

**TROY TOWNSHIP
ZONING BOARD OF APPEALS
FIRST SOLAR MEETING
JUNE 18, 2024**

Call to Order

Tom Hoelter called the Troy Township Zoning Board of Appeals meeting to order at 7:00 PM with the Pledge of Allegiance.

Roll Call

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

Visitors

Jeff Prymas

Swearing in of those testifying

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

Secretary's Minutes

The minutes from the reorganization meeting on February 13, 2024 were presented. Joey Marten made a motion to accept the minutes as presented. William Simmons seconded the motion. Motion carried unanimously 4-0.

The minutes from the Luckey Farmers conditional use meeting on February 13, 2024 were presented. Dana Nutter made a motion to accept the minutes as presented. William Simmons seconded the motion. Motion carried unanimously 4-0.

New Business

First Solar is requesting a variance at 10 Eastwood Drive, Luckey, Ohio to allow three signs on the property.

Jeff Prymas from Gardner Signs Toledo, the exclusive sign vendor for First Solar stated they are seeking an additional wall sign facing Route 20/23. The sign they are requesting is half the size of the other First Solar buildings.

Discussion

Brooke Hahn asked if the sign would be lighted. Mr. Prymas stated internally illuminated with LED lights. William Simmons asked what PGW stands for. Mr. Prymas stated it was the code for the type of facility. The W stands for warehouse.

Tom Hoelter stated the rules are not made by the Zoning Board of Appeals.

Dana Nutter asked about homes on the north side of First Solar. There is one across Route 20/23.

William Simmons made a motion to approve the variance as presented by Gardner Sign. Joey Marten seconded the motion.

The secretary called roll:

Tom Hoelter	No	Joey Marten	Yes	William Simmons	Yes	Dana Nutter	Yes
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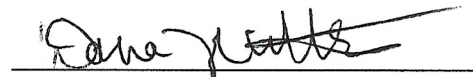
The sign variance was granted with a 3-1 vote.

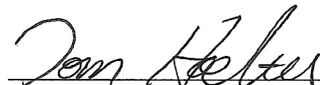
With nothing more to come before the Zoning Board of Appeals, Joey Martin made a motion to adjourn at 7:15 PM. William Simmons seconded the motion. Motion carried unanimously.

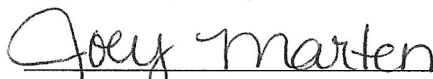
Respectfully submitted,


Janice Wagner, Zoning Secretary


William Simmons


Dana Nutter


Tom Hoelter, Chairperson


Joey Martin