

**Leroy Township Zoning Commission**  
**February 17, 2026**  
**Working Session Meeting Minutes**

Chair Sharon Noewer opened the public hearing at 7:00 p.m. with the Pledge of Allegiance.

**MEMBERS PRESENT:** Chair Sharon Noewer; Vice Chair John Brown; Members: Ron Baker; Alternate Sarah Mullins filling in for absent members.

**ABSENT:** Charlie Cross, Frank Dragolich

**TRUSTEES:** No Trustees were present

**ZONING INSPECTOR:** Noell Sivertsen

**GUEST:** None

**MEETING MINUTES:**

- **Minutes:** The meeting minutes for January 13, 2026, were previously distributed via email. There were no comments. John Brown made a motion to approve January 2026 minutes; Ron Baker seconded the motion. All were in favor with Sarah Mullins abstaining.
- **Correspondence:**
  - Older correspondence, Jan 2025, from Lake County Land Reutilization Corporation about demolition list.
    - Action: file as appropriate; file cabinet at town hall holds zoning records
- **Zoning Secretary:**
  - Binder of past minutes exists and should be kept at town hall
    - Action: approved meeting minutes from 2025 are to be added to the town hall binder
    - Action: create new binder for 2026
- **Zoning Inspector comments:**
  - Receiving several questions from interested parties regarding zoning.
  - No pending court cases.
- **Trustee comments:** N/A
- **New Business:**
  - Section 10/ORC 519, Township Zoning Commission and Amendments to the Zoning Resolution
    - Issue: Recent zoning changes were posted online and on social media but not published in the newspaper as required by current zoning regulation.
      - Result: Trustee public hearing on February 24 is proceeding, but legal counsel advised trustees that because of lack of newspaper notice for the zoning commission public hearing in January, trustees should not act on the changes (i.e. they may formally deny the proposed changes at the trustee meeting following the trustee public hearing). Until a change is made to reflect the updated options for notification in ORC 519, all notices, zoning and trustee notices must comply with the newspaper notification.
    - Proposed solution:
      - Review Section 10 and propose changes to allow the use of website/social media in lieu of newspaper as permitted by recent changes to ORC 519.

- Consider voting again to resend the zoning proposal changes previously submitted at the next zoning meeting and issue a proper notice of hearing in the newspaper. Do not wait for Section 10 to be changed before resending the recommended changes.
    - Other considerations:
      - The prosecutor’s office now serves multiple townships; no longer have dedicated private counsel so the process may take longer.
      - Trustees may prefer newspaper notices; however, changing the requirement to webpage/social media notices should decrease township costs as newspaper submissions have become costly.
    - Actions and Timeline:
      - Zoning commission will review legal counsel’s edits to Section 10. In the meantime, the zoning commission will proceed with required newspaper publication to ensure proper notification.
      - Next formal consideration planned for March meeting.
- Lighting Regulations – John Brown
  - The current zoning language addresses light trespass, down-lighting, and protecting night sky.
  - Observations:
    - Most roadway/intersection lighting controlled by county or state, not township.
    - Existing code limits up-lighting and directs light downward; lumens and light trespass rules exist.
  - Raised issues:
    - Whether to require exterior parking-lot lighting for commercial properties for safety (hours, intensity).
    - Potential need for residential lighting provisions or nuisance-based solutions.
    - Impacts: more lighting may require buffers, landscaping, shielding to prevent trespass.
  - Action items:
    - John Brown to review other township ordinances (commercial/industrial lighting standards) and sample language.
    - John Brown to draft possible requirements for commercial exterior parking area
    - lighting (with time controls).
    - Consider separate residential lighting rules or nuisance approach.
    - Revisit the next meeting.
- Data Centers / Server Farms – Ron Baker
  - Concern raised about permitting data centers / server farms near township (noise, electromagnetic, water, utilities).
  - Status:
    - If a use is not listed in zoning use chart, it is not permitted.
    - Could consider explicitly prohibiting by adding data centers to list of prohibited uses.
  - Action items:
    - Ron Baker to research how other townships have addressed data centers and draft language (prohibited uses list option).

- Any proposed prohibition would require a proposal, public hearing, and trustee action.
- **Old Business**
  - Accessory Building Setbacks (email from D. Radachy, 1/29/2026)
    - Setback requirements for accessory buildings on small lots (previously suggested carving out of 1.5 acres with 20-foot setbacks).
    - Lake County Planning Commission Director (David Radachy) recommends alternate language:
      - Use R2 minimum-lot standard reference (lots created before Aug. 11, 2014, below R2 minimum) rather than a simple 1.5-acre carve out.
      - Radachy's position: carve out not necessary; smaller lots generally can comply with standard setbacks; variances remain an option.
      - Commission feedback:
        - Several members prefer making property owners seek variances rather than preserve carve out.
        - Consensus (informal): revert to original revised language without the 1.5 acre carve out (majority supported removing carve out).
      - Action items:
        - Sharon Noewer to redraft accessory setback language to remove special carve out; use plain language consistent with prior revised text
        - Ask Radachy for count of how many lots would be affected by the change.
        - Proceed with the revised language in the next proposal package.
  - **Proposed Text Amendments and Timeline**
    - Section 2, modification to the minimum area of a lot (no change recommended to current draft).
    - Section 2, add a definition of an attached accessory building (retain current draft)
    - Section 16.05 F, add a limitation to the maximum square footage of an attached accessory building (retain current draft)
    - Section 11.6, add a period of validity for granting variances (retain current draft).
    - Section 16.05 E, accessory buildings and Table 16.1, revise the minimum and sidebacks (update as above, remove carve out).
    - Section 10, revise the language to allow for township website and social media posting
    - Action items:
      - The zoning commission will prepare a final draft for vote at the March meeting.
      - Until Section 10 edits are completed, the zoning commission will publish required newspaper notices. After public hearing and commission vote, proposed amendments go to trustees for public hearing and vote.
  - **Assisted Living Definitions (Status)**
    - Draft language discussed previously; Radachy suggested looking at Concord Twp. (example jurisdiction) wording.
    - Action Plan:
      - Ron Baker to schedule a review meeting between Radachy and Sharon Noewer to finalize assisted-living definitions.
    - Await scheduling of review meeting; aim to finalize text at next meeting.
  - **Priorities List and Comprehensive Plan**

- 2025 priorities list was circulated.
- Source material: comprehensive plan (goals/objectives sections referenced by codes like LU22).
- Action items:
  - All zoning commission members and the zoning inspector will review the 2025 priorities list, provide suggested updates for 2026 and will consider comprehensive plan goals.
  - Revisit and adopt 2026 priorities at next meeting.

The next meeting scheduled will be Tuesday, March 10, 2026, at 7pm.

**Adjournment:** There being no further discussion, Ron Baker made a motion to adjourn the meeting; second by John Brown. All were in favor.

Respectfully submitted,  
Deirdra M. Orosz  
Leroy Zoning Secretary