted the previous variance with stipulations.

Testimony from guests and audience: All sworn in audience members agreed with the applicant and approved of the structure for the pool equipment.

Correspondence: None

Recommendation of Zoning Inspector: APPROVAL. The proposed structure is not excessive in size for the proposed use. Though this would increase the total square footage of accessory structures on the property when there is already a variance, I believe it is in line with the intent of the Code. The pool is permitted to use in the district and there needs to be covered space for the equipment.

Executive session: Shawn Parker made a motion to move to the executive session, Susan Hanna 2nd.

Poll: Tim Toman-Yes Greg Miller-Yes Rudy Veselko-Y Shawn Parker-N Susan Hanna-Y All in favor.

Rudy Veselko made a motion to reconvene, Greg Miller 2nd.

Poll: Rudy Veselko-Yes Tim Toman-Yes. Greg Miller-Y Shawn Parker-Y Susan Hanna-Y All in favor.

Motion to Approve Submitted Variance Request-Poll of vote: Rudy Veselko made a motion to approve the request for a variance for the pool structure. Shawn Parker 2nd.

Poll: Rudy Veselko-Yes Greg Miller-Yes Shawn Parker-Yes Tim Toman-Yes Susan Hanna-Yes

The variance was approved. All are in favor.

Meeting Minutes: A motion was made by Rudy Veselko to approve as written for January 28, 2025, minutes, Shawn Parker 2nd.

Poll: Tim Toman-Y Greg Miller-Y Rudy Veselko-Y Shawn Parker-Y Susan Hanna-Abstained.

Old Business: None

New Business: None

ADJOURNMENT 7:30pm

Hearing no requests for further business, Rudy Veselko made a motion to adjourn Greg Miller 2nd

Poll: Greg Miller-Yes Shawn Parker-Yes Rudy Veselko-Yes Tim Toman-Yes Susan Hanna-Yes

Respectfully submitted,

A McKinstry

Secretary, Zoning Board of Appeals