

**Leroy Township Zoning Commission
October 14, 2025
Working Session Meeting Minutes**

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

MEMBERS PRESENT: Chairman, Sharon Noewer, Members: Ron Baker, John Brown

ABSENT: Frank Dragolich, Charlie Cross; Zoning Inspector, Noell Sivertsen

ATTORNEY: Ron Graham

TRUSTEES: Heather Shelton was present for the last ½ hour of the meeting.

MINUTES: The Zoning Inspector had not yet distributed draft minutes for the September 2025 working session.

CORRESPONDENCE: None

ZONING INSPECTOR : None

ATTORNEY: Ron Graham reported that there were no pending cases for discussion.

NEW BUSINESS:

- Via email, the Zoning Inspector raised concern about the number of very large, attached residential accessory buildings that were being requested. As an outcome of the Leroy Comprehensive Plan, at the request of a Trustee and the inquiry by the Zoning Inspector, the Zoning Commission will be reviewing the permitted size of attached accessory buildings and the size and number of unattached accessory buildings. Sharon will reach out to the Lake County Planning Commission to gain information about the accessory building regulations of other townships in Lake County. More specific information on the Leroy Twp requests will be discussed at the November meeting.

OLD BUSINESS:

- The definition change for the minimum lot area was discussed. David Radachy, Lake County Planning Commission, provided informal email feedback that the language proposed was acceptable.
- Adding expiration language to the regulation for unused BZA-granted variances was discussed. David Radachy via email expressed a concern about the legality of expiring variances and requested that we check with Leroy Twp legal counsel. Ron Graham gave guidance that there was no legal issue with adding expiration timing and suggested also adding language that would allow the Zoning Inspector to extend the expiration date at their discretion.
- Informal approval from David Radachy of the proposed changes to the side and rear clearances was received. The Zoning Inspector is preparing a redline version of the table in the regulations.
- Proposed changes to the Assisted Living regulation definition were discussed and Ron Baker will send the draft to Dave Radachy for informal review.
- We received a call back from Chagrin River Valley partners regarding Riparian regulations. No specific follow-up was set.
- John Brown will review the residential and business/commercial regulations for lighting and will lead a discussion at a future meeting.

AUDIENCE: In response to an audience member question, a discussion was held regarding how the Zoning Commission receives and prioritizes areas of zoning review from the Zoning Inspector, the Leroy Comprehensive Plan, Leroy Trustees, the Lake County Planning Commission and the Ohio Township Association.

OTHER DISCUSSION: Trustee Heather Shelton asked about the Leroy Twp zoning regulations regarding truck stops. Ron Graham, Zoning Commission members and Trustee Shelton discussed the current regulations prohibiting truck stops and challenges.

The next meeting scheduled will be Tuesday, November 11th, at 7:00 p.m.

ADJOURNMENT

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

Respectfully submitted,
Sharon Noewer
Zoning Commission