

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
July 20, 2023**

Call to Order

Robert Lahey called the Troy Township Zoning Commission Regular Meeting to order at 7:18 PM with the Pledge of Allegiance.

Roll Call

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

Guest Sign-In

None

Approval of the June 15, 2023 Regular Meeting Minutes

The minutes of the June 15, 2023 regular meeting were presented. John Briggs made a motion to accept the minutes as presented. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Old Business

Solar Resolution

The Wood County Planning Commission approved the Solar language but would like to see "small solar fields" as a conditional use. After a discussion, Robert Neitz made a motion to send the changes to the township trustees as submitted to the Wood County Planning Commission without adding "small solar fields" as conditional use. John Briggs seconded the motion. The motion passed unanimously 5-0.

Telecommunication Tower Resolutions

John Briggs made a motion to table Telecommunication Towers. Robert Neitz seconded the motion. The motion passed 5-0.

Article 4 Matrix Changes

John Briggs made a motion to remove "Warehousing" line completely including removing conditional use in C-3, I-1 and permitted in B-PUD. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Zoning District Land Use	A-1	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	C-5	C-4	B-PUD
Warehousing									€			€	P

John Briggs made a motion to make new line "Transport, Truck Terminals, Drop Yard, Warehousing, Transfer, Terminal, Storage, and Loft Buildings, including the distribution of the items so handled" with conditional use in C-5 and I-1 and removed (leave blank) in B-PUD. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Zoning District Land Use	A-1	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	C-5	I-1	B-PUD
Transport, Trucking Terminals, Drop Yards, Warehousing, Transfer, Terminal, Storage, and Loft Buildings, including the distribution of the items so handled											C	C	Blank

John Briggs motion to add the definition of Drop Yard in Article 2. Sandy Minarik seconded the motion. The motion passed unanimously 5-0.

Definition of Drop Yard:

A drop yard is a facility that mostly holds semi-trailers for short- or long-term storage.

Dormitories

John Briggs motion that dormitories are not allowed in any zoning district in Troy Township. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Barndominiums

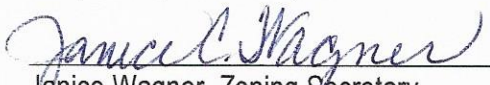
Robert Neitz made a motion to table Barndominiums. John Briggs seconded the motion. The motion passed 5-0

New Business none

Adjournment

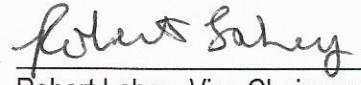
With nothing more to come before the Zoning Commission, Robert Lahey made a motion to adjourn at 8:25 PM. John Briggs seconded the motion. Motion carried unanimously.

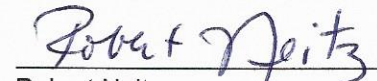
Respectfully submitted,


Janice Wagner, Zoning Secretary

John Briggs

Sandy Minarik


Robert Lahey, Vice Chairperson


Robert Neitz

Jes Reynolds