

TROY TOWNSHIP, DELAWARE COUNTY
Regular Meeting Minutes – 8:00 PM
Monday, April 15, 2024

Regular Meeting Called to Order by Doug Price at 8:00 p.m.
The meeting opened with the Pledge of Allegiance.

Roll Call:

Trustees; Earl Lehner, Troy Morris, and Doug Price

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

Approval of Agenda

Troy Morris made a motion to approve the April 15, 2024, agenda. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Approval of Minutes

Troy Morris made a motion to approve the March 18, 2024, Regular Meeting Minutes. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Open Comments

Ron Sabatino, R.J. Sabatino, and Errin Hensly attended the meeting to present a proposal for a Sheetz commercial convenience store and gas station in the area of US 23 and Coover Rd. The trustees suggested for them to present the proposal to ODOT as well.

Doug Riedel, Delaware County Engineer, presented the contract for the 2024 Road Improvements for Troy Township. Troy Morris made a motion to approve the contract. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Additional updates from Doug Riedel:

- The speed study for Case Road found that it was not warranted at this time for a reduction.
- The OPWC grant was approved for the Buttermilk Hill Road project. This grant will be split between Radnor Township, Delaware County Engineer's Office, and Troy Township. Doug Riedel will come back to the July Township meeting to provide more information.
- North Sectionline culvert will get scheduled soon.

Zoning Department

Richard Lehner, Zoning Inspector

- New permits issued:
 - Shelter permit; Church on US 23
 - Barn permit; Troy Rd
 - Pool permit; Horseshoe Rd.
- Talked to a new resident at 1515 Buttermilk Hill Rd, about a house demolition and what would be needed for a new house permit. Also, what would be needed to build an additional house on the rear of the property.
- Talked with a resident about a building that was built without a permit on US Rt 23.
- Spoke to a resident about a permit for a new home build on Case Rd.

Michael Endsley, Assistant Zoning Inspector

- New permits issued:
 - 3 barn permits; 150 Coover Rd, 2108 Troy Rd, and 1186 Hills-Miller Rd (included a variance).
 - Pool at 3644 Panhandle Rd
 - New residence at 1046 Case Rd
 - Accessory building permit for 1086 Case Rd (charged late fee)
- Nuisance letters:
 - Letter written to 1086 Case Rd for building a barn without a permit. Given until May 1st to resolve. Spoke to homeowner and was told by builder no permit was required.
 - Homeowners at 2646 US Hwy 23N were visited again on 3/15 this time with the Delaware County Health Dept, but no issues from zoning were observed. Cleanup orders from Health Dept are being acted upon.
 - No update yet on 6058 Horseshoe Rd for building a horse stall without a permit and within side setback. It has been moved but need to circle back and write a permit.
- BZA:
 - The Variance BZA for 1186 Hills-Miller Rd to build pole barn within 10' of the property line (required is 25') and 10' from the home (required is 25') was approved.
 - The BZA Conditional Use for 980 Hills-Miller Rd to become an event hosting location was denied.
 - I have not heard from Ulterior Products on a BZA variance application for a building sign that is larger than our standards.
- Various questions and inquiries
 - Spoke to possible buyers of 428 Coover about possible guest house and farm animals.
 - Spoke to realtor(s) on old tree farm property on Horseshoe about possible lot split and two homes and sewer.
 - Received message from ODNR to construct new restroom facilities at Delaware State Park. The project includes two new restroom buildings, one at the Swimming Beach and one at the Buckeye Area north of the beach. Floodplain fill applications for each construction area on site.

- Other
 - Still looking to find 2006-2016 permits.
 - Working with Erwin on BZA zoning code along with updated application form.
 - Items for code discussion:
 - Setback off of gas line
 - Add wedding venue to code.
 - Unmoved vehicle

Trustee Reports; Earl Lehner, Troy Morris, Doug Price

- Reviewed Trustee reports attached to the minutes.

Cemetery Report:

- Reviewed Cemetery Sexton report.
- Dale gave an additional update that three footers were poured, and the dandelions have been sprayed.

Fire District Report provided by Earl Lehner

- Met on March 12, 2024.
- Hired new Chief and working on start date.
- Hired a company to plant grass.
- Door locks were updated on the new station and generator was installed.
- Tanker is on schedule for July delivery.
- For the Coover Rd location, new gutters and door locks were updated, and the ceiling cleaned up.

Approval of Financial Reports

- Approve payment of warrants for March 18, 2024, through April 15, 2024
- Approve bank reconciliation for March 2024.
- Approve the following financials for April 2024:
 - Fund Summary
 - Appropriations Summary
 - Revenue Summary
 - Payroll Summary

Troy Morris 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.

Troy Morris made a motion to approve Resolution 2024-016 to amend appropriations for 2024, for additional consulting fees for TIF and for the 2024 Road Improvement Program. Earl Lehner made a second on the motion. Roll call vote: Doug Price-Yes, Troy Morris-Yes, Earl Lehner-Yes. The motion passed with 3 yes, 0 no, and 0 abstain vote.

Troy Morris made a motion to approve the sale of cemetery lots, Section P, Lot 26, Graves 1&2. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Old Business:

Doug provided an update on the Salt Storage Facility and Township Hall Improvements. The loan was approved, and Doug will sign the loan documents once Chris from the Prosecutor's office has reviewed the documents. Doug is working with a vendor to lay out the project for plan details for this project and for possible future expansion.

Troy Morris made a motion to appropriate \$5,000.00 for a survey of the property where the Township Hall is located. Earl Lehner made a second on the motions. All voting yes, the motion passed.

Troy received a quote from Rex Metals for a 25' wide by 45' deep, 12-foot-tall salt barn, for \$5400.00. For 40' foot wide by 50' deep, the estimate was \$9600.00.

New Business:

Troy Morris moved to accept the resignation of Andrew Hoffman from the Board of Zoning Commissions. Earl Lehner made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Doug Price will discuss with Doug Riedel about the various proposals for the Hills Miller Road drainage improvements.

Earl Lehner made a motion to approve the bid for \$29,000.00 for the berm work to be done for Penry Rd., Sectionline Rd, Hills Miller Rd, Troutman Rd., Willey Rd. Kelly McMaster Rd., and Whipple Rd. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

Doug Price suggested we set the public hearing for the zoning resolution amendments at our next regularly scheduled meeting on May 20, 2024, at 7:30 PM. The regular meeting will start immediately following the public hearing meeting.

Earl Lehner moved to buy up to 425 carnations and refreshments for Memorial Day celebrations at the cemetery. Doug Price made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

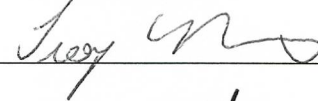
ADJOURNMENT:

*There being no further business to come before the board, Earl Lehner motioned to adjourn the meeting at 9:00 PM. Troy Morris made a second on the motion. Roll Call Vote: All voting yes, the motion passed.

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

Doug Price, Chair 

Earl Lehner Trustee 

Troy Morris, Trustee 

Attest: Fiscal Officer, Tracy Parsons 