

Leroy Township Zoning Commission
March 10, 2026
Working Session Meeting Minutes

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

PRESENT: Chair Sharon Noewer; Vice Chair John Brown; Members: Ron Baker, Frank Dragolich

ABSENT: Charlie Cross; Alternate Sarah Mullins

ZONING INSPECTOR: Noell Sivertsen

BOARD OF ZONING APPEALS: Rudy Veselko

TRUSTEES: Linda Burhenne

GUESTS: David Radachy – Lake County Planning Commission

MEETING MINUTES:

- **Minutes:** The meeting minutes for 2/17/2026, were previously distributed via email. There were no comments. Sharon Noewer made a motion to approve. Ron Baker seconded. Frank Dragolich abstained. All were in favor.
- **Correspondence:** None
- **Questions, Comments**
 - **Zoning Secretary**
 - Will create the Zoning Commission and BZA Attendance Spreadsheet for 2026.
 - Notification for the BZA Organizational Meeting does not need to be placed in the News-Herald as a ‘Public Hearing Notice’ but under ‘Agenda Items’. Notification must also be placed on Leroy website.
 - **Zoning Inspector**
 - Received several inquiries regarding lot splits and setbacks.
 - **Trustee** – None
 - **Guest – David Radachy:**
 - Northeast Planning and Zoning Workshop is an annual event to which the board is invited. There will be speakers providing talks on various planning and zoning related topics. Scheduled for August 28, 2026.
 - On Friday, March 20, 2026, there will be a Zoning Brainstorming Lunch – email David with RSVP.

- **New Business** – None
- **Old Business**
 - Determine course of action and timeline on text amendments:
 - **Section 2, add a definition of an attached accessory building.**
 - ATTACHED ACCESSORY BUILDING: *An attached accessory building is a structure that is physically connected to the dwelling unit, and shall share a wall, roof, and have direct access to the dwelling unit, making it functionally part of the main structure for zoning purposes, requiring compliance with principle building codes and setbacks, but not intended to be used for living or sleeping by one or more human occupants.*
 - F. Dragolich made a motion to approve and set for public hearing as written. R. Baker seconded the motion. All were in favor.
 - **Section 2, modification to the definition of the minimum area of a lot.**
 - LOT, MINIMUM AREA OF: *The area of a lot is computed exclusive of any portion of the right-of-way of any public thoroughfare ~~inclusive of no more than half of the road or street right-of-way when the lot owner holds title.~~*
 - S. Noewer made a motion to approve and set for public hearing. R. Baker seconded the motion. All were in favor.
 - **Section 11, add a period of validity for granting variances.**
 - 11.6 *Period of Validity: No variance granted by the Board of Zoning Appeals shall be valid for a period longer than one(1) year from the date on which the Board grants the variance unless within such period a zoning certificate is obtained and the construction, moving or remodeling of structure is started or subdivision approval has been obtained from the Lake County Planning Commission. The Zoning Inspector may grant a maximum of two (2) extensions not exceeding six (6) months each, upon written application, without notice of Hearings.*
 - F. Dragolich made a motion to approve and set for public hearing. J. Brown seconded the motion. All were in favor.
 - **Section 16 Rural Residential, R-2**
 - 16.05 E – Accessory buildings revise the minimum setbacks.
 - Accessory building setbacks and carve-out: Move accessory building side/rear setbacks to 30 feet

