

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
July 15, 2021
TROY TOWNSHIP MAINTENANCE BUILDING**

Jim Bell, Chairman, called the Troy Township Zoning Commission regular meeting to order at 7:05 PM. Those present were Robert Neitz, Sandy Minarik, and Mike Nutter. Also present was Brooke Hahn, Zoning Inspector.

Approval of the June 17, 2021 Regular Meeting Minutes

The minutes of the June 17, 2021 regular meeting were presented. Robert Neitz made a motion to approve the minutes as presented. Mike Nutter seconded the motion. Motion passed unanimously. The original of these minutes as approved have been placed in the Troy Township Zoning Commission record book.

Approval of July 6, 2021 Public Hearing for Peloton Site Plan Minutes

The minutes of the July 6, 2021 Public Hearing for Peloton Site Plan were presented. Robert Neitz made a motion to approve the minutes as presented. Sandy Minarik seconded the motion. Motion passed unanimously. The original of these minutes as approved have been placed in the Troy Township Zoning Commission record book.

Old Business

After a discussion, Sandy Minarik made a motion to rescind the Article 3.13 changes approved on June 17, 2021. Mike Nutter seconded the motion.

The zoning secretary called the roll:

Sandy Minarik Yes Mike Nutter Yes Robert Neitz Yes Jim Bell Yes Motion carried 4-0.

Mike Nutter made a motion to add 6.02.11 B-PUD Supplementary Land Use Regulations

- 1) All supplementary land use must meet the requirements of Article 7 (Supplementary Land Use Regulations)

Sandy Minarik seconded the motion.

The zoning secretary called the roll:

Mike Nutter Yes Sandy Minarik Yes Robert Neitz Yes Jim Bell Yes Motion carried 4-0.

The Zoning Commission continued to make changes to Article 7.18.

Rename **Section 7.18** **WIND TURBINES**

7.18.01 Purpose. Troy Township has established the following regulations for wind turbines for all zoned districts to ensure the health, safety, aesthetic, property value, and general welfare of all township residents. These regulations should be interpreted to minimize noise radiation, light strobing, ice throw, and other negative health, safety, aesthetic, property value, and general welfare impacts on adjoining and neighboring issues.

7.18.02 Definitions. For the purpose of the regulation in all zoned districts on-site use of wind turbine generators, the following terms as defined as set forth below:

REMOVE Definition of Professional Engineer

7.18.03 Procedures

An Applicant shall provide the Township Zoning Inspector with the following items and/or information for wind turbines for all zoning districts.

- 1) Location of all public and private airports in relation to the location of the turbine.
- 2) A report that shows the following information must be provided:
(a-h remain the same)

7.18.04 On-Site Generation and Use Wind Turbines.

- 1) Wind turbines for generation and use on-site in all zoned districts shall be conditional use and shall meet all of the following requirements:
(a-f remain the same)

7.18.05 Wind Turbines

- 1) Wind turbines shall be conditional in all zoned districts.

Number of Wind Turbines Allowed

Acreage	Number of Wind Turbines
1 acre or less	0
1.1 to 2 acres	1
2.1 to 5 acres	2
Parcels larger than 5 acres	3 as long as they meet setbacks

Robert Neitz made a motion to approve the changes and additions to 7.18 Wind Turbines. Mike Nutter seconded the motion.

The zoning secretary called the roll:

Sandy Minarik Yes Mike Nutter Yes Robert Neitz Yes Jim Bell Yes Motion carried 4-0.

Brooke Hahn will have Linda Holmes review the changes and submit them to the Wood County Planning Commission for the August 4, 2021 meeting.

Noise Resolution

Mike Nutter made a comment that he like how One Energy presented the sound study results and sited it as a good example to refer to as the commission continues to work on the Noise Resolution. Mike Nutter made a motion to table the Noise Resolution.

Brooke Hahn brought to the Zoning Commission that Ohio Revised Code covers Shooting Ranges, both private and public and hours of operation.

New Business

The August 19, 2021 meeting will include a Zoning Change Request.

Brooke Hahn brought to Zoning Commission an example of a "C-3" Highway Business District to peruse and consider as an addition to the current zoning districts. The Zoning Commission tabled Highway Business District to collect more information.

Adjournment

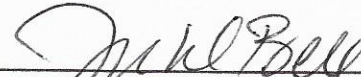
With nothing more to come before the Zoning Commission, Sandy Minarik made a motion to adjourn at 8:35 PM. Robert Neitz seconded the motion. Motion carried unanimously.

The next regular meeting will be August 19, 2021.


Respectfully submitted,



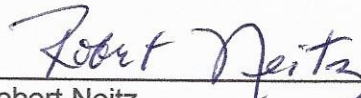
Janice Wagner, Zoning Secretary



James Bell, Chairman



Sandy Minarik



Robert Neitz



Mike Nutter