

**TROY TOWNSHIP
ZONING COMMISSION
SITE PLAN REVIEW MEETING MINUTES
JULY 11, 2022**

Call to Order

Mike Nutter, chairperson, called the Troy Township Zoning Commission Site Plan Review meeting to order at 7:18 PM.

Roll Call

Robert Lahey	Present	John Briggs	Present
Sandy Minarik	Present	Mike Nutter	Present
Robert Neitz	Present	John Strayer	Absent
		Brooke Hahn, Zoning Inspector	Present

Guest Sign-In

Jeff Kimet, Jeff Hahn, Chris Jeakle, Rick Gruelich

New Business

B&B Truck Repair located at 22708 Pemberville Road is seek to upgrade a currently stoned area to concrete. Chris Jeakle from Maumee Valley presented the change of covering the stone driveway with asphalt. They my cut 6-10 feet of concrete out to get the fall for the asphalt. There will be no change in the footprint of the current stoned area. The request is to change to asphalt is to cut down on the dust in the shop area. The area is basically a drive, not a parking lot. He is seeking the permit for only the concrete.

Robert Lahey asked about the water run-off.

Brooke Hahn responded that she has talked with the Wood County Engineers. The approve the change and the water will fall into the swale located on the property.

Rick Gruelich asked if the plantings meet current zoning and if this is the first the commission is seeing the drawings.

This was the first the commission saw the drawings and Rick Gruelich stated the plans should have been submitted with the request for the site plan review.

Brooke Hahn referred to 8.04.01 for the landscaping.

Rick Gruelich stated the commission need to be sure zoning is being followed and questioned how a judgement can be made with information just being given to the commission at the meeting.

Brooke Hahn stated the Linda Holmes and Jim Bell had stated a site plan review was required. She added this is an improvement to the property.

Sandy Minarik and Robert Neitz stated there is no change in use of the area being changed to concrete.

Robert Neitz made a motion the accept the plans as presented. John Briggs seconded the motion.

The secretary called roll:

Robert Lahey No Sandy Minarik Yes Robert Neitz Yes Mike Nutter Yes John Briggs Yes

The motion passed 4-1 to accept the site plan as presented for B & B Trucking.

Otterbein Pemberville Senior Life Community located at 20311 Pemberville Road is seeking to add a 360 square foot sunroom to the east of the original building.

Jeff Kimet presented the information about the sunroom at the end of the skilled nursing hall. It will provide light and an area for the residents to gather. The exterior will be finished to match the current building. There is an exit for the sunroom that will be for emergency use only and will be monitored. Jeff Kimet expressed that the sunroom was not really covered in the 2019 site plan, and they wanted to make things right. The landscaping is partially finished around the sunroom.

John Briggs made a motion the approve the plan for the sunroom. Robert Lahey seconded the motion.

The secretary called roll:

Robert Lahey Yes Sandy Minarik Yes Robert Neitz Yes Mike Nutter Yes John Briggs Yes

The motion passed unanimously 5-0 to approve the plan for the sunroom at Otterbein Pemberville Senior Life Community.

With nothing more to come before the Zoning Commission, John Briggs made a motion to adjourn at 7:50 PM. Robert Lahey seconded the motion. Motion carried unanimously.

Respectfully submitted,

Jamie Wagner
Jamie Wagner, Zoning Secretary

Robert Lahey
Robert Lahey

Robert Neitz
Robert Neitz

Mike Nutter
Mike Nutter, Chairperson

Sandy Minarik

John C. Briggs
John Briggs