

**TROY TOWNSHIP
ZONING BOARD OF APPEALS
LUCKEY FARMERS MEETING
FEBRUARY 13, 2024**

Call to Order

Tom Hoelter called the Troy Township Zoning Board of Appeals meeting to order at 7:04 PM with the Pledge of Allegiance.

Roll Call

Chad Arntson	Present	William Simmons	Absent
Sharon Brink	Present	Dana Nutter	Present
Tom Hoelter	Present	Aaron Charter, Alternate	Present
Joey Marten	Present	Brooke Hahn, Zoning Inspector	Present

Visitors

Robert Neitz, Skip Recker, Dustin Brown, Matt Thomas, David & Kristy Williams, Eric Losey, Jes Reynolds, Jessica Hartman, Chris Serr, Tom Koepfler, Evan Fisk.

Swearing in of those testifying

Tom Hoelter swore in the guests for the purpose of testifying.

Secretary's Minutes

The minutes from the November 1, 2023 meeting were presented. Chad Arntson made a motion to accept the minutes as presented. Sharon Brink seconded the motion. Motion carried unanimously 5-0.

New Business

Luckey Farmers is seeking a conditional use permit to build a new commercial grain elevator on parcels U69-536000021000 and U69-536000013000.

Brooke Hahn explained in an Agriculture-1 district a commercial elevator must have a conditional use permit. The board could allow or deny the conditional permit and can set forth the conditions for the grain elevator site.

Dustin Brown from Luckey Farmers stated the conditional use permit is for a grain storage facility on the east side of Lemoyne Road. They have run out of space at the current elevator and the new storage unit would be fitting since the property is zoned Agriculture-1. They will be using a small portion of the property and the remainder would still be farmed. The headquarters of Luckey Farmers is located in Woodville, Ohio and they have served northwest Ohio and southeast Michigan since 1919.

Discussion

Kristy Williams asked about the current elevator being zoned commercial. Why are they adding one storage bin? Will it sit behind the gas station and post office? Where will the access be?

Dustin Brown responded one elevator is needed for more storage due to increased production. The old elevator will be used for corn and the new elevator will be used for soybeans. Mr. Brown showed her a plan of where the storage bin will sit and it will have an entrance and exit from Lemoyne Road.

Brooke Hahn explained the commercial zoning for the old elevator is what was used when zoning began.

Evan Fisk asked if it would be on the north side of the tree line.

Dustin Brown stated it would be north of the tree line, drain into Packer Creek and be approximately 575 feet off Lemoyne Road.

Kristy Williams asked if the parcel of land had been purchased.

Dustin Brown stated it was in a purchase agreement pending the outcome of the meeting for the conditional use and variances.

Tom Koepfler voiced concerns about the traffic, dust, and noise.

Dustin Brown responded that there would be more inbound but less outbound traffic. The number of vehicles would decrease over time. Beans have less dust than corn and EPA guidelines will be followed for dust and noise. There will be no bag house.

Matt Brinker explained that the farmers haul to the closest facility. The customer base will be local.

Brooke Hahn noted that there will be a driveway in and a driveway out of the facility.

Tom Hoelter asked if there would be two scales.

Dustin Brown answered yes, there would be two scales, one at the ingress and one at the egress.

John Briggs asked if more trucking companies and brokers would be hired.

Dustin Brown explained less brokers will be hired because less beans will be hauled out during the harvest with the increase in size of storage area. The beans will be transported out later.

Conditions for Conditional use

Hours 8:00 am to 8:00 pm

Survey Certified Engineering Survey on file with Zoning Office

Chad Arntson made a motion to grant the conditional use permit with the conditions set forth by the Zoning Board of Appeals. Sharon Brink seconded the motion.

The secretary called roll:

Chad Arntson Yes Sharon Brink Yes Tom Hoelter Yes Joey Marten Yes Dana Nutter Yes

The conditional use permit was granted by a vote of 5-0.

Variance-Height Article 5.02.05

Luckey Farmers is requesting a variance from the township's maximum height restriction of 75 feet.

Discussion

Dustin Brown explained that the grain bin will be about 140 feet and filled from a leg of 175 feet.

Chad Arntson asked if the fire chief had any concerns over the height. He also asked if lighting was required on the leg.

Brooke Hahn stated fire chief Randy Woodruff had no concerns over the height.

Dustin Brown stated no light would be needed on top.

Evan Fisk asked what would happen if the need would arise for the new facility to be added onto.

Brooke Hahn and Dustin Brown both responded that any new plans would need to be reviewed by zoning.

Conditions-Height

Grain Bin and leg are allowed to be over 75 feet

Chad Arntson made a motion to grant the variance of the height restriction to allow for the leg. Joey Martin seconded the motion

The secretary called roll:

Chad Arntson Yes Sharon Brink Yes Tom Hoelter Yes Joey Marten Yes Dana Nutter Yes

The height variance was granted by a vote of 5-0.

Variance-Pavement-Article 9.02.03

Lucky Farmers is requesting a driveway pavement variance to not have asphalt at the grain elevator.

Discussion

Dustin Brown explained that the ingress and egress off the road would be concrete, the approach and exit to the two scales and the pit would be concrete. Asphalt does not withstand the traffic from the large trucks. The remaining areas would be gravel.

Brooke Hahn asked for more detail about the gravel, utilities and garbage

Dustin Brown stated that they use 411 gravel. As it breaks down, they add a new layer on top. Utilities will be underground from pole at the road. Garbage will be handled at the old facility.

Conditions- Driveway

Concrete paved entrance and exit 100-150 feet

Concrete paved entrance and exit to scale

Concrete paved entrance and exit to pit

Chad Arntson made a motion to grant the variance for the driveway with the conditions set forth by the Zoning Board of Appeals. Joey Martin seconded the motion.

The secretary called roll:

Chad Arntson Yes Sharon Brink Yes Tom Hoelter Yes Joey Marten Yes Dana Nutter Yes

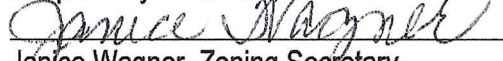
The driveway variance was granted by a vote of 5-0.

Summary of Conditions set forth by Zoning Board of Appeals

Hours	8:00 am to 8 pm
Survey	Certified Engineering Survey on file with zoning
Height	Grain bin and leg are allowed to be over 75 feet
Driveway	Concrete paved entrance and exit 100-150 feet
	Concrete paved entrance and exit to scale
	Concrete paved entrance and exit to pit

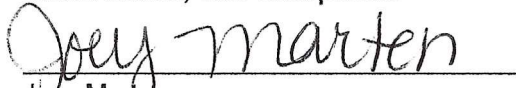
With nothing more to come before the Zoning Board of Appeals, Sharon Brink made a motion to adjourn at 7:50 PM. Joey Marten seconded the motion. Motion carried unanimously.

Respectfully submitted,


Janice Wagner, Zoning Secretary


Tom Hoelter, Chairperson

Chad Arntson, Vice Chairperson


Joey Marten

Sharon Brink


Dana Nutter