

TROY TOWNSHIP, DELAWARE COUNTY
Record of Proceedings
Special Session/Public Hearing Meeting – 7:00 PM
Regular Session – 7:15 PM
Monday, September 25, 2023

Special Meeting called to order by Troy Morris at 7:00 p.m.

The meeting opened with the Pledge of Allegiance.

Roll Call for Special Meeting: Trustees; Earl Lehner, Troy Morris, and Doug Price
Also present Fiscal Officer Tracy Parsons

Approval of Agenda

Doug Price made a motion to amend the agenda, changing the start time from 8:00 PM to 7:00 PM. The agenda was approved with the above correction. Trustee Morris made a second on the motion.

Public Hearing:

Add or Modify the Following Definitions:

Accessory Dwelling Units (ADU) - An ADU is typically an additional living area independent of the primary dwelling that may have been added to, created within, or detached from a primary one-unit dwelling. The ADU must provide for sleeping, cooking and bathroom facilities and be on the same parcel as the primary one-unit dwelling.

Container Home - A Container Home shall be a steel structure originally used for storage and/or shipping.

Hotel or Motel and Apartment Hotel - A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding house, rooming house, lodging house, or dormitory, which is herein separately defined.

Extended Stay and/or Transient Hotels - Being any structure of one or more buildings containing any combination of more than five (5) sleeping rooms, which is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where temporary residence or sleeping accommodations are offered for pay

Doug Price made a motion to accept the new definitions for Accessory Dwelling Units (ADU), Container Homes, to modify Hotel or Motel and Apartment Hotel by striking the Apartment Hotel and adding Extended Stay and/or Transient Hotels. Trustee Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Section 8.02 Subsection E (Partial), Troy Morris made a motion to remove the following language; except for permanently sited manufactured home or as provided in Section 8.04 (G).

Section 8.02 Subsection E (Partial) will read as follows; no manufactured or mobile home shall be placed or occupied in this district. Earl Lehner made a section on the motion.

Roll Call Vote: All voting yes, the motion passed.

Doug Price made a motion to remove Section 8.04 Subsection G. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Section 8.04 Subsection G, the following section should be removed:

G) One (1) occupied manufactured home to be occupied by full time farm labor only and provided said manufactured home is installed in compliance with rules and regulations established by the Delaware County Health Department. Not more than one (1) manufactured home shall be located on any farm within this township. Permanent farm labor housing may be provided on the same premises as the resident farmer, provided that all local building codes are complied with, all utilities are provided and perimeter setback of twenty-five (25) feet from all property lines is met.

Doug Price made a motion to modify section 22.03-Permitted Signs: to add the verbiage that the display area of any one surface will not exceed 50 square feet. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Earl Lehner made a motion to add Extended Stay Hotel to: Planned Commercial and Office District Section 15.03 Prohibited Uses to read as follows:

H) Extended Stay and/or Transient Hotels being any structure of one or more buildings containing any combination of more than five sleeping rooms, which is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where temporary residence or sleeping accommodations are offered for pay.

Doug Price made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Troy Morris made a motion to table the addition of Section 21.10, Small Solar Facilities, to be sent back to the zoning commission for additional verbiage concerning permitting, building and safety review, and adding a zoning fee. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed

Section 21.20 – SMALL SOLAR FACILITIES:

1)Permitted Uses: Rooftop solar Energy System approved for all districts FR-1, PRD, PCD, PID. The solar energy system shall be designed to only provide energy for the property

upon which it is located. However, excess energy may be sold as permitted by state and federal law.

2)Non-Permitted Uses: Ground mounted energy systems are not permitted in Troy Township.

Doug Price made a motion to add to section 28.06, Procedure on Application for Variance, listed below:

Payment of the application fee entitles the applicant to a meeting before the Board of Zoning Appeals and one tabling of the meeting which will allow for one subsequent meeting on the original application. If additional meetings on the original application are warranted, the applicant shall pay additional fees to cover expenses incurred up to the original cost of the application fee for each additional meeting. Withdrawal of an application after meeting date has been set and notices have been sent out, terminates the application and no refund of fees will be issued, and a new application must be initiated.

Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

At 7:14 PM, Doug Price made a motion to adjourn the meeting. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed

REGULAR MEETING CALLED TO ORDER by Troy Morris at 7:15 PM.

Troy Morris suggested we change the order of the agenda and have the guest speakers present first.

