

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
July 21, 2022**

Call to Order

Mike Nutter, Chairperson, called the Troy Township Zoning Commission Regular meeting to order at 7:05 p.m. with the Pledge of Allegiance.

Roll Call

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

Guest Sign-In None

Approval of the May 19, 2022 Regular Meeting, July 11, 2022 Reorganizational Meeting and Site Plan Review Meeting Minutes

May 19, 2022 Regular Meeting

The minutes of the May 19, 2022, regular meeting were presented. Robert Lahey made a motion to accept the May 19, 2022, minutes as presented. John Strayer seconded the motion. The motion passed unanimously by a 5-0 vote.

July 11, 2022 Reorganizational Meeting

The minutes of the July 11, 2022, reorganizational meeting were presented. John Strayer made a motion to accept the July 11, 2022, reorganizational meeting minutes as presented. Robert Lahey seconded the motion. The motion passed unanimously by a 5-0 vote.

July 11, 2022 Site Plan Review Meeting

The minutes of the July 11, 2022, site plan review meeting were presented. Robert Lahey made a motion to accept the July 11, 2022, site plan review meeting minutes as presented. John Briggs seconded the motion. The motion passed unanimously by a 5-0 vote.

Old Business

Noise Resolution-The commission had a lengthy discussion about the noise levels and increasing the Db levels. Concerns over the who would enforce the resolution and how it would be enforced were discussed. A complaint would need to go above and beyond normal levels, noise would be measured at the place/location of the complaint, and times would need to be documented. The Occupational Safety and Health Administration requires ear protection at 85 Dbs. The major concern is the safety of citizens. After lengthy discussion, the commission decided to increase the Db levels as in the chart below.

| Duration | Districts | |
|-------------------------|---------------|------------|
| | ALL Districts | |
| | Night | Day |
| All times are local | 11PM - 6AM | 6AM - 11PM |
| 30 minutes or greater | 60 | 70 |
| 5 minutes to 30 minutes | 70 | 80 |
| 5 minutes or less | 80 | 90 |

Change exemption 3 to state: Noises resulting from authorized public activities such as parades, sporting events, musical productions, religious events or services, and other activities.

Add exemption 6: Noises emanating from active construction sites between 7 a.m. to 7 p.m.

John Strayer made a motion to approve the changes to the noise resolution and exemptions and send the resolution to the trustees. John Briggs seconded the motion. The motion passed unanimously 5-0.

Commercial Districts- The commission reviewed of the definition of a Community Business District drafted at the May 19, 2022 meeting. The idea was to replace the current C-1 definition with the Community Business District and cut C-2, C-3, C-4 and keep the current C-5 Highway Commercial District renaming it to C-2. A discussion took place that C-2, C-3, C-4 cannot be completely removed from zoning took place. Those categories would still exist, just they would no longer be used when zoning or changing zoning on parcels. Only the Community Business District and Highway Commercial District would be used after the new resolutions took effect. John Stayer made a motion to table the Commercial Districts until the next meeting. Robert Lahey seconded the motion. The motion carried unanimously.

New Business

Future items to address:

Fencing in B-PUD and R-PUD

State clearly in 5.04 minimum square footage of 1500 sq ft does not include attic, basement or garage

Setbacks from property lines

Site Plan Review- Before applying for new site plan, owner must meet current site plan. There must not be any outstanding violations or enforcement issues during approval of new site plan review.

Adjournment

With nothing further to come before the Zoning Commission, John Briggs made a motion to adjourn 8:20. Robert Neitz seconded the motion. Motion passed unanimously.


The next regular meeting will be Thursday, August 18, 2022, at 7:00 p.m.

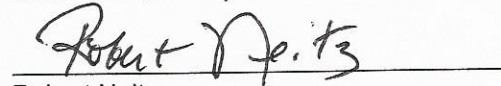
Respectfully submitted,


Janice Wagner, Zoning Secretary

Robert Lahey


John Strayer


Mike Nutter, Chairperson


Robert Neitz

John Briggs