

Leroy Township Zoning Commission
November 11, 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; Vice Chairman, John Brown; Members: Ron Baker, Frank Dragolich, Charlie Cross

ABSENT: Zoning Inspector, Noell Sivertsen

ATTORNEY: Ron Graham

TRUSTEES: No Trustees were present; Fiscal Officer Lexi Brown was present to discuss required training.

MINUTES: The Zoning Inspector has not yet distributed draft minutes for the September 2025 working session. Sharon Noewer inquired if there were any changes to the distributed October 2025 meeting minutes to discuss. Hearing none, a motion to approve the October meeting minutes was made by John Brown, seconded by Ron Baker; All in favor.

CORRESPONDENCE: None

ZONING INSPECTOR : None

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

NEW BUSINESS:

- Fiscal Officer Lexi Brown provided information regarding required fraud training for the Zoning Board. All members of the Board received a flyer with contact information to take the training. Upon completion of the training, Lexi requested that each member send a message to her with the certificate of completion.

OLD BUSINESS:

- Definition change for the minimum lot- nothing additional to discuss.
- Adding expiration language to the regulation for unused BZA-granted variances was discussed. Sample "period of validity" language from Beaver Creek Township's Zoning Regulation was reviewed and following dialogue, it was decided to add the proposed language to Leroy Township's regulation. Sharon will bring a redline of the proposed changes to the January Zoning meeting.
- We have not received a redline of the table for the proposed side/rear clearances. An attempt to redline the table will be made, however this may need to wait for a new Zoning Secretary.
- Comments received from Dave Radachy, Lake County Planning Commission, regarding proposed changes to the Assisted Living regulation definition were discussed. Ron Baker will set up a call with Dave Radachy to discuss his suggestions for specifying levels of care in the definition. This will be on the agenda in January for follow-up.
- The open Zoning Secretary position is still under review. A secretary may not be appointed until January when the new Trustees are seated.
- The Riparian Setback regulations will be discussed in 2026.
- John Brown will review the residential and business/commercial regulations for lighting and will lead a discussion at the Zoning meeting in 2026 that follows the organizational meeting.

Other discussion: The Zoning Board has a position open for an alternate. It is not known which Trustee will cover Zoning in 2026. Typically, there are 7 meetings budgeted per year for zoning. We can ask the Trustees for more if needed and if the budget will allow. Given the number of issues we are working on, another meeting this year would be helpful. Sharon will inquire.

The next scheduled meeting is the 2026 organizational meeting on January 13, 2026.

ADJOURNMENT

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

Respectfully submitted,
Sharon Noewer
Zoning Commission