

Leroy Township Zoning Commission
May 12, 2026
Continued Public Hearing and 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: Members: Ron Baker, Frank Dragolich,
Alternate: Sarah Mullins serving as full voting member

MEMBERS ABSENT: John Brown, Charlie Cross

ZONING INSPECTOR: Noell Sivertsen

BZA Chair: Rudy Veselko

TRUSTEES: Linda Burhenne

PUBLIC HEARING:

Chair Noewer made a motion to open the Continued Public Hearing. Ron Baker seconded the motion. All were in favor.

Frank Dragolich made a motion to open the New Public Hearing for Section 8.9. Ron Baker seconded the motion. All were in favor.

Public hearing started with a roll call from zoning members and a welcome to the audience. In addition to the Zoning members, Zoning Inspector Sivertsen, BZA chair Veselko, Trustee Burhenne, BZA alternate Corey Keeney were in attendance for the hearing. Chair Noewer noted that the public notice for the hearing had been timely posted on the Leroy Township website, on the Leroy Township official social media site, and published in the News-Herald on April 17, 2026. Chair Noewer stated the purpose of the public hearing was to collect public input on the 11 proposed text amendments to the Zoning Regulations. Chair Noewer asked for any written comments. There were no written comments from the audience.

Chair Noewer reviewed for the commission members and the audience two letters:

1. 3/25/2026 letter to Zoning Commission from Lake County Planning & Community Development RE: Text Amendments to Sections 2, 9, 10.11, 10.14, 11.6, and 16.05.
2. 4/28/2026 letter to Zoning Commission from Lake County Planning & Community Development RE: Text Amendments to Sections 2 and 8.9.

The Commission then proceeded with a review of the proposed text amendments.

Leroy Township Zoning Commission Proposed Text Amendments

Section 2 Definitions: (Amendments 1,2, and 3): Add definition of an attached accessory building and data centers. Modify definition of the minimum area of a lot.

ATTACHED ACCESSORY BUILDING: *An attached accessory building is a structure that's 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 principal building codes and setbacks, but not intended to be used for living or sleeping by one or more human occupants.*

DATA CENTERS: *Buildings that house computer servers and infrastructure for data processing and storage.*

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.

- Chair Noewer asked for any comments from the audience and from the board. None were given.

Section 9 PROHIBITED USES (Amendment 4): Add Data Centers.

9.26 Data Centers.

- Chair Noewer asked for any comments from the audience and from the board. Frank Dragolich commented that some residents thought prohibiting data centers was an excellent idea.

Section 10 Township Zoning Commission and Amendments to the Zoning Resolution (Amendments 5 and 6): Replace newspaper notice with notice on the Township website and social media account.

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 web site 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.

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 Township Trustees 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 /or Zoning Commission web site and social media account in accordance with Ohio Revised Code 519.12 E(3).

- Chair Noewer asked for any comments from the audience and from the board.
None were given.

Section 11 Board of Zoning Appeals (Amendment 7): Add period of validity for granted 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 Hearing.

- Chair Noewer asked for any comments from the audience and from the board.
None were given.

Section 16 Rural Residential, R-2 (Amendments 8, 9, and 10): Revise the minimum side yard and rear lot setbacks. Add limitations to the maximum square footage of an attached accessory building. Revise the minimum side yard and rear lot setbacks for main structures.

16.05 E: (Amendment 8) All accessory buildings shall be a minimum of twenty (20) feet from any main building or existing residence. Minimum side yard clearance shall be ~~twenty~~ **thirty(20 30)** feet, except on corner lots where the side line clearance on the side of the lot abutting the side street shall be no less than fifty (50) feet from the road right-of way sideline of the road or eighty (80) feet from the traveled portion of the road, whichever is greater. ***Minimum side yard clearance on lots that are less than 1.5 acres and less than 150 feet in width, may be 20 feet from the sideline and 20 feet from the rear line.***

- Chair Noewer asked for any comments from the audience and from the board.
None were given.

16.05 F: (Amendment 9)

Attached garages or accessory buildings connected with the main building by a breezeway or other permanently constructed connection shall be construed to be part of the main building. Provided, however, that on lots lawfully with one hundred (100) feet frontage or less, the minimum side yard clearance on each side shall be fifteen (15) feet. ***The total square footage of any attached accessory building(s) on a lot shall not exceed the square footage of the living area on the ground floor level of the dwelling unit on the***

lot, but shall also not exceed the maximums permitted above in Section 16.05(D). No attached accessory building shall be erected to a height in excess of that of the dwelling unit to which it is incident.

- Chair Noewer asked for any comments from the audience and from the board. None were given.

