

**TROY TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
June 17, 2021  
TROY TOWNSHIP MAINTENANCE BUILDING**

Jim Bell, Chairman, called the Troy Township Zoning Commission regular meeting to order at 7:00 PM. Those present were Robert Lahey, Sandy Minarik, John Strayer, and Mike Nutter. Also present was Richard Greulich, Township Trustee

**Approval of the May 20, 2021 Regular Meeting Minutes**

The minutes of the May 20, 2021 regular meeting were presented. John Strayer 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.

**New Business**

Robert Lahey made a motion to amend the language for Article 3.13 for the last sentence to read "Planned Business Districts (B-PUB) shall be applicable to all zoning applications under Commercial "C" and Industrial "I" of five (5) acres or more." John Strayer seconded the motion. Motion carried unanimously. This will be sent to Linda Holmes.

Changes and Additions to Article 7.18 Wind Turbine and Small Wind Farms:

7.18.01 addition of in all zone districts.

7.18.04 will be retitled On-Site and Use Wind Turbines. 1) addition of in all zoned districts.

7.18.05 will have small wind farms generating less than 1 megawatt and remove 3a.

Wind Turbines will be conditional use in all zoning districts on the matrix in Article 4.

John Strayer made a motion to accept the changes to 7.18.01, 7.18.04, 7.18.05 and the Matrix update. Mike Nutter seconded the motion. Motion carried unanimously. These will be sent to Linda Holmes.

The status of the upcoming site plan review was sent up for Tuesday, July 6, 2021 at 7 PM. Jim reviewed the procedure for the Public Hearing site plan, and discussed coming up with formal bylaws for the Zoning Commission.

**Old Business**

The Commission tabled the Noise Resolution to allow for more homework on forming a grid of Maximum Sound Levels in zoned districts.

Brooke Hahn found some Ohio Revised Code information on private and public shooting ranges that she will share with the commission. This would be enforced by ODNR and Natural Resources officers.

The Commission may want to look into the definition of minor modification not requiring site plan approval for commercial and industrial plans.

**Public Input**

A concern over Jake Brake noise at the NSG entrance was expressed by Barb Sanford. NSG will be notified of this concern.

Shannon Muir asked if a private citizen can publicize that a Public Hearing. She was told she could.

Several citizens brought up concerns about the Peloton Site Plan. The plans have not been reviewed by the commission yet and those concerns will be addressed at the Public Hearing for the Site Plan review on July 6, 1021. At that time the Zoning Commission can table, approve or reject the plan. The Zoning Commission has 30 days from the plan being submitted to make a decision.

**Adjournment**

With nothing more to come before the Zoning Commission, Robert Lahey made a motion to adjourn at 8:29 PM. John Strayer seconded the motion. Motion carried unanimously.

The next regular meeting will be July 15, 2021.


Respectfully submitted,

  
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Janice Wagner, Zoning Secretary

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Robert Lahey, Vice-Chairman

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John Strayer

  
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James Bell, Chairman

  
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Sandy Minarik

  
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Mike Nutter