

Troy Township Trustees
Comprehensive Plan Meeting
June 30, 2025

SIGN-IN – Mary Ann Miller

Trustee Chairperson Recker called the meeting to order at 6:30 p.m.

ROLL CALL with the following Trustees present: Trustee Brinker, Trustee Knitz, Chairperson Trustee Recker

Trustee Chairperson Recker asked everyone to please stand for the Pledge of Allegiance.

Trustee Chairperson Recker thanked everyone for attending and asked Zoning Inspector Hahn to lead the meeting with the presentation.

Zoning Inspector Hahn thanked the steering team for their participation with the Comprehensive Plan along with Holly, Ben and Molly from the Crossroads Group.

Holly will review the Troy Township Comprehensive Plan with the Troy Township Trustees for review, address concerns and questions and present the plan for adoption.

The planning process that was utilized to complete the Comprehensive Plan was meetings, community engagement activities to entertain thoughts and ideas from the community as well as stakeholders throughout the Township and County.

- Community Survey – results have been reviewed at a public meeting
- Community Meeting in March 2025– SWOT (Strengths, Weaknesses, Opportunities, Threats) feedback received by residents at the first community meeting. A draft Vision Statement and future Land Uses vision from the community was also discussed.
- Stakeholder Interviews were conducted with JEDD Board, Fire Department, Board Members, School Representative, County Representative, Zoning and Legal Council.
- Community Open House in May 2025 – presented Vision Statement, future Land Use map, draft goals and recommendations.

A final draft of the Comprehensive Plan was presented in mid-June.

A Vision Statement was presented to the Trustees that was generated by Crossroads and then had resident input. The main points are rural lifestyle, sense of community, protecting the quality of life that is within the Township and making sure the Trustees are thoughtful when going forward with any future utilities and making sure it's protecting that character of the area.

Crossroads also heard a lot about walking and bike paths, parks and recreational spaces so they made sure to integrate that into the vision statement.

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There are seven (7) goals and recommendations from the Comprehensive Plan:

1. Preserve the Rural Character and Agricultural Heritage
2. Promote Appropriate Housing Options
3. Foster Community Development and Local Business
4. Enhance Transportation Infrastructure
5. Improve Recreational Opportunities and Connectivity
6. Strengthen Community Engagement and Communication
7. Maintain High-Quality Public Services

Mary Ann Miller asked about maintaining Pemberville Road. Trustee Recker stated he will discuss this with the JEDD Board and the County to work together to fix Pemberville Road.

Zoning Inspector Hahn stated there was a lot of interest in public parks. Trustee Recker stated there is a park in Stony Ridge and Luckey.

Discussion regarding the residential overlay. The Comprehensive Plan recommends for the cluster residential that the Township preserve 50% as open space. PUD option under 519.021 ORC to create design/development standards.

Mary Ann Miller asked about preservation of wetlands. Zoning Inspector Hahn stated the Army Corps of Engineer has the say in those areas.

Mike Nutter stated as a former zoning member this plan is very helpful.

Trustee Knitz stated that from a contractor standpoint it would be hard to have 50% overlay because of the cost of the infrastructure is so high. Crossroads stated clustering shows a reduction in cost long term.

Pete Griggs, Legal Council stated there are two options:

1. Close the meeting and at the next Trustee meeting make changes, adopt
2. Motion to adopt the Comprehensive Plan

Trustee Knitz asked if the consensus of the residents was to stop growth in the area as far as residential growth? It was stated that residential, commercial, industrial growth were all addressed and wanted to limit growth to certain areas and to have larger parcels.

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Trustee Knitz asked what was the source the reduction in costs for the 50% clustering, it is the Ohio Balance Group (2008).

Trustee Chairperson Recker thanked everyone for the Comprehensive plan and the time that was put into it and appreciated the presentation.

Trustee Brinker stated if agriculture is split it has to be ten (10) acres. A variance can be requested.

Trustee Recker stated the residents of Troy Township want to keep the Township as it is. They want to keep the Township agriculture and not large housing developments or industrial.

Trustee Knitz stated if residents want to stay within the Township and residential lots have to be larger, it may make it more difficult.

Trustee Knitz expressed concern of the 50% overlay/free space.

Zoning Inspector Hahn stated this is a long-term plan for the Township.

Trustee Recker stated this is a working document and changes can be made anytime with new ideas.

Trustee Recker stated residents can ask for a variance from the Zoning Board of Appeals.

Discussion of five (5) acre lots instead of ten (10) acre lots was had.

Zoning Inspector Hahn asked the Trustees to review the vision statement that was created for the Comprehensive Plan for the Township's future.

Trustee Chairperson Recker made a motion to delete "improving parks and recreational spaces" from the Vision Statement with a second motion from Trustee Knitz.

Vote 3-Yes 0-No. Motion carries.

Trustee Brinker made a motion to accept the Troy Township Comprehensive Plan with the previous mention changes to the Vision Statement with a second motion by Trustee Recker.
Vote 2-Yes 0-No. Trustee Knitz did not vote.

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The Vision Statement reads:

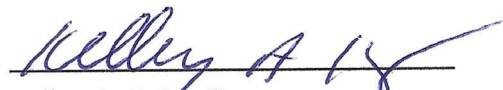
Troy Township envisions a future that preserves its rural lifestyle, strong sense of community, and high quality of life while protecting its farmland and open spaces. We strive to foster thoughtful growth by concentrating development in specific areas, particularly where water and sewer services are available, to preserve the countryside atmosphere of the rest of the Township.

We are committed to improving connectivity through walking and biking paths and building upon our excellent emergency services. We will actively engage residents in the planning process, ensuring that our community evolves in ways that honor its character while meeting the needs of all who call it home.

Trustee Brinker made a motion to adjourn the Troy Township Trustees Comprehensive Plan Meeting on June 30, 2025 with a second motion by Trustee Chairperson Recker.
Vote 3-Yes 0-No. Motion carries.

Meeting ended at 7:45 p.m.


Kenneth J. Recker, Chairperson


Kelley A. Knitz, Trustee


Matthew L. Brinker, Trustee


Laura L. Abke, Fiscal Officer