

Troy Township Trustee Meeting
September 24, 2025

SIGN-IN – John Nissen, Zach Johnson, Deb Oberhouse, Andy Lang, Andy Bonner, Eric Losey, Renee Sarra, Rachel Weber, Tom Woodruff, Karina Clay

Trustee Chairperson Recker called the meeting to order at 7:00 p.m.

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

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

MINUTES – Trustee Brinker made a motion to suspend the reading of the minutes of the September 10, 2025 Troy Township Trustee Meeting and approve the minutes of the September 10, 2025 Troy Township Trustee Meeting with a second motion by Trustee Knitz.

Vote 2-Yes 0-No. Motion carries. Trustee Recker was not in attendance for the September 10, 2025 meeting.

GUESTS – Deb Oberhouse had a question regarding the survey that cost \$49,000 and was a 93-page report. She is concerned about the raising of agriculture to 10 acres. Trustee Brinker stated there was a credit received for the Comprehensive Plan in the amount of \$14,000 for a total of \$35,000 for the Comprehensive Plan. Trustee Brinker stated the ten-acres is for the building lot size. This increase is to try to slow down the amount of residential that the Township has going on.

Deb Oberhouse stated she understands that but she does not own ten-acres and cannot buy ten acres where she lives. Trustee Brinker stated that some will have to come back to the Zoning Board of Appeals for variances because it will not be perfect in every case.

Trustee Knitz stated that more time should have been spent regarding this in the Comprehensive Plan because only a small percentage of residents responded to the survey and it was not enough collective amount of people to make this kind of decision. Trustee Knitz stated she would like for the Trustees to reconsider and amend the ten-acres. If someone purchases ten-acres they may not use it all and it will look terrible. If young people want to upgrade in Troy Township, they will not be able to afford it.

Trustee Recker stated that any existing parcel is okay, this is for future zoning. Trustee Recker also stated the Comprehensive Plan company stated Troy Township had a good response for the survey. Zoning Inspector Hahn stated the Comprehensive Plan company said Troy Township had the highest response that they have had. Trustee Knitz stated the response was 5-8% of the population of Troy Township and this is not enough to make this type of decision.

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Trustee Knitz spoke to the Planning Commission and Legal Counsel and it was stated the survey was to be a guide for the future of the Township and the ten-acre piece of the Comprehensive Plan she does not agree with. Trustee Recker asked Trustee Knitz if this was coming more from a Trustee or a Realtor. Trustee Knitz stated it is not a conflict of interest to be a real estate agent and also be on the Board of Trustees. Trustee Knitz stated she has received calls from residents regarding the ten-acre change. Zoning Inspector Hahn asked for those names. Trustee Knitz stated she did not want to give these names as she was concerned with these residents becoming targets. Zoning Inspector Hahn said she would be glad to reach out and explain the options available to the residents.

Deb Oberhouse stated the standard across the state is five acres. Trustee Knitz stated ten acres is a lot.

Laura Bell completed the survey and attended the open houses for the Comprehensive Plan. Laura Bell asked if zoning codes have been changed. Trustee Recker stated the Trustees accepted the Comprehensive Plan that was presented. Trustee Recker stated there are zoning changes that need to be done. Laura Bell stated she feels that they heard people and their concerns from those that completed the survey. It was clear that people wanted rural and farmland. She saw the minimum ten acres but if you platted it for a subdivision, it had to be 50% greenspace. She agrees that she doesn't know anyone that will buy ten acres for a single-family home and half of the ten-acres will become natural prairie land and not look appealing. This will discourage people. Laura Bell stated the Wood County Zoning Commission already limits the split. The frontage and five split limitations, still gets the rural feel.

Trustee Recker asked Zoning Inspector Hahn to explain the agriculture part. Zoning Inspector Hahn stated the ten acres for a subdivision would have to be in a residential area, zoned R1. The agriculture would need to be rezoned to R1 first and also have access to public water and public sewer which is limited areas. Across from Troy Villa is zoned R1 and has access to public water and public sewer. Zoning Inspector Hahn stated prior to the Comprehensive Plan, lots could be one acre and this was becoming a problem for the Health Department for septic requirements.

Trustee Knitz suggested residence attend the next zoning meeting regarding the ten acres.

Laura Bell stated that the property belongs to the farmers and this limits the farmer's ability to sell their property.