Section 16, Table 16.1 (Amendment 10)

Leroy Township Zoning Regulations
SECTION 16
RURAL RESIDENTIAL R-2

Table 16.1 Development Standards (revised 12/10/21)	R-1	R-2
	Residential	Rural Residential
Lot Requirements		
Minimum Lot Size (1)	1.5 acre	3 acres
Minimum Lot Frontage/lot width	150'	200'
Cul-de-sac bulb lot frontage (2)	75'	75'
Rear or flag lot (2)	60'	60'
Minimum front yard setback/depth (3)	50'	100'
Minimum side yard setback (each side) (4)	20'	~~30~~ 20'
Minimum rear yard	20'	~~50~~ 20'
Building Specifications		
Height (5)	35'	35'
Minimum Square footage (6)		
Single floor dwelling	~~1,400 sq. ft.~~	1,400 sq. ft.
Two floor dwelling	~~1,600 sq. ft.~~	1,600 sq. ft.
Minimum building setback from an existing gas well		100 feet
Notes		

- Chair Noewer asked for any comments from the audience and from the board. None were given.

Section 8 Nonconforming Uses (Amendment 11): Delete Section 8.9.

~~8.9 A Zoning Certificate shall be required of all lawful nonconforming uses of land or buildings created by adoption of this Resolution or otherwise. Application for such Zoning Certificate for a nonconforming use shall be filed with the Zoning Inspector within one (1) year of the effective date of this section by the owner or lessee of the building or land occupied by such nonconforming use. It shall be the duty of the Zoning Inspector to issue a zoning certificate for a lawful nonconforming use, but failure to apply for such Certificate for a nonconforming use or refusal of the Zoning Inspector to issue a Zoning Certificate for such nonconforming use shall be evidence that such nonconforming use was either unlawful or did not lawfully exist at the effective date of this section. (Effective 12/1/98)~~

- Chair Noewer asked for any comments from the audience and from the board. None were given.

Ron Baker made a motion to close the Public Hearing. Chair Noewer seconded the motion. All were in favor.

Chair Noewer made a motion to open the regular Zoning Meeting. Ron Baker seconded the motion. All were in favor.

- **Minutes:** The meeting minutes for April 14, 2026, were previously distributed via email. F. Dragolich pointed out a typo in a date 13/25/2026 should be 3/25/2026. Sarah Mullins made a motion to approve the April 2026 minutes as noted; Chair Noewer seconded the motion. All were in favor.
- **Correspondence:**
 - Chair Noewer noted that the Lake County Planning & Community Development sent a letter to the Zoning Commission. The letter, dated 3/25/2026, was regarding the acceptance of the Leroy Township text amendments to Sections 2, 9, 10.11, 10.14, 11.6, and 16.05. The LCPCD recommended changing the Data Center definition from “computer service” to “computer servers”. This was discussed at the public hearing.
 - Chair Noewer noted that the Lake County Planning & Community Development sent a letter to the Zoning Commission. The letter, dated 4/28/2026, was regarding the approval of the Leroy Township text amendments to Sections 2 and 8.9. This was discussed at the public hearing.
- **Zoning Inspector comments:**
 - Multiple resident inquiries about permits, zoning regulations, and water/runoff disputes; referred to county resources though township is not participating in county stormwater program.

- **Trustee comments:**
 - Offer to ‘keep track of’ typos (non-substantive) in the regulations and provide them to Chair Noewer.
- **New Business:** None.
- **Old Business:**
 - Determined course of action on proposed text amendments.

Text Amendment Motions					
Amendment	Section	Description	Motion to Approve and Send to Trustees for Consideration and Approval	Second	All in Favor
1	2	Attached Accessory Building	Chair Noewer	Ron Baker	Y
2	2	Data Centers	Chair Noewer	Frank Dragolich	Y
3	2	Lot, Minimum Area of	Chair Noewer	Sarah Mullins	Y
4	9.26	Prohibited Uses	Chair Noewer	Ron Baker	Y
5	10.11	Amendments to Zoning Regulations	Chair Noewer	Sarah Mullins	Y
6	10.14	Amendments to Zoning Regulations	Chair Noewer	Frank Dragolich	Y
7	11.6	BZA Period of Validity	Chair Noewer	Sarah Mullins	Y
8	16.05E	Minimum Sideline and Rear line Setback	Chair Noewer	Ron Baker	Y
9	16.05F	Attached Accessory Building Maximum Size	Chair Noewer	Frank Dragolich	Y
10	Table 16.1	Minimum Sideline and Rear line Setback	Chair Noewer	Sarah Mullins	Y
11	8.9	Zoning Certificate	Chair Noewer	Frank Dragolich	Y

- - All 11 approved amendments will be sent to the trustees for consideration and scheduling of their public hearing.
 - Chair Noewer will prepare and send a letter to trustees with redlined amendments and the Lake County Planning Commission letters attached.

- Trustees will take the zoning commission recommendation into consideration and set trustees' public hearing.
 - Chair Noewer reminded Trustee Burhenne that the required legal newspaper notice for public hearings is still in effect and must be published at least 10 days prior.
 - Hold the next zoning meeting to review trustee feedback after trustees' hearing.
- The next meeting scheduled will be Tuesday, June 9, 2026, at 7pm.
 - **Adjournment:** There being no further discussion, Chair Noewer made a motion to close and adjourn the meeting; Ron Baker seconded the motion. All were in favor.

Respectfully submitted,
Deirdra M. Orosz
Leroy Zoning Secretary