

**Leroy Township Zoning Commission**  
**September 10, 2025**  
**Working Session Meeting Minutes**

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

**MEMBERS PRESENT:** Chair, Sharon Noewer, Members: Ron Baker, John Brown, Charlie Cross

**MEMBERS ABSENT:** Frank Dragolich

**ATTORNEY:** Not present.

**TRUSTEES:** Not present.

**MINUTES:** Sharon Noewer made a motion to approve the minutes of the April 8, 2025, meeting and was seconded by Ron Baker. All were in favor. John Brown made a motion to approve the minutes of the June 24, 2025, meeting and was seconded by Ron Baker. All were in favor.

**CORRESPONDENCE:** None

**ZONING INSPECTOR :** Provided an update on the Shell gas station on Vrooman Road by Rt 90 regarding truck parking. The owner was reminded that trucks are not permitted to park overnight in the parking lot.

**NEW BUSINESS:**

- The position of Zoning Secretary is open. Please suggest candidates for the position.
- John Brown will review the lighting regulations and bring suggestions to the Zoning Commission for consideration.
- Riparian regulations are on the list for review by the Zoning Commission.
- The 2026 organizational meeting for the Zoning Commission was set for Tuesday, January 13, 2026. The meeting date for November was moved to November 10, 2025.

**OLD BUSINESS:**

- The definition change for the minimum lot area was discussed. The language had been previously discussed and was acceptable to the members.
- Adding expiration language to the regulation for unused BZA-granted variances was discussed. Language was reviewed and Sharon Noewer will redraft it to include suggestions for clarity.
- Ron Baker will send the proposed changes to the side yard and rear yard setbacks to David Radachy, Lake County Planning Commission for informal review. The Zoning Inspector will prepare a redline of Table 16.1 to reflect the proposed changes to the side yard and rear yard clearances.
- Ron Baker will review Leroy Twp's definition of Assisted Living Homes and will provide an overview of other local community definitions at an upcoming Zoning meeting.

The next meeting scheduled will be Tuesday, October 14, at 7:00 p.m.

**ADJOURNMENT**

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

Respectfully submitted, Noell Sivertsen, Zoning Inspector