

**TROY TOWNSHIP
ZONING COMMISSION
REGULAR MEETING MINUTES
September 21, 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	Absent	John Strayer	Present
Robert Lahey	Present	Tony Bowles	Present
Sandy Minarik	Absent	Jes Reynolds	Alternate Present
Robert Neitz	Present	Brooke Hahn	Zoning Inspector Present

Guest Sign-In

Corky Beeker, Joe Beach, Linda Beach, Dan Armstrong, Iris Szelagowski

Approval of the August 17, 2023 Regular Meeting Minutes

The minutes of the August 17, 2023 regular meeting were presented. Robert Lahey made a motion to accept the minutes as presented. Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Old Business

Zoning Changes

On September 8, 2023 the Wood County Planning Commission approved the submitted changes to the Matrix, C-5, and dormitories.

Public Discussion:

Brooke Hahn stated she was against trucking terminals because of the possibility of 100 additional acres in the same area could request changed to C-5.

Joe Beach was concerned why trucking terminals are still being allowed and why did trucking terminal language come about if no one wants them.

John Strayer explained that C-5 was designed to meet the type of businesses operating that currently do not fit C-1. Those businesses are "grandfathered in or nonconforming uses", but any requests could put businesses at risk because C-1 does not match the business's definition. He added that trucking terminals are conditional in C-5 and they would have to come to the Zoning Commission for site approval at a public hearing.

Brooke Hahn stated the Wood County Sheriff has been contacted about the increase in crime in the Route 163, Route 582 and Lemoyne Road area. The Troy Township Trustees along with Lake Township are working on getting a traffic study done of the Route 163 and Route 420/280.

Corky Becker wanted to know who to contact about concerns. She was instructed to contact trustees and county commissioners.

Dan Armstrong was concerned about semis using Truman Road and the speed limit change from 25 miles per hour to 45 miles per hour.

Brooke Hahn stated the commissioners determine the speed limit.

Jes Reynolds reminded the group that current owners must request the change to C-5.

Robert Neitz made a motion to proceed with what was sent to the Wood County Planning Commission and send it to the trustees for presentation at their September 27, 2023 meeting. John Briggs seconded the motion. The motion passed unanimously 5-0.

Principal Building

Robert Lahey made a motion to add the definition of Principal Building to Article 2 to clarify Article 5.02.01 and 5.05.01. John Briggs seconded the motion. The motion passed unanimously 5-0.

Definition of Principal Building

PRINCIPAL BUILDING Means the main, residential building or structure on a single lot or parcel of land that is permitted as the primary dwelling on the stated lot or parcel.

Barndominiums

John Briggs made a motion to add the definition of Barndominium to Article 2 and add the definition in new Article 5.04.01 Robert Neitz seconded the motion. The motion passed unanimously 5-0.

Definition of Barndominium

BARNDOMINIUM Is a residential home resembling that of a barn, acting as the principal building on said lot or parcel, and labeled as the primary dwelling. Barndominiums must meet residential building standards of Wood County, Troy Township and Ohio Revised Code. Occupancy permit is required for all Barndominiums. Livable dwelling space must meet Troy Township standards as listed in 5.04 and does not include; garage, barn or shop space.

Add Article 5.04.01

A Barndominium is a residential home resembling that of a barn, acting as the principal building on said lot or parcel, and labeled as the primary dwelling. Barndominiums must meet residential building standards of Wood County, Troy Township and Ohio Revised Code. Occupancy permit is required for all Barndominiums. Livable dwelling space must meet Troy Township standards as listed in 5.04 and does not include; garage, barn or shop space.

Telecommunications

John Briggs made a motion to table Telecommunications. Robert Lahey seconded the motion. The motion passed unanimously 5-0.

New Business

Fences

Robert Neita made a motion to add letter e to Fencing in Article 7.06.01. Robert Lahey seconded the motion. The motion passed unanimously 5-0.

Add to Article 7.06.01

e) Fencing must be of uniform color. Conditional use permits must be acquired for multi-colored fencing, or murals and/or collages.

John Briggs made a motion to send the changes for Principal Building, Barndominiums, and Fencing to the Wood County Planning Commission for approval at their next meeting. Robert Lahey seconded the motion. The motion passed unanimously 5-0.

Jes Reynolds questioned if a small retention pond could be used for run-off water. Ron Guiliani stated the finish grade will have the water draining to the north of the property.

Robert Neitz reminded Mr. Selking that he has made some promises about the electric pole and Cottonwood tree.

Robert Neitz made a motion to accept the Selking Site Plan with the stipulations stated. Sandy Minarik seconded the motion. Motion carried with a 4-0 vote.

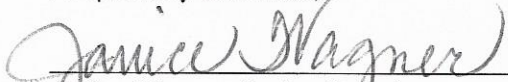
Old Business

Robert Neitz made a motion to table telecommunications. Sandy Minarik seconded the motion. Motion carried unanimously 4-0.

Adjournment

With nothing more to come before the Zoning Commission, Robert Neitz made a motion to adjourn at 7:55 PM. Jes Reynolds seconded the motion. Motion carried unanimously.

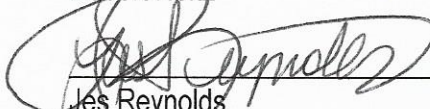
Respectfully submitted,



Janice Wagner, Zoning Secretary



Robert Neitz



Jes Reynolds



John Strayer, Chairperson

Sandy Minarik