Update from Doug Riedel, Delaware County Engineer's Office

Doug Riedel presented paperwork regarding the OPWC grant for the project that will be shared by Radnor Township and Troy Township for Buttermilk Hill Rd improvements.

Earl Lehner made a motion to appoint Doug Price to have authorization to apply for the OPWC grant. Also, to enter into any agreements that might be necessary for obtaining the financial assistance, and to bind the Board by any such agreements. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed

Troy Morris made a motion to move forward with the OPWC grant process. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Doug Riedel gave an update that the work on N. Section Line is moving along. The road closed last week in hopes that all work will be completed by the deadline of October 6th.

Doug Riedel announced that the Engineer's office is moving from Channing St. to the new Byxbe Campus located on Route 521. The move should start around October 6. All contact information as far as cell and email address will be the same.

Doug mentioned that the annual Trustee and Fiscal Officer meeting held by the engineer's office will be held the end of November at the new facility. More information will be coming out soon.

Tim Long- Economic Development Plan

Tim Long presented a timeline for the Creation of a Tax Increment Financing (TIF) Resolution and Implementation to the Board. He explained that the timeline can be delayed if necessary. Tim also presented various documents related to this initiative.

Tim explained that the plan is to consider creating 8 tax increment financing districts; and the exemption from real property taxation of the increase in assessed value in each Incentive District.

Tim would like for the Trustee's to review all the documents, make any necessary changes, and then adopt resolutions approving the Economic Development Plan if moving forward. All necessary steps/procedures will be followed to complete the Development Plan as outlined in the Task and Timeline document provided.

Tim will send additional information on the public and private improvements. The Trustee's will review the documents and contact Tim if they have any questions.

Roll call:

Present: Trustees; Earl Lehner, Doug Price and Troy Morris.

Also present: Fiscal Officer Tracy Parsons, Cemetery Sexton Dale Wood, Zoning Inspector Richard Lehner and Assistant Zoning Inspector Michael Endsley.

Approval of Agenda:

Troy Morris asked that we amend the agenda and move the two guest speakers, Doug Riedel and Tim Long, to the beginning of the meeting. Trustee Price asked that we amend the cemetery report to add the discussion of Larry Starling. Also, under new business, to add the old woodshed at the Marlborough cemetery and to appropriate additional money for the Buttermilk Hill Road, OPWC project.

Doug Price made a motion to approve the agenda. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed

Welcomed two guest, Dominic Darelli and Bryce Butler, who attended the meeting for work their doing on a high school government class at Hayes.

Approval of Minutes:

Earl Lehner made a motion to approve the minutes from the August 21, 2023, Regular Meeting. Doug Price made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

REPORTS:**Trustee Reports; Earl Lehner, Troy Morris, Doug Price**

- Reviewed Trustee reports attached to the minutes.
 - Troy Morris made note that he did not submit a report this month, but conducted business on one email that he received this month, which he referred to zoning.
 - Doug Price wanted to add that he called Snyder Rodman Funeral Home regarding the Spencer burial issue and has not heard back from them as of this date.

Zoning Inspector Reports**Michael Endsley, Assistant Zoning Inspector:**

- No permits written this month by Mike.
- Nuisance letters were sent out for the following:
 - 1966 Buttermilk Hill Rd., for mowing
 - 1300 Hills Miller Rd., for mowing. Resident has until September 30th.
 - 3731 Panhandle Rd., some of the issues have been completed, but it appears that a box truck needs to be removed.
- 2025 Penry Rd., spoke to residents and expect they're going to go the BZA route, they have until October 2023 to make decision.

- Managed a few calls; one on solar panels and another call regarding a granny flat.

Richard Lehner, Zoning Inspector:

- Issued a new house permit on Hills-Miller Rd.
- Issued a barn permit on Hills-Miller Rd.
- Issued a sign permit for the Red Cross on Hills-Miller Rd.
- Received a complaint that a resident was building something on Penry Road without a permit. Have driven by several times and do not see any building activity.
- Sent a nuisance letter to resident on Kelly McMaster. Nothing has changed, will send another letter.

Delaware Public Health District Update

- Amy Whitney, DPHD, reported that the 2022 Annual Community Profile has been completed and she provided the Board with copies of the report.
- The Health Department moved into their new location on Sandusky St.
- For Addiction Recovery Month, A Conversation About Addiction & Recovery” Movie Series is being held every Tuesday during the month of September. Residents can watch a free movie at the Strand Theatre starting at 6:30 PM that centers around addiction and recovery. The series will also feature a guest speaker that will give a real-life perspective on the theme of the movie.
- Stop the bleed and life support training is being held at the Delaware Public Health District Office on Sandusky St. On-site trainings is offered by appointment.
- Delaware Public Health District is running a 0.7 Mill levy in the November election. This 0.7 Mill is the same millage the Health District has operated on since 1984.