- generally; propose carve-out for legal nonconforming smaller lots (less than 1.5 acres and less than 150 feet width) allowing 20-foot side and 20-foot rear setbacks.
 - J. Brown made a motion to approve and set for hearing. R. Baker seconded the motion. All were in favor.
- Section 16, Table 16.1 Rural Residential R-2
 - Update Table 16.1: Increase side yard setback from 20 to 30 feet and rear yard setback from 20 to 50 feet for primary structures.
 - J. Brown made a motion to approve and set for hearing. R. Baker seconded the motion. All were in favor.
- 16.05 F, add a limitation to the maximum square footage of an attached accessory building.
 - Limit attached accessory building size: Total square footage of attached accessory buildings shall not exceed the ground-floor living area of the dwelling and shall not exceed maximums already applied to unattached structures (section 16.05 D).
 - S. Noewer made a motion to approve and set for hearing. Ron Baker seconded the motion. Sharon Noewer, Ron Baker and Dragolich were in favor. J. Brown opposed.
- **Section 10 Township Zoning Commission and Amendments to the Zoning Resolution**
 - ~~10.11 Notice of such hearing shall be given by the Township Zoning Commission by at least one (1) publication in one (1) or more newspapers of general circulation in the Township area in accordance with the Ohio Revised Code. Notice of the hearing shall be given by the commission by one publication at least ten days before the date of the hearing using the township and/or Zoning Commission website and social media account in accordance with Ohio Revised Code 519.12 A(2)(c).~~ This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment or supplement and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.
 - Public notice change: Replace mandated newspaper publication language with use of township website and social media in accordance with ORC 519.12 A(2)(c).

- S. Noewer made a motion to approve and set for hearing. F. Dragolich seconded the motion. All were in favor.
 - 10.14 Upon receipt of the recommendation of the Township Zoning Commission, the Board of Township Trustees shall hold a public hearing. Notice of ~~such~~ *the* hearing shall be given by the Township ~~Trustees~~ *the Board* by at least one (1) publication ~~in one (1) or more newspapers of general circulation in the Township area, in accordance with the Ohio Revised Code.~~ *at least ten days before the date of the hearing using the township website and social media account in accordance with Ohio Revised Code 519.12 E(3).*
 - R. Baker made a motion to approve and set for hearing. J. Brown seconded the motion. All were in favor.
- Assisted Living Definitions
 - Assisted living / ADU / duplex discussion: recognized in-law suites currently allowed but duplexes remain restricted. More review needed; multi-generational housing will be placed on a future agenda to continue the conversation. A redline of the proposed changes for the assisted living definition is needed.
 - Lighting Regulations
 - Preliminary research from Perry, Madison, and Concord shows directional control, pole height limits, and prevention of light trespass as typical elements. Further research will be conducted.
 - Data Centers
 - A decision was made to add Data Centers to the zoning code, Section 9, as a prohibited use and a corresponding definition will be added to Definitions (Section 2). S. Noewer made a motion to approve the changes and R. Baker seconded the motion. All were in favor.
 - Marijuana Dispensaries
 - Discussion regarding marijuana regulations.
 - Commercial Solar and Large Generation Projects
 - Discussion surrounding solar: Commission discussed drafting prohibitions or conditional standards, acknowledging state/public utility status may preempt local regulations.
 - 2026 Zoning Priorities
 - Comprehensive Plan items LU-2-2, LU-2-p3, LU-2-p4: Home Occupation Regulations : S. Noewer and N. Sivertsen will work together.

- Comprehensive Plan item NR-7-p2: Lighting John Brown
- Comprehensive Plan item NR-7-p3: Intersection lighting: Off the table.
- Comprehensive Plan item PF-1-p6: Recreation Facilities at Parks: Trustees will pursue if they wish.
- Comprehensive Plan item LU-3-p1, LU-3-p2, LU-3-p3: Rezoning proposals: Frank Dragolich
- Comprehensive Plan item NR-1-p3: Riparian regulations: Zoning will review these regulations. Trustee Burhenne will contact Mr. Hackman regarding a misfiled draft from several years ago.
- Comprehensive Plan item HO-01: Housing for every stage of life: Discussion by the Zoning Commission will continue.

The next meeting scheduled will be **Tuesday, April 14, 2026, at 7pm**. A public hearing on the proposed text amendments was set for April 14, 2026, at 7pm prior to the start of the regular zoning meeting. S. Noewer made a motion to set the hearing. R. Baker seconded the motion. All were in favor. S. Noewer will draft the Notice for the hearing and the Zoning Secretary will publish the Notice in the newspaper and post the Notice.

David Radachy will provide current Word documents for all of Leroy Township regulations.

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

Respectfully submitted,
Deirdra M. Orosz
Leroy Zoning Secretary