

**Leroy Township Zoning Commission**  
**December 9, 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; Vice Chair, John Brown; Members: Ron Baker, Charlie Cross

**ABSENT:** Frank Dragolich

**ATTORNEY:** Ron Graham

**TRUSTEES:** No Trustees were present

**GUEST:** David Radachy, Lake County Planning Commission

**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 November 2025 meeting minutes. Hearing none, a motion to approve the November meeting minutes was made by Sharon Noewer, seconded by Ron Baker; All in favor.

**CORRESPONDENCE:** None

**ZONING INSPECTOR :** None

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

**NEW BUSINESS:**

- A text amendment for Section 2 to add a definition of attached accessory buildings was discussed. A motion was made by Ron Baker and seconded by John Brown to approve the proposed text amendment to Section 2 to add a definition of attached accessory buildings, to send the proposed language for review to the Lake County Planning Commission and to set it for public hearing. All were in favor.
- Proposed language for a text amendment to Section 16.05F to define the total square footage, maximum square footage and height of attached accessory buildings was discussed. A motion was made by Charlie Cross and seconded by John Brown to approve the proposed text amendment to Section 16.05F to define the total square footage, maximum square footage and height of accessory buildings, to send the proposed language for review to the Lake County Planning Commission and to set it for public hearing. All were in favor.

**OLD BUSINESS:**

- A proposed text amendment to Section 2 to clarify the definition of the minimum area of a lot was discussed. A motion was made by Ron Baker and seconded by Charlie Cross to approve the proposed text amendment to Section 2 to clarify the definition of the minimum area of a lot, to send the proposed language to the Lake County Planning Commission for review and to set it for public hearing. All were in favor.
- A proposed text amendment to Section 11 adding expiration language for unused BZA-granted variances was discussed. A motion was made by Sharon Noewer and seconded by John Brown to approve the proposed text amendment to Section 11 adding a period of validity language to BZA

granted variances, to send the proposed language to the Lake County Planning Commission for review and to set it for public hearing. All were in favor.

- Proposed text amendments to Section 16 and Table 16.1 to minimum side yard and rear yard setbacks were discussed. A motion was made by Sharon Noewer and seconded by John Brown to approve the proposed text amendments to Section 16.05E and Table 16.1 regarding minimum side yard and rear yard setbacks, to send the language to the Lake County Planning Commission for review and to set it for public hearing. All were in favor.
- Sharon Noewer will send all the proposed text amendments that were voted on in this meeting to David Radachy by tomorrow. David will review those with the Planning Commission and will provide feedback. Timing of the public hearing was discussed, and the hearing was set for January 13, 2026. Sharon Noewer will draft a public hearing notice and send that notice with the proposed text amendments to the Leroy Township webmaster to post on the Leroy Township website and to post the public hearing notice on the official Leroy Township social media page.
- Sharon Noewer will reach out to Lake County Soil & Water regarding Riparian regulations.
- John Brown will share his findings on lighting regulations at the second regular Zoning meeting in 2026.

The next scheduled meeting includes the public hearing, organizational and regular zoning meeting on January 13, 2026.

#### **ADJOURNMENT**

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

Respectfully submitted,  
Sharon Noewer  
Zoning Commission