

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 18, 2023**

Call to Order

John Strayer called the Troy Township Zoning Commission Regular Meeting to order at 7:00 PM with the Pledge of Allegiance.

Roll Call

John Briggs	Present	John Strayer	Present
Robert Lahey	Present	Tony Bowles	Present
Sandy Minarik	Absent	Jes Reynolds, alternate	Present
Robert Neitz	Present	Brooke Hahn, Zoning Inspector	Present

Guest Sign-In

Jennifer Sheets, Brian Schimmoeller, Dan Schimmoeller, Corky Beeker, Joe and Linda Beach, Richard Grulich

Approval of the April 20, 2023 Regular Meeting Minutes

The minutes of the April 20, 2023 regular meeting were presented. Robert Lahey made a motion to accept the minutes as presented. Robert Neitz seconded the motion. The motion passed unanimously by a 5-0 vote.

Continued Business

D&J Holdings are requesting a zoning change for 11.15 acres on State Route 163 from C-1 Commercial Community to C-5 Highway Commercial.

Jennifer Sheets explained they were looking at C-5 to see if it was a fit for the business.

Brooke Hahn explained trucking terminals are only allowed in B-PUD.

Jennifer Sheets explained the back lot is a parking destination/drop lot. She cited Article 3 states, "For illustration purposes, Highway Business District uses include gas stations, building trades and services, and semi-truck and trailer sales and service." She stated the property is not a trucking terminal, it is a drop lot.

Richard Grulich asked what the business do that are currently on the property.

Jennifer Sheets responded two businesses are in the building. Collin Tires offers tires, services and repairs. Hub Transportation runs a drop lot.

Public comments:

Concerns over semi traffic on Pemberville Road

Brooke Hahn stated Pemberville Road is a county road with no restrictions.

Rich Grulich shared that the trustees have joined with Lake Township to ask ODOT to do a traffic study of I-280, Route 420 and Route 163.

Jennifer Sheets stated they would address the use of Pemberville Road with the truck drivers.

Rich Gruelich reminded the commission that they have two choices on how to proceed. The commission can recommend the change from C1 to C5 or not recommend the change. Whether the property is C-1 or C-5, the landowner has to adhere to the regulations.

John Strayer made a motion to not recommend the zoning change from C-1 to C-5 for D&J Holdings. Robert Neitz seconded the motion. The secretary called roll:

John Briggs yes Robert Lahey yes Robert Neitz yes Tony Bowles yes John Strayer yes
The motion to not recommend the zoning change from C-1 to C-5 passed unanimously 5-0.

Rich Gruelich explained that the recommendation will be presented to the trustees at the May 31, 2023 meeting. They will then schedule a Public Hearing at the June 14, 2023 meeting.

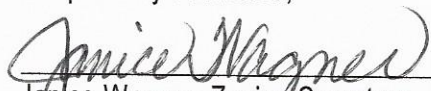
Old Business

Brooke Hahn shared information about the needed updates for Solar Power and Telecommunication Towers. After a discussion, Robert Lahey made a motion to table Solar Power and Telecommunication Towers until the June 15, 2023 meeting. Robert Neitz seconded the motion. The motion carried unanimously 5-0.

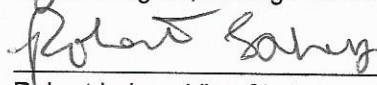
Robert Lahey noticed that the definitions in Section 7.18.02 needed to be moved to Article 2 Definitions. Robert Lahey made a motion to move the definitions in Section 7.18.02 to Article 2 Section 2.02 Definitions. John Briggs seconded the motion. The motion passed unanimously 5-0.

With nothing more to come before the Zoning Commission, Robert Neitz made a motion to adjourn at 8:40 PM. John Briggs seconded the motion. Motion carried unanimously.

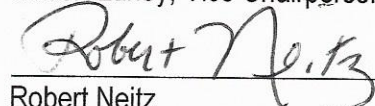
Respectfully submitted,



Janice Wagner, Zoning Secretary



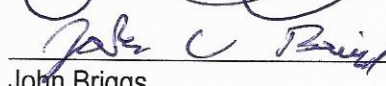
Robert Lahey, Vice Chairperson




Robert Neitz



John Strayer, Chairperson



John Briggs



Tony Bowles