

**TROY TOWNSHIP
ZONING COMMISSION
SITE PLAN REVIEW MEETING MINUTES
NOVEMBER 17, 2022**

Call to Order

Mike Nutter, chairperson, called the Troy Township Zoning Commission Site Plan Review meeting to order at 7:00 with the Pledge of Allegiance.

Roll Call

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

Guest Sign-In Kevin Carnicom, Richard Greulich

Approval of the November 3, 2022 Site Plan Review

The minutes of the November 3, 2022 Site Plan Review were presented. John Strayer made a motion to accept the November 3, 2022 minutes as presented. Robert Lahey seconded the motion. The motion passed unanimously 5-0.

New Business

Rouen Automotive at 1091 Fremont Pike is requesting an addition to the building for the purpose of a new service area.

Kevin Carnicom stated the new service department is an extension of the existing building. There will be no changes in the parking lot.

Zoning Commission Discussion:

Robert Neitz asked if the septic field has been reviewed. Kevin Carnicom stated it will be updated and those plans have already been approved by the county.

Brooke Hahn stated the expansion is directly south of the current service bay and will have the same lighting as on the building currently. Rouen already has a variance for landscaping and the parking lot.

John Strayer questioned the buffer strip according to 8.02.02d. There is a tree line on the side and back.

Robert Lahey made a motion to accept the Rouen Chrysler Dodge Jeep Ram site plan. John Strayer seconded the motion.

The secretary called roll:

Robert Lahey Yes Sandy Minarik Yes Robert Neitz Yes Mike Nutter Yes John Strayer Yes
The motion passed unanimously 5-0 to approve the site plan for Rouen Chrysler Dodge Jeep Ram.

Old Business

The commission reviewed the changes made to Article 5. To better clarify the words width/frontage will be used.

SECTION 5.01 GENERAL LOT STANDARDS

5.01.01 Each lot shall adjoin a street meeting the minimum requirements of the platting authority.

5.01.02 Additional Lot Width/Frontage and Depth Requirements

- a) Lots less than five (5) acres shall have the minimum lot width/frontage specified in Section 5.04 (Development Standards Matrix), and shall be no more than three (3) feet deep for each foot of width.
- b) All lots of five (5) acres or more shall have a minimum lot width/frontage of 225 feet, and shall not be subject to a maximum depth requirement.
- c) The depth and width of all yards shall be measured perpendicular to the lot line.

SECTION 5.04 GENERAL DEVELOPMENT STANDARDS BY DISTRICT

Minimum Lot Requirements		
Minimum Lot Area	Lot Area Per Dwelling Unit	Width/Frontage (ft) [See §4.01.02]

John Strayer made a motion to change Article 5 to add the words width/frontage in 5.01.02 a and b and in the Developmental Standards Matrix in 5.04. Then send the change to the Wood County Planning Commission. Robert Lahey seconded the motion.

The secretary called roll:

Robert Lahey Yes Sandy Minarik Yes Robert Neitz Yes Mike Nutter Yes John Strayer Yes

The motion passed unanimously 5-0 to send the changes to the Wood County Planning Commission for their review at the December meeting.

The commission had a discussion about driveway culverts and driveway aprons. Brooke Hahn is going to invite Isaac Bailey from The Wood County Engineer's Office to one of our meetings to explain culverts. The commission tabled the issue until the next meeting.

A discussion about B-PUD Subdivision in Article 6.02.01 occurred. The commission decided to gather some information on subdivision and tabled the issue.

It was decided to cancel the December Zoning Commission meeting. Chairperson Mike Nutter thanked everyone on the commission for their hard work and dedication this year.

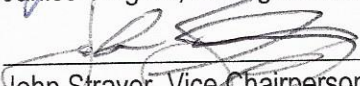
Adjournment

With nothing more to come before the Zoning Commission, Robert Neitz made a motion to adjourn at 8:17 pm. Sandy Minarik seconded the motion. Motion carried unanimously.

The next regular meeting will be Thursday, January 19, 2023 at 7:00 p.m.

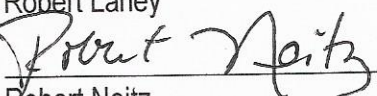
Respectfully submitted,


Janice Wagner, Zoning Secretary


John Strayer, Vice Chairperson

Sandy Minarik

Mike Nutter, Chairperson

Robert Lahey

Robert Neitz