

Meeting Minutes
Leroy Township Zoning Board of Appeals
Public Hearing for: CASE 26-01 13537 Carter Rd.
And General Session
May 26, 2026

Leroy Township Town Hall, 6684 Paine Road, Leroy Township OH

OPENING:

Chairman Veselko calls the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Member Roll Call: ALL WERE PRESENT

Rudy Veselko, Shawn Parker, Tim Toman, Greg Miller, Amy Shelton,
Corey Keeney, Alternate

Staff Present:

Noell Sivertsen, Zoning Inspector, Deirdra Orosz, Zoning Secretary

Oath of Truthfulness: Given by the Chair Veselko to Jason Rodgers, representing Stacey Lynn Rodgers.

Legal Notice of the Hearing: Published in the News-Herald on Saturday, May 16, 2026, and on the Leroy website.

Purpose of Hearing:

Application of Variance – Case 26-01 13537 Carter Rd.

An application was received from Stacey Lynn Rodgers TR for an accessory structure located at 13537 Carter Road, Leroy Township. She is proposing to construct a 1,131 square foot garage (29' X 39') that is located 72' feet from the edge of the right of way. All structures must have a minimum front set back of one hundred (100) feet from the edge of the right of way. Mrs. Rodgers is proposing the structure be located 72' from the edge of the right of way.

Testimonies of Interested Parties: Jason Rodgers presented a proposal for a 1,131 sq. ft. garage (29 x 39), including site maps, drawings of proposed building, and pictures of existing dwelling.

Property/Context:

- Parcel originally larger; current house sits on just over 2.5 acres; remaining parcel roughly 20 acres.
- Existing house front sits approximately 100 ft. from right of way.
- Tree/wood line near road; some trees have already been removed for utility pole replacement.

- Existing barn, driveway access, septic, and well locations present on property; well and septic lines constrain some locations.

Applicant rationale:

- Side location preserves view of pond from main living areas and upstairs bedroom.
- Side-attached garage avoids redoing mechanicals, plumbing, ductwork, and major floorplan changes.
- Keeps current driveway flow; avoids extensive excavation and driveway expansion.
- Cost and aesthetic reasons prioritized by applicant.

Alternatives discussed:

- Place an attached garage at front of house (meets setback) but would require redesign of first-floor plan and mechanical relocations.
- Place detached garage near barn or in front of barn to avoid variance.
- Move garage to opposite side of house (blocks pond view).
- Bump garage in three feet would still require variance.

Board concerns:

- Zoning Inspector cited Duncan Standards; aesthetics and cost are not valid hardship reasons.
- Existence of feasible alternatives means hardship is self-created.
- Variance considered substantial as it encroaches across the required 100 ft. front setback.

Testimonies from Guests and Audience: None

Correspondence Received: None

Recommendation of Zoning Inspector:

DENIAL. The wish to construct the garage does not meet the hardships required by the Duncan Standards. Though the septic is behind the house and limits the placement in that location the house was constructed and purchased being built at the minimum setback. The need for a variance is self-made.

Executive Session:

With no further questions or comments, a motion to move into executive session to deliberate was made by: Chair Veselko

Seconded by: Shawn Parker All were in favor. Session began: 7:29 p.m.

A motion to end the executive session was made by: Chair Veselko

Seconded by: Tim Toman All were in favor. Session ended: 7:52 p.m.

Motion to Approve the Variance:

A motion to approve was made by: Chair Veselko

Seconded by: Greg Miller

Poll of Vote: Veselko - No
Shelton - No

Parker - No
Toman - No

Miller - No

Variance 26-01 was denied.

Finding of Facts:

Board of Zoning Appeals prepared finding of facts, noting alternatives available for the garage, aesthetics and cost cited by the applicant does not meet the Duncan Standards, and that the property remains usable without the variance.

Poll of Vote to Accept Facts: Veselko - Yes
Shelton - Yes

Parker - Yes
Toman - Yes

Miller - Yes

Finding of Facts were accepted.

GENERAL SESSION:

Old Business:

- Minutes: March 24, 2026, meeting minutes were sent to BZA members via email on March 26 and May 22, for their review.

A motion to approve the minutes was made by: Amy Shelton

Seconded by: Tim Toman All were in favor.

Correspondence: None

New Business: None

Adjournment:

There being no further business, a motion to adjourn was made by: Chair Veselko

Second by: Greg Miller All were in favor.

Meeting adjourned at: 8:01 p.m.

Respectfully submitted,
Deirdra M. Orosz
Secretary, Board of Zoning Appeals