

**TROY TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
March 17, 2022**

**Call to Order**

Jim Bell, Chairperson, called the Troy Township Zoning Commission Regular meeting to order at 7:03 PM with the Pledge of Allegiance.

**Roll Call**

James Bell	Present	John Strayer	Present
Robert Lahey	Present	John Briggs	Present
Sandy Minarik	Present	Mike Nutter	Absent
Robert Neitz	Present	Brooke Hahn	Present

**Guest Sign-In** Mr. & Mrs. Jarchow of Recker Road stayed for about 10 minutes with no comments.

**Approval of the January 20, 2022 Reorganizational and Regular Meeting Minutes**

January 20, 2022 Reorganizational Meeting

**Discussion-** Jim Bell shared with the Zoning Commission that Rick Greulich had been in contact with Linda Holmes regarding the nomination and selection of Mike Nutter as the Vice Chairperson being that he is an alternate. According to Linda Holmes, because Mike Nutter is an alternate, he cannot serve as the Vice Chairperson for the Zoning Commission and a new meeting would need to take place to replace Mike Nutter. Bob Lahey made a motion to rescind and reject the January 20, 2022 reorganizational meeting and hold a new reorganizational meeting. Sandy Minarik seconded the motion. The motion passed unanimously by a 5-0 vote.

January 20, 2022 Regular Meeting

The minutes of the January 20, 2022 regular meeting were presented. Robert Lahey made a motion to accept the January 20, 2022 minutes as presented. John Strayer seconded the motion. The motion passed unanimously by a 5-0 vote

**Old Business**

**Highway Commercial and Matrix Changes-**The Trustees passed the Highway Commercial District at their February 9<sup>th</sup> 2022 meeting. Jim Bell shared that the trustees would like the other commercial districts to be updated to fit Troy Township in a more clear and defined way. The Zoning Commission will address the other commercial districts at their next meeting.

**Noise Resolution-**The Zoning Commission reviewed and discussed a few changes to the wording of the updated noise resolutions before sending them to the Wood County Planning Commission.

**Under 1 Noise Measurement I** - In the first sentence, add the word NOT between the words shall and emit. The sentence should read "...firm, or business **shall not** emit, cause or allow..."

**Under Noise Measurement in the chart** - Remove "50% or greater" and remove "More than 10% but less than 50%" from the chart leaving the other time measurements.

**Under Noise Measurement in the chart** - Remove the separation of districts and list "ALL DISTRICTS" (The noise decibels will apply to everyone regarding the district that they are in). Remove the first and last column in the chart under the times. Keep only the middle two columns under the time but change the times so that the middle chart times are switched. The chart should now read "All Districts" first column should read 11 PM – 6 AM 60 decibels for 30 minutes or greater. 65 decibels for 5-30 minutes and 75 decibels for 5 minutes or less. The second column should read 6 AM-11 PM 65 decibels for 30 minutes of greater. 70 for 5-30 minutes and 80 for 5 minutes or less. John Strayer made a motion to accept all changes to the noise resolutions as discussed. Bob Lahey seconded the motion. The motion passed unanimously 5-0.

John Strayer made a motion to send the updated Noise Resolutions to the Wood County Planning Commission. Jim Bell seconded the motion. The motion passed unanimously 5-0. Brooke Hahn will take all information to the Wood County Planning Commission to be put on their April agenda.

**New Business**

Discussions regarding all the Commercial Districts were tabled until the next meeting.

**Adjournment**

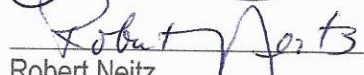
With nothing further to come before the Zoning Commission, Robert Lahey made a motion to adjourn 7:59. Robert Neitz seconded the motion. Motion passed unanimously.

The next regular meeting will be Thursday, April 21, 2022, at 7:00 PM.

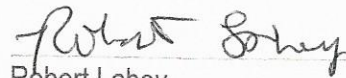
Respectfully transcribed and submitted,

  
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Janice Wagner, Zoning Secretary

  
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John Strayer, Vice Chairperson

  
\_\_\_\_\_  
Robert Neitz

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James Bell, Chairperson

  
\_\_\_\_\_  
Robert Lahey

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Sandy Minarik