Cemetery Report:

Petty family owns cemetery lots in section D and is asking to purchase more open plots for their family in that area. Family doesn't have any deeds for their records. The Township has checked their records and they don't show anyone owning the plots to the North. We will research further and get back to the Petty family.

Doug Price made a motion to allow Larry Starling to dig his own cremation grave for his father-in-law. The charge will be 150.00. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Public Comments:

Ron Sabatino, 3895 Stoneridge Lane, attended the meeting and wanted to let the Trustee's know that they can expect an application for a convenience store, restaurant, and gas station, known as a Sheetz station to be submitted soon. Location will be Southwest of Coover and Route 23. Also, will be applying for a temporary on-site storage for wastewater, until such time waste water is available in this commercial area of land.

Ron wanted to inform the Trustees' the we have a new planning director and city manager coming to the City of Delaware. They should provide a better opportunity for our Township to get sewer for this commercial area.

Fire District Report

- Met on 30th of August.
- Construction update; have not received final occupancy permit. Working on a second punch list.
- Poured foundation for flagpole.
- Annexation for new building is complete

Approval of Financial Reports

- Approve payment of warrants for August 21, 2023, through September 21, 2023
- Approve bank reconciliation for August 2023.
- Approve the following financials for September 2023:
 - Fund Summary
 - Appropriations Summary
 - Revenue Summary
 - Payroll Summary

Doug Price made a motion to approve the financial reports and to approve pending purchase orders, warrants, and payment vouchers. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Doug Price made a motion to adopt Resolution 2023-16, accepting the Fiscal Year 2024 Official Certificate of Estimated Resources, beginning January 2024. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

Old Business:

Moving the discussion of exterior work at hall and alternatives to next month's meeting.

New Business:

- Doug Price made a motion to appropriate \$1000.00 for additional work that needs to be completed on the freightliner for repairs. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

- Doug Price made a motion for additional appropriations for the F550 for Dexter Company to Salt Dogg control system, estimated cost to be \$1000.00. Troy Morris made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

- Doug Price discussed a residents' placement of items in road right away on Hills Miller Rd. The Trustee's discussed that it would be good for zoning to put together an information packet for residents to inform them to keep things out of the road right away. Doug will write a letter to the resident to inform them that if there is damage by the Township, the Township will not be liable for the damage.
- The Township received the final determination that the new parcel of land that the Township purchased; parcel number 619-300-03-024-000, has been approved to be exempt from taxation under R.C. 5709.08, public purpose.
- The County is providing a culvert at the intersection of Hills Miller Rd and Troy Rd. There is water coming out in the intersection when it rains. Doug met with the county engineers to look at the situation. The decision was made by the engineer's office to put a culvert in to take water from the corner from the East to keep it out of the intersection
- Doug Price mentioned that a culvert repair is needed on Penry Road near 405 Penry Rd.
- Troy Morris made a motion to appropriate \$10,000.00 for emergency road repair on Hills Miller Rd. Doug Price made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

- Delaware County Township Association fundraiser is due October 13th. The Trustee's will make something for this donation.
- We have a need for tree trimming at Marlborough Cemetery. Troy Morris made a motion to appropriate \$1500.00 for the tree trimming at the cemetery. Earl Lehner made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

- Discussion was held that the wood shed at the Marlborough Cemetery needs to be tore down at some time.
- Doug Price moved to appropriate an additional \$5000.00 for the OPWC Buttermilk Hill project. Earl Lehner made a second on the motion.

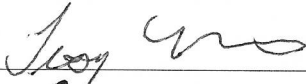
Roll Call Vote: All voting yes, the motion passed.


ADJOURNMENT:

*There being no further business to come before the board, Earl Lehner motioned to adjourn the meeting at 8:38 PM. Doug Price made a second on the motion.

Roll Call Vote: All voting yes, the motion passed.

**BOARD OF TRUSTEES
TROY TOWNSHIP, DELAWARE, OHIO**

Troy Morris, Chair 

Earl Lehner Trustee 

Doug Price, Trustee 

Attest: Fiscal Officer, Tracy Parsons 