

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
June 15, 2023**

Call to Order

John Strayer called the Troy Township Zoning Commission Regular Meeting to order at 7:00 PM with the Pledge of Allegiance.

Roll Call

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

Guest Sign-In

None

Approval of the May 18, 2023 Regular Meeting Minutes

The minutes of the May 18, 2023 regular meeting were presented. John Briggs made a motion to accept the minutes as presented. Robert Lahey seconded the motion. The motion passed unanimously by a 5-0 vote.

Old Business

Solar Panel Resolutions

Robert Lahey made a motion in 7.21.01 to change d) The ground surface area covered by free-standing solar panel arrays shall not exceed five percent (5%) of the available combined side and rear yards., add f) No free-standing solar panel arrays will be permitted on a parcel until principal building is framed and roof completed., remove 7.21.05 and add PSES are not permitted in any district in Troy Township. Pursuant to Ohio Revised Code 519.213, small solar facilities are prohibited in all districts within the unincorporated areas of Troy Township. "Small solar facility" means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty megawatts., and Matrix change Principal Solar Energy Systems PSES All Blank = Prohibited Use. John Briggs seconded the motion. The motion passed by a 5-0 vote.

Robert Lahey made a motion to send the changes in 7.21.01, 7.21.02 and the Matrix to the Wood County Planning Commission and then upon approval immediately to the township trustees. John Briggs seconded the motion. The motion passed by a 5-0 vote.

Robert Lahey made a motion in 7.21.02 to add e) Subject to the restrictions contained herein, as well as any other relevant conditions as the Board of Zoning Appeals may determine, any construction, erection, or siting of a Rooftop Solar Energy System shall be a conditional use in the following zoning districts: C, B-PUD, and I. John Briggs seconded the motion. The motion passed by a 5-0 vote.

Robert Lahey made a motion to add in the Matrix Roof Mounted Solar Panel Arrays as conditional use in C-1, C-2, C-3, C-4, C-5, I-1 and B-PUD. John Briggs seconded the motion. The motion passed by a 5-0 vote.

John Briggs made a motion to send the changes for Roof Mounted Solar Panel Arrays including the Matrix change to the Wood County Planning Commission and then upon approval immediately to the township trustees. Sandy Minarik seconded the motion. The motion passed by a 5-0 vote.

Robert Lahey made a motion to add the following definitions in Article 2:

Small Wind Farm means wind turbines and associated facilities that are not subject to the jurisdiction of the power siting board under sections 4906.20 and 4906.201 of the Revised Code.

Small Solar Facility means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.

Ground Mounted Solar Energy System A ground mounted solar system is a set of solar panels that produce electricity from the sun and is installed on the ground instead of the roof. It can be secured with a metal frame or a pole and can be tilted and oriented to maximize the sunlight exposure. A ground mount solar system may be preferable for properties that have roof space or angle limitations, shading challenges, or high temperatures. It may also be easier to maintain and integrate with a battery backup.

Roof Mounted Solar Panel Arrays are a photovoltaic (PV) system that has its electricity-generating solar panels mounted on the rooftop of a residential or commercial building or structure. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories.

Small Solar Energy System means a single residential solar energy conversion system consisting of roof panels, ground-mounted solar arrays, or other solar energy fixtures, and associated control or conversion electronics, which have a rated capacity of up to 0.5 megawatts (MW). Occupying no more than five percent (5%) of available combined side and rear yards, and that will be used to produce utility power to on-site users. John Briggs seconded the motion. The motion passed by a 5-0 vote.

Robert Lahey made a motion to send the definitions to the Wood County Planning Commission and then upon approval immediately to the township trustees. John Briggs seconded the motion. The motion passed by a 5-0 vote.

Telecommunication Tower Resolutions still need to be developed.

Commercial-5 There was a discussion to make Transportation/Trucking, Warehousing and Warehousing Transfer conditional uses in C-5.

Sandy Minarik made a motion to continue C-5 and Telecommunication Towers. John Briggs seconded the motion. The motion passed 5-0.

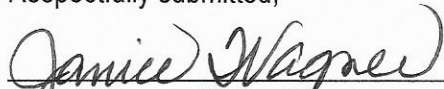
New Business

Brooke Hahn brought two issues that need to be addressed by the Zoning Commission. Dormitories and Barndominiums are not in our resolutions.

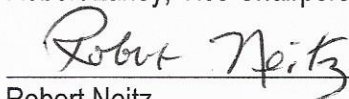
John Briggs made a motion to continue dormitories. Motion was seconded by Robert Lahey. Motion carried with a 5-0 vote.

With nothing more to come before the Zoning Commission, Robert Lahey made a motion to adjourn at 8:50 PM. John Briggs seconded the motion. Motion carried unanimously.

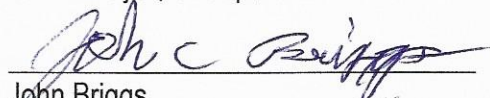
Respectfully submitted,

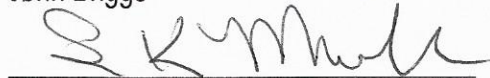

Janice Wagner, Zoning Secretary


Robert Lahey, Vice Chairperson


Robert Neitz

John Strayer, Chairperson


John Briggs


Sandy Minarik