

**TROY TOWNSHIP
ZONING COMMISSION
SITE PLAN REVIEW
NOVEMBER 9, 2021
TROY TOWNSHIP MAINTENANCE BUILDING**

Jim Bell, Chairman, called the Troy Township Zoning Commission Site Plan Review meeting to order at 7:00 PM with the Pledge of Allegiance. Present were Robert Lahey, Sandy Minarik, Robert Neitz and John Strayer. Also present were Mike Nutter, alternate, Brooke Hahn, Zoning Inspector, and Richard Greulich, Township Trustee

New Business

Owner Nick Gabel is presenting a Site Plan Review for 3545 Fremont Pike, Perrysburg, Ohio.

Brooke Hahn presented an overview of the property. Zoning was changed from Agriculture 1 to Commercial 1 for the purpose of running a diesel truck repair service on August 19, 2021. The building is on eight acres. On October 25, 2021, The Zoning Board of Appeals set up the conditions for the property. The Zoning Commission is now addressing the landscaping, parking, and lighting.

Jim Bell asked the commission if they had reviewed the data packet and confirmed no one had a conflict of interest.

Nick Gabel, owner, stated the building on the property had been there since the early 1990's. A well provides the water, but sewer is provided by Northwestern Ohio Water and Sewer District.

Jim Bell directed the commission to talk about what is in the resolutions that needs to be addressed for the property.

Landscaping Section 8.03.02

Provide a buffer strip to enhance the visual look of the property along Route 20. Nick Gabel was directed to look at Article 8.04.02 b and develop a landscape plan to meet those requirements.

Parking Section 9.02.

Nick Gabel state they are using the existing stripe of driveway for the 10 customer vehicles being worked on. The front of the building is used for drop off and pick up. Sam Gabel stated there is not super high traffic in and out of the drive. Maybe 10-12 vehicles per day.

Brooke Hahn reminded the commission that all decisions made follow the property when it is sold.

Sandy Minarik asked about future lighting.

Sam Gabel answered there might be a light put on the back corner where the trucks are parked for security purposes.

Robert Neitz asked about location and size of dumpsters.

Sam Gabel stated there are two (2) NAT residential size totes behind the buildings that are picked up on Mondays.

Outside Vehicle Storage Section 9.04.4 and 9.04.05

Outside vehicles are shielded from view by landscape and the number of ten (10) customer vehicles was set by the Zoning Board of Appeals.

Jim Bell asked about foundation plantings.

Nick Gabel stated gravel comes up to the building making any planting difficult. Discussed possibility of some planters to soften the look.

MOTION

John Strayer made a motion to approve the site plan for Nick Gabel and Sam Gabel contingent on landscaping, screening and plants to be completed by November 9, 2022. Robert Neitz seconded the motion.

The zoning secretary called the roll:

John Strayer	Yes	Robert Lahey	Yes	Sandy Minarik	Yes
Robert Neitz	Yes	James Bell	Yes		

The motion passed 5-0 to approve the site plan with the contingency of landscaping to be completed by November 9, 2022.

Members of the commission reminded Nick and Sam Gabel to be sure to check with Brooke Hahn about the sign for the business and any questions about the landscaping.


ADJOURNMENT

With nothing more to come before the Zoning Commission, Robert Lahey made a motion to adjourn at 7:50 PM. Robert Neitz seconded the motion. Motion carried unanimously.

Respectfully submitted,


Janice Wagner, Zoning Secretary


James Bell, Chairman


Robert Lahey, Vice-Chairman

Sandy Minarik


John Strayer

Robert Neitz