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Andy Lang, Lemoyne Road, is a resident and landowner. His concern is the ten-acres. He would assume that most of the people that responded to the survey, live on less than a ten-acre lot. If the ten-acre zoning would have been in play twenty-years ago, would that resident been able to live in Troy Township. Mr. Lang also stated there are some five-acres lots along Lemoyne Road that the homeowners do not mow the back and its grown-up with weeds. Mr. Lang asked the Trustees if their own lots are ten-acres and if they would have been able to live in this Township if they had to purchase ten-acres. Mr. Lang asked as a landowner, what does this change do to him. Mr. Lang stated his farmland value is approximately ten to thirteen thousand an acre as it sits today. Lots are worth thirty thousand an acre. Mr. Lang also stated with the economy the way it is today, there is no way someone can buy a three-hundred-thousand-dollar lot, build a six hundred-thousand-dollar house under the interest rates today. Mr. Lang asked the Trustees to understand and look at the other Townships around. Mr. Lang is also a landowner in Lake Township and Webster Township. Troy Township needs to be aligned with surrounding Townships.

Trustee Recker stated the ten-acre lot is only in the agriculture district. Mr. Lang stated most of agriculture district are the ones going to be open to sell lots. Trustee Recker stated that the ten-acre requirement can be revisited by the Trustees and changed to smaller sizes. Trustee Recker stated the reason there was a Comprehensive Plan, was to get the public's opinion on what they wanted going forward. Trustee Recker thinks the Comprehensive Plan is a great plan and if the ten-acres needs to be changed to smaller sizes in certain areas, Trustee Recker thinks that's fine. In general, the Trustees wanted to listen to the public and what they wanted.

Zoning Inspector Hahn stated lot sizes were changed before the Comprehensive Plan, agriculture is now two and half (2 1/2) acres with 300 feet of frontage. Mr. Lang asked when this change to affect. Zoning Inspector Hahn stated recently. Trustee Knitz stated it was June 11, 2025. Mr. Lang stated this change is a step in the right direction.

Trustee Knitz asked Trustee Recker and Trustee Brinker to reconsider changing the ten-acre requirement before it goes to zoning. Trustee Recker stated the Zoning Commission can look at that. Zoning Inspector Hahn stated any changes have to go through the three-step process; Zoning Commission, Wood County Planning Commission and then the Troy Township Trustees. The Comprehensive Plan has already been accepted and put into place. The process is to update the zoning book according to the Comprehensive Plan. Trustee Recker stated nothing has changed in the zoning book at this time but moving forward changes will be recommended. Changes have to go through the three-step process.

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Trustee Recker stated before changes were made to zoning in Troy Township, they wanted the residence to give their opinion on what they wanted such as what do they want to see, where do the residences want business located.

John Wagner asked if the Zoning Resolutions were up-to-date on the Township website. Trustee Knitz stated they were not. Trustee Knitz stated the previous Administrator had the responsibility to update the Zoning Resolutions on the website, then Trustee Knitz took the responsibility and then Trustee Knitz asked Zoning Inspector Hahn to update the Resolutions. The Company that completed the Comprehensive Plan is working on updating the Zoning Resolutions. Mr. Wagner stated he has witnessed someone trying to do something in the Township and referring to the Zoning Resolutions on the website, to find out they are not up-to-date. Trustee Knitz suggested removing the Zoning Resolutions on the website until all the updates are completed. All Trustees agreed. Trustee Knitz will remove the Zoning Resolutions from the website.

Karina Hahn printed the Comprehensive Plan. Mrs. Hahn feels like some of the questions on the questionnaire were directed to go a certain way. Karina asked if the question was asked "if the resident wanted to see only ten-acre size lots in the Township". Zoning Inspector Hahn stated it went by what the residence were saying they wanted, a rural area. Ruth that was on the steering committee stated they wanted to keep the rural integrity of Troy Township. Mrs. Hahn stated one of the questions was, "which type of housing would you be interested in attracting to Troy Township", the main answer was single family on large lots. Another question was where would you like to see Industrial and everyone wanted north of 163 and 420/280. She compared this with the map of Wood County that promotes the building on 280 and 20, across from Troy Villa. Mrs. Hahn has asked the question, "if the County can overrule everyone and put development where they want". Trustee Recker and Zoning Inspector Hahn stated no. Zoning Inspector Hahn stated there may be confusion with what the County can do with solar.

