

**TROY TOWNSHIP  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
May 19, 2022**

**Call to Order**

Jim Bell, chairperson, called the Troy Township Zoning Commission meeting to order at 7:01 PM.

<b><u>Roll Call</u></b>	James Bell	Present	John Strayer	Present
	Robert Lahey	Present	John Briggs	Absent
	Sandy Minarik	Present	Mike Nutter	Absent
	Robert Neitz	Absent	Brooke Hahn, Zoning Inspector	Present

**Guest Sign-In** None

**Approval of the April 21, 2022 Regular Meeting Minutes**

The minutes of the April 21, 2022 regular meeting were presented. John Strayer made a motion to accept the April 21, 2022 minutes as presented. Robert Lahey seconded the motion. The motion passed unanimously by a 4-0 vote.

**Old Business**

**Noise Resolutions-** Brooke Hahn updated the zoning commission regarding the noise resolutions. The noise resolutions were presented to the trustees on May 11, 2022 for their consideration. The trustees will hold a public meeting on June 8, 2022 at 7 PM to discuss and vote on the noise resolutions. Brooke also spoke to Linda Holmes on May 19, 2022 regarding her opinion of the noise resolutions. Linda will look them over and get back to Brooke or the trustees if she has any concerns or questions.

**Commercial Districts-** The commission discussed the current commercial districts and possible solutions to correct the wording for the different descriptions to help clarify each definition in a more concise manner. Examples from other townships were presented to the commission from John Strayer. Bob Lahey discussed that the commission needs to find a way to combine Troy Townships current C1 & C2 districts. The commission all agreed that this would work best and label a new commercial district as C1- Community business district. The commission discussed language and other factors that would need to be considered to establish a district labeled community business district. There was some concern regarding the size of the lot that would be needed for a commercial before it would need to be considered a BPUD district. Since the BPUD district definition states "5 acres or more" and continues to state "Rezoning to BPUD shall be encouraged for ALL commercial and Industrial district developments of 5 acres or more.", the commission feels that commercial sites should be less than 5 acres and over 5 acres would be BPUD. Brooke noted that in any areas re-zoned to C, I, or BPUD, that those should only be allowed in areas that have access to public water and sewer.

After much discussion, the commission decided to cut the current C2, C3, C4, in the township zoning, and combine those all into one new district of C1- Community Business District. The current C5- Highway Commercial District would be changed to C2- Highway Commercial District. The new definition for C1- Community business district will read:

***The purpose of the community business district is to provide goods and services oriented to daily or weekly business needs. Parcel sizes in C1 are less than 5 acres. No community business shall be established that does not have frontage on an intersection (highlighted this because I don't think it is necessary) of state routes and US highways.***

The committee looked at several definitions in the book as they pertain to the matrix. In the definition of Semi Public, remove hospitals. The new definition will read:

***SEMI-PUBLIC USES. Churches, Sunday schools, parochial schools, colleges, and other institutions of an educational, religious, charitable or philanthropic nature. Services and facilities which are provided to the public that are privately owned and controlled. These might include but are not limited to churches, parochial schools, and other educational, religious or philanthropic organizations and telecommunication facilities.***

***For the purpose of this section, when noting C2, that is currently C5- Highway Business District***

The committee then started to work on the matrix in Section 4. C2, C3, & C4 will need to be removed from the matrix. C5 will need to be renamed C2 in the matrix. Under C1, the following changes were made or added.

Child Day Care Center- C1 – C; C5. Institutional health care facility- add to this- hospitals & medical facilities- C1- C & C2- C;

Public uses- C2- P, Recreational Facilities Noncommercial – C2- C, Nursery School- C1- C; Semi Public Uses- C1- C, C2-C, & BPUD – P.

**New Business**

No new business was discussed.


John Strayer made a motion to table the discussion of updating the matrix to the next meeting that will be held on June 16, 2022. Jim Bell seconded. The motion passed unanimously 4-0 vote.

**Adjournment**

With nothing further to come before the Troy Township Zoning Commission, John Strayer made a motion to adjourn the meeting at 8:26 PM. Bob Lahey seconded the motion. Motion passed unanimously 4-0.

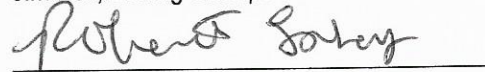
The next regular meeting will be Thursday, June 16, 2022 at 7 PM.

Respectfully transcribed and submitted,

  
Janice Wagner, Zoning Secretary

  
John Strayer, Vice Chairperson

\_\_\_\_\_  
Jim Bell, Zoning Chairperson

  
Robert Lahey

\_\_\_\_\_  
Sandy Minarik

