

**TROY TOWNSHIP
ZONING COMMISSION
LUCKEY FARMERS AND SELKING SITE PLAN MINUTES
JUNE 20, 2024**

Call to Order

Robert Lahey called the Troy Township Zoning Commission meeting to order at 7:00 PM with the Pledge of Allegiance.

Roll Call

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

Guests Kelley Knitz, Dustin Brown, Josh Belknap, John Musteric, Albert Santus, Kristy Williams, Tom Woodruff, Robert Chandler, Amos Schwartz

Approval of the May 16, 2024 Regular Meeting Minutes

The minutes of the May 16, 2024 regular meeting minutes were presented. Sandy Minarik made a motion to accept the minutes as presented. John Briggs seconded the motion. The motion passed unanimously by a 5-0 vote.

New Business

Luckey Farmers

Dustin Brown, representing Luckey Farmers, stated the county was asking for a retention pond for storm water between the driveway and Packer Creek. The setbacks on the plan meet the Zoning Resolutions.

Brooke Hahn asked about the berms around the edge of the pond. Josh Belknap will check on the berms and that the slope is 3 to 1. There is twenty-five feet between creek top and pond top.

Robert Neitz asked about depth. The pond is five feet deep and will hold back one foot of water when there is a surge.

Dustin Brown stated the pond will be mowed in drier months.

Wood County has already approved the Storm Water Management Plan.

A 30-foot access driveway required by Toledo Edison had been added along Lemoyne Road for maintenance of electrical lines.

There will be 18-foot T-posts that will run from the scale to the pit.

Robert Neitz made a motion to approve the additional changes to the site plan for Luckey Farmers. Sandy Minarik seconded the motion.

The secretary called roll.

John Briggs Abstain Robert Lahey Yes Sandy Minarik Yes Robert Neitz Yes Tony Bowles Yes

The Luckey Farmers Site Plan passes with a 4 yes and 1 abstaining vote.

Selking International

Builder/contractor Amos Schwartz for Selking explained the request was for new 86' by 60' pole barn to be used for cold storage.

Robert Chandler, neighbor to the facility, expressed his concerns about drainage issues with the additional run off from the pole barn. The water drains from the Selking property to his property when heavy rainfalls occur. He shared pictures from a rainstorm just prior to the meeting.

John Musteric and Josh Belknap from the Waste Water District will check into drainage issues. Removal of hard surface and replacing it with a building and gutters there will need to be catch basins for the water to be sent somewhere.

Brooke Hahn has spoken with the engineer on the project about screening to the east and west of the business.

After further discussion, John Briggs made a motion to continue the Selking site plan review when a water management plan is completed. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Old Business

Data Centers~ The trustees will be voting on this at their next meeting on July 26, 2024.

Mobile Home and Manufactured Home~ The resolutions were approved by the Wood County Planning Commission on June 4, 2024.

John Briggs made a motion to send the Mobile Home and Manufactured Home resolutions to the trustees. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Sign Resolution~ Needs updated and language clarified.

John Briggs made a motion to table the revisions to the sign resolution. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Fences, Screenings, and Walls~ The commission decided to add definitions to Article 2

John Briggs made a motion to approve the definition for fence. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

FENCE A barrier, railing of other upright structure, typically of wood or wire, enclosing an area of ground to mark a boundary or control access.

John Briggs made a motion to approve the definition for screenings. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

SCREENINGS A partition shielding an area from view or something that shelters, protects, or hides: such as a growth or stand of trees, shrubs, or plants.

John Briggs made a motion to approve the definition for Landscape Wall. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

LANDSCAPING WALL A masonry fence enclosing an area of ground to mark a boundary or control access may not exceed four (4) feet in height in the required front yard nor exceed six (6) feet in height in any remaining yards.

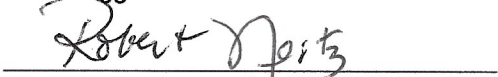
Robert Neitz made a motion to send the definitions for fences, Screens and Walls to the Wood County Planning Commission for approval. John Briggs seconded the motion. The motion passed unanimously 5-0.

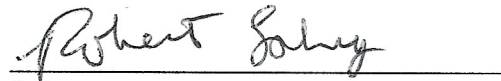
With nothing more to come before the Zoning Commission, Robert Neitz made a motion to adjourn at 8:25 PM. John Briggs seconded the motion. Motion carried unanimously.

Respectfully submitted,


Janice Wagner, Zoning Secretary


John Briggs


Robert Neitz


Robert Lahey, Vice Chairperson

Sandy Minarik


Tony Bowles