Zoning Inspector Hahn stated the County has their own Comprehensive Plan. The reason for Troy Township doing their own Comprehensive Plan, is to prohibit what the County has. The County has the area of 20/420 and 280 as a high growth area. Troy Township's Comprehensive Plan supersedes the County's plan. Zoning Inspector Hahn stated the County is in the process of redoing their Comprehensive Plan. Zoning Inspector Hahn stated that's the meeting everyone should be attending. Mrs. Hahn stated if the Township overrides the County, residents do not need to attend this meeting. Zoning Inspector Hahn stated residents need to attend to make sure the County is including Troy Township's Comprehensive Plan and not including this area as

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a high growth area. Zoning Inspector Hahn stated this was reason for the Comprehensive Plan. Karina said she thinks there is a lot of good things in the Comprehensive Plan. If someone is going to build a development, make it look nice and put restrictions on it. Mrs. Hahn was concerned with the ten-acres when there is already the 2.5 zoning resolution.

Trustee Recker stated he thought the Trustees were trying to listen to what the residents wanted. That's why a Comprehensive Plan was done. To get the feedback from residents. Trustee Knitz stated most are good with the Comprehensive Plan except the ten-acres. Trustee Recker stated that if the only problem is with the ten-acres, he is happy with that. That can be addressed, nothing has been changed with a resolution.

Andy Lang stated the Trustees are doing a great job. It's a thankless job. Zoning is a super thankless job. He did not know that the zoning had been changed for lot sizes and it was definitely a step in the right direction. It may be stepping over the cliff if it goes to ten-acres. Andy Lang thanked the Trustees for the opportunity to speak at the meeting.

John Nissen wanted to revisit the Lemoyne Road project. At the meeting on May 28th, the County Engineer was in attendance, and the request to get an estimate to mill and fill Lemoyne Road. The minutes state the Trustees will review the estimate and discuss at the next meeting. The next meeting, the estimate of \$791,000 was reviewed and decided this exceeded the budget. The question is, Lemoyne Road was discussed at great lengths at a couple of meetings, and the milling did not happen on any of the roads in this project. Mr. Nissen does not understand why that much base would be put on the outside of the road. In Mr. Nissen's opinion, something got missed and the road is not going to hold up. Why weren't these things caught at the preconstruction meeting, who was at the preconstruction meeting. This was \$300,000 pushing \$400,000 and there are a lot of questions.

John Nissen has asked questions going back months, out of all the questions he has asked, one person returned answers to Mr. Nissen. This person has only been an employee of Troy Township for three months.

Trustee Brinker spoke to Kyle from Gerken Paving, the total bill would be way more detrimental, like opening up a can of worms, as they did not know what all is there. Kyle thought with the leveling course, would be very sufficient. Mr. Nissen doesn't think the road was done right and will not hold up. Trustee Knitz stated that the last meeting she attended, milling was discussed and she thought that was going to be done. Trustee Recker stated when the estimate came back from the County Engineer it did not have the milling in it.

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John Blecke, Roads and Maintenance, stated the base is twelve (12) to fourteen (14) inches all the way across. Mr. Blecke also stated the edges of the road are bad because The District put in sewer basins.

John Nissen asked John Blecke when was this all decided. John Blecke stated Gerken did what the bid said, exactly what the bid said from the County Engineer and the Trustees agreed to the bid. John Blecke stated he shut Gerken down when the project started. Gerken already had half a mile paved with the leveling coat. Trustee Knitz stated she was not aware that it was agreed on to not mill. She thought the project was going to be milled, even if it was going to be additional money. Trustee Recker stated that was not they way the County Engineer wrote the contract. It did not have milling. Trustee Recker stated they will look at the estimate differently next time. They will have a better preconstruction meeting. Trustee Recker stated with what the Roads/Maintenance Department did with the berm to correct, the road will be okay.

REPORTS

Sheriff – No one to report

Zoning – Zoning Inspector Hahn had nothing else to report.

Fire – Chief Randy Woodruff stated 603 total runs to date.

Chief Woodruff stated on Sunday, September 28, 2025 the chicken barbeque will be at the Station.

Federal Field Service installed the new antenna and there is better reception.

When the siren test was done, it did not rotate. However, the problem must have worked itself out because the siren is pointed in a different direction now.

Still waiting for battery to be placed on Lemoyne siren.

EMS – Deputy Chief Appelhans stated he has nothing for this meeting.

Roads/Cemetery – John Blecke stated there is a large pine tree on the corner at the cemetery that three-quarters of it is rotten. Beeker Tree Service will remove it within the next two weeks.

Resident Catherine Huss on Luckey Road, asked that the inside of the ditch be mowed on the resident's side of the ditch. Discussion was held; this is a County Road and John Blecke called

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the County regarding this. The County does not mow on the residence side of the ditch. It is the resident's responsibility. Troy Township Trustees stated the Township will not mow on the resident's side of the ditch either. Mr. Blecke will contact her.

