

**Leroy Township Zoning Commission**  
**April 8<sup>th</sup>, 2025**  
**Meeting Minutes & Public Hearing regarding Comprehensive Plan**

Chairman Sharon Noewer called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

**MEMBERS PRESENT:** Chairman, Sharon Noewer, Vice-Chairman, John Brown, Members: Ron Baker, Charles Cross, Frank Dragolich

**ABSENT: NA**

**ALSO PRESENT:** Zoning Inspector, Noell Sivertsen, Dave Radachy, Attorney Ron Graham

**GUESTS:** Stuart and Mrs. Bennett, Dan and Kathy Phillips, Pat Green, Janet and Carlo Dodnaro, Eric Stutzman

**PUBLIC HEARING FOR THE COMPREHENSIVE PLAN:** A public hearing was held to gather community input on the proposed updates to the Leroy Comprehensive Plan. Several residents and stakeholders shared their views:

- Bennet Family: Expressed a desire to maintain their property as commercial.
- Dodnaro Family: Requested that their property remain residential.
- Phillips Family: Submitted a detailed email outlining their position in favor of maintaining their property as agricultural. The board will review their input in full.
- Pat Green: Inquired about commercial business taxation and questioned whether the town of Leroy would benefit financially from such taxes.

All public comments were heard and will be considered.

**Process Clarification for Audience: Dave Radachy, Lake County Planning Commission**

- The comprehensive plan provides long-term strategic direction and does not immediately affect zoning changes.
- Zoning changes are part of a separate process that will involve additional public input.
- Properties zoned for commercial use but are currently residential use can remain residential until the property owner decides to make a change, subject to some restrictions.

**MOTION TO CLOSE THE PUBLIC HEARING:** Sharon Noewer made a motion to close the public hearing John Brown 2<sup>nd</sup> the motion, all in favor, Charlie Cross Yes Ron Baker Yes Frank Dragolich Yes All in favor.

**REGULAR MEETING:** Ron Graham stated the meeting could continue without added roll call. Sharon Noewer opened the Zoning meeting.

**CORRESPONDENCE:** Mr. & Mrs. Phillips submitted a five-page email to Dave Radachy for the meeting. This is noted and within the correspondence file.

**MINUTES:** Sharon asked if there were any suggested changes to the 3.11.25 meeting minutes. Frank Dragolich made a motion for the minutes to be approved with the suggested changes, Ron Baker 2<sup>nd</sup>, Sharon Noewer-Y, Charles Cross-Y Frank Dragolich-Y All in favor.

**OLD BUSINESS:**

- Comprehensive plan and the steps to continue to move forward with the acceptance of the updated Comprehensive Plan.
- There was discussion on the comments received for incorporation into the comprehensive plan.
- There was a discussion regarding the expiration of zoning permits and the potential implementation of a 12-month expiration period for variances.
- The status of home occupation registrations was reviewed, with potential zoning implications to be further examined.
- Discussion was held regarding possible improvements in the local Metro Parks and potential requests from the trustees for improvements.

**NEW BUSINESS**

- A second public hearing on the proposed comprehensive plan update by the Leroy Township Trustees will be scheduled for April 29<sup>th</sup>, 2025.
  - Notifications will be made via website and newspaper for public comments and notice.
- The new member, Frank Dragovich, was welcomed and will sit on the board until 12.31.2029.
- Sharon would like to review the zoning fees and update them, if appropriate. Dave Radachy will send the board the rules for calculating fees.
- Ron will review current regulations for side and rear clearances and will present his findings at the next meeting.

The next scheduled meeting for a regular session will be held on June 24, 2025.

**CORRESPONDENCE:** N/A

**ADJOURNMENT**

There being no further discussion, Frank Dragolich made the motion to adjourn the meeting; John Brown 2<sup>nd</sup>, Charlie Cross-Yes, Ron Baker -Yes Sharon Noewer-Yes; all in favor.

Respectfully submitted,  
Andrea McKinstry  
Zoning Secretary