Trustee Knitz addressed a concern on Facebook regarding trees that need to be trimmed at the corner of Gilbert and Lemoyne Road. John Blecke stated this is the Village of Luckey's corner and the Village is aware of this and will address it.

John Blecke reported that the Residential Trash & Metal Cleanup on Saturday, October 4, 2025 has changed locations. This was a request of the Village of Luckey. The new location is at the end of Basic Street off of Krotzer Avenue (past Mike & AJ's Ice Cream). Mr. Blecke received a call from Mike at NAT and dumpsters will be delivered on Friday, October 3, 2025 but he will not fight the traffic to pick the dumpsters up on Saturday. The dilemma is who is going to pick the mess up on Monday and who is going to tell the residents that the dumpsters are full on Saturday, if they are full before noon cut-off time. Trustee Recker stated the collection will have to take place on Basic Street and then this service will be reevaluated to determine if it will be offered in the future.

John Blecke and Zoning Inspector Hahn meet with an inspector from Brightspeed regarding the damage on Devils Hole Road. Brightspeed put a 2" conduit through an 8" tile along the road. Zoning Inspector Hahn is obtaining, in writing from Brightspeed, permission to remove the 2" conduit. Troy Township will need the County to come out to locate the entire damaged tile. There are additional problem areas from Brightspeed in the Township. The Township has a bond from Brightspeed to cover the expenses. Nothing will be done until everything is in writing and approved by legal.

FISCAL OFFICER – Trustee Recker will present the reports for Fiscal Officer Abke (in attendance).

The August Bank Reconciliation was given to the Trustees for signatures.

Trustee Recker presented the ballot from Northwestern Water & Sewer District for Board Seat Nominee Brooke Hahn. Karina Hahn asked if there was any conflict of interest for the Zoning Inspector to be on the Water Board. Trustee Knitz stated she has done some research and feels this is a gray area, especially when Mr. Witt was having septic issues and Zoning Inspector Hahn recommended the resident use Northwestern Water & Sewer. Zoning Inspector Hahn stated she did not recommend that. Zoning Inspector Hahn said the Health Department stated there were no other options but Zoning Inspector Hahn presented other options for the sewer issue.

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Trustee Knitz stated this was a gray area and Zoning Inspector Hahn stated no more of a gray area than a realtor being a Trustee. Trustee Knitz stated it is not a gray area to be a realtor and a Trustee and she has spoken to Legal regarding this. Trustee Knitz has also spoken to a Trustee that is also a realtor in a different Township. Zoning Inspector Hahn stated she has also spoken with legal regarding being a Zoning Inspector and being on the Northwestern Water & Sewer District Board. Zoning Inspector Hahn has talked to her attorney, the attorney from Northwestern Water & Sewer and the Township attorney regarding this. Zoning Inspector Hahn stated Trustee Knitz has a conflict with her and that's the area that is gray.

Trustee Recker stated he does not see the conflict of interest and Trustee Recker likes having someone there to let the Township know what is going on with Northwestern Water & Sewer. Trustee Brinker stated he does not have a problem with it and Trustee Brinker also thinks it's a positive. Trustee Knitz stated she felt it was a positive, with her having her real estate license, but was not able to be on the committee regarding the Comprehensive Plan for \$35,000 and she has 38 years of real estate experience. Trustee Recker stated that was not what was being talked about. Trustee Knitz asked not to be shushed when giving her opinion regarding conflict.

Trustee Recker made a motion to nominate Brooke Hahn for Northwestern Water & Sewer District Board seat with a second motion by Trustee Brinker.

Roll Call: Trustee Brinker – Yes Trustee Knitz – No Trustee Recker – Yes
Motion carries.

Trustee Brinker made a motion to approve RESOLUTION 2025-13 A RESOLUTION SUBMITTING VOTES TO FILL A VACANT BOARD SEAT ON THE NORTHWESTERN WATER AND SEWER DISTRICT with a second motion by Trustee Chairperson Recker.

Roll Call: Trustee Brinker – Yes Trustee Knitz – No Trustee Recker – Yes
Motion carries.

Trustee Brinker wants to revisit the motion that was approved on September 10, 2025 regarding rolling over three (3) weeks of vacation time and paying out one week of vacation time for EMS on a special one-time basis per the current vacation policy.

Trustee Brinker made a motion to resend the motion from September 10, 2025 to one time only, roll over three (3) weeks of vacation hours and payout one week (48 hours) of vacation with a second motion by Trustee Knitz.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker - abstain
Motion carries. Trustee Chairperson Recker did not vote as he was not in attendance of the September 10, 2025 meeting.

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Trustee Brinker made a motion to one time only, roll over two (2) weeks of vacation hours and payout one-week (48) hours of vacation for the current year with a second motion by Trustee Knitz.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker – Yes
Motion carries.

APPROVE & SIGN CHECKS

Trustee Brinker made a motion to approve and sign checks for September 19, 2025 in the amount of \$22,028.06, ACH 509-2025 – ACH 533-2025 and check #62818 to and including check #62824 with a second motion by Trustees Chairperson Recker.

Vote 3-Yes 0-No. Motion carries.

Trustee Chairperson Recker made a motion to approve and sign checks for September 24, 2025 in the amount of \$59,059.61, check #62825 to and including check #62868 with a second motion by Trustees Knitz

Vote 3-Yes 0-No. Motion carries.

Trustee Knitz made a motion to approve the transfer of \$550.00 from
1000-110-599-0000 General Other-other to
1000-110-212-0000 General Social Security \$550.00
with a second motion by Trustee Recker.

Vote 3-Yes 0-No. Motion carries.

Trustee Brinker made a motion to approve the transfer of \$5,272.19 from
2192-230-190-0000 EMS Salaries to
2192-230-211-0000 EMS OPERS for \$5,272.19 with a second motion by Trustee Recker.
Vote 3-Yes 0-No. Motion carries.

The Trustees were given a Fund Status Report, Wages and Overtime Detail Reports and Positive Pay File Report.

OLD BUSINESS

Trustee Chairperson Recker stated the purchase of land from United Grace Methodist Church has been discussed. Trustee Recker stated after considering the finances and expenses that have occurred this year with the Cemetery, this purchase should wait for the 2026 budget. Trustee Recker stated the Township is definitely interested in purchasing this land.

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Trustee Knitz asked Fiscal Officer Abke what the status of the Cemetery Funds were regarding this purchase. Fiscal Officer Abke agreed that with the expenses incurred this year for the Cemetery, it would be best for the finances, to wait until 2026 to purchase. Tom Woodruff stated the church can wait until after the first of the year. Trustee Chairperson Recker stated a purchase agreement and price will continue to be worked on. Trustee Brinker offered to work with Tom Woodruff regarding the price and purchase agreement. Trustee Knitz stated she thought she was handling this. Trustee Knitz will work on a price and a purchase agreement.

NEW BUSINESS – Tom Woodruff asked if there was any additional information regarding the Luckey Road septic issue. Fiscal Officer Abke stated she left a message for Mr. Witt and he texted and stated they were all set and moving forward at this time.

Mr. Woodruff corrected a previous statement that he made, he spoke to Northwestern Water & Sewer, not the Health Department.

Trustee Knitz was looking at a class that the Ohio Township Association offers regarding bullying in the workplace. Trustee Knitz would like all employees to take this online class. Trustee Knitz will find a class and give this information to Deputy Chief Appelhans and Chief Woodruff.

MEETINGS/EVENTS – The next Troy Township Trustee meeting will be Wednesday, October 8, 2025 at 7:00 p.m.

EXECUTIVE SESSION - Trustee Knitz made a motion to enter into executive session for employment with a second motion by Trustee Chairperson Recker.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker – Yes

Vote 3-Yes 0-No. Motion carries

Entered into executive session at 8:05 p.m.

Trustee Brinker made a motion to come out of executive session with a second motion by Trustee Knitz.

Roll Call: Trustee Brinker – Yes Trustee Knitz – Yes Trustee Recker – Yes

Vote 3-Yes 0-No. Motion carries

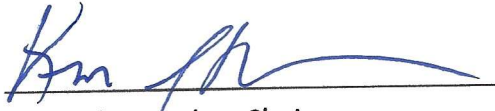
Came out of executive session at 8:27 p.m.

Trustee Brinker made a motion to adjourn the September 8, 2025 meeting with a second motion by Trustee Knitz.

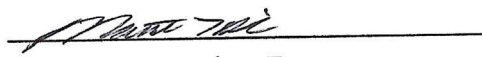
Vote 3-Yes 0-No. Motion carries.

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Meeting ended at 8:28 p.m.


Kenneth J. Recker, Chairperson


Kelley A. Knitz, Trustee


Matthew L. Brinker, Trustee


Laura L. Abke, Fiscal Officer