

**Minutes of the  
Board of Trustees of Troy Township  
Regular meeting & Public Hearing held July 17, 2006**

The regular meeting of the Troy Township Trustee's was called to order by Chairman Paul Price at 8:00 p.m. at the Troy Township Hall, 4392 U.S. Route 23 North, Delaware, Ohio with Trustee's Paul Price, Earl Lehner, and Larry Starling, and Zoning and Trustee's Secretary, Kelly Williams. Zoning Inspector Doug Price arrived late.

Fiscal Officer Pam Starling was not present due to illness. Kelly Williams, Zoning and Trustee's Secretary took minutes in her absence.

Mr. Price led those in attendance in the Pledge of Allegiance to the Flag.

The agenda for tonight's meeting was reviewed and approved as stated.

**Mr. Starling moved to approve the agenda. Mr. Lehner seconded. All voting yes, the motion passed.**

**OPEN COMMENTS**

Eldon Johnston from Delaware County Engineers Office asked if there were any comments or complaints. Mr. Price said they used less than 3 ton for the berm on Hills Miller Road. Discussion was held on the Hills Miller Road berm. Mr. Lehner said the county did a good job on Miller Road and Troutman Road and that he was very happy with the results. Mr. Lehner thanked Mr. Johnston. Mr. Price indicated that the new bridge at Troy Road and Radnor Road if you are South on Troy Road looking East your vision is obstructed because the weeds are higher than the guard rail. Mr. Starling said if you are going South on Panhandle Road and Case Road, the trees are coming out into the road, they need to trim the trees on the northwest corner by the Nist property.

**MINUTES**

The Chairman dispensed with the reading of the minutes of the June 26, 2006 regular meeting. Copies were available.

**Mr. Lehner moved to approve the June 26, 2006 regular meeting minutes as stated. Mr. Starling seconded. All voting yes, motion passed.**

**TRUSTEE REPORTS**

Mr. Starling did some road mowing. Regional Planning is voting on subdivision regulations on July 27 at a Public Hearing. Mr. Starling is having surgery that day and will see if Mr. D. Price can go in his place.

Mr. Lehner had the fire extinguishers at the Township recharged and one is in for service. The Tri-Twp Fire Chief will drop it off on Friday, July 21<sup>st</sup>. He attended the Fire Board meeting.

Mr. Price mowed two times on the West side of the river and used the weedeater. He

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attended the TRN meeting with the County. He met with Larry Witt and John Link of the County Engineers Office regarding drainage issues on North Section Line Road and Penry Road. Work is set to proceed in 2-3 weeks. The drop box with connectors is going North and South. The County will be doing the labor, the township is to furnish the materials, and Radnor Township will help with the pipe. Mr. Price would like to trade labor for mowing of the intersections at County and Township Roads. Regarding the berming on Hills-Miller Road, Mr. Price compressed the real sharp edge off. On July 14<sup>th</sup> Mr. Price cut a fallen tree off of Willey Road. He sprayed around the Township Hall.

**CEMETERY REPORT**

Mr. Starling spoke to June Ufferman and she indicated that Danny Mather is interested in cutting dead wood at Pleasant Hill Cemetery. June also said there were complaints of scratches on monuments at Marlborough Cemetery.

**FIRE DISTRICT**

They decided to change their health care coverage to United Health Care for five full time employees, this will save \$4,000 a year plus and the coverage is better. The Fire District could not apply for the ODNR grant. They could use a USDA Loan for the new fire facility which has a low interest rate up to 40 years at 4.5% interest. They received an estimate to seal and stripe the parking lot from Hills Blacktop for \$6,710. The estimate to power wash the outbuilding and paint it red with white trim was for \$1,280, and the bid was awarded to Mike Riley of Kilbourne.

**FISCAL OFFICER'S BUSINESS**

The Fiscal Officer presented the cash journal for the month of July as of the date of this meeting and certified that the amounts required to meet the obligations has been appropriated and were in the treasury.

**Mr. Starling moved and Mr. Lehner seconded that funds be released to pay the pending warrants. All voting yes, the motion passed.**

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**PUBLIC HEARING**

**Mr. Starling moved to open the public hearing at 8:30 p.m. regarding the rezoning request from applicant Paul's Marine, Inc. Mr. Lehner seconded. All voting yes, motion passed.**

Chris Young was present to represent Jerry Paul of Paul's Marine, Inc. Zoning Inspector Doug Price informed the Trustees that they want to bring the old Popcorn Factory on Radnor Road up to compliance. Percheron Fence Co. would like to move their office into the old scale house and their display area would be behind the building. Paul's Marine is asking for a zoning change from FR-1 to PCD and they would still have their

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boat storage outside, where it currently is.

Mr. Starling asked if there was going to be a sign on the building. Mr. D. Price said nothing has been mentioned, but Percheron would need to get a sign permit if that were the case.

Mr. Lehner indicated it should be storage only. He saw someone sandblasting a boat there and they brought in a commercial crane for two hours.

Chris Young indicated that this is a unique gentleman that has a 1907 boat from Lake Erie and he is now painting and working on the boat there. This is not usual practice. Chris goes up once a week to mow and checks on the boats. They have two Cashman Semi-Trailers that they use for storage sheds.

Mr. Starling asked that they contact the Zoning Inspector if something comes up again.

Mr. Lehner asked if Paul's Marine will stay the way it has been for the last 15 years. Chris Young indicated it would.

Mr. Price asked the size of the lot. Chris Young said 6 acres – a maximum of 50 boats & RV's. Chris also indicated that Percheron will not have the same traffic as they do on Rt. 23 South because there will not be any display area of the jungle gyms, etc.

Regarding landscaping, Mr. Price asked how many trees and what size. Mr. Starling would like to see a minimum of 3' to 4' trees and they need to be planted by spring of 2007 with 10' between the trees.

**Mr. Starling moved to approve the zoning change with the conditions recommended by the Zoning Commission plus the following conditions: 5.93-acre rezoning from FR-1 to the Planned Commercial District (PCD) to bring the site into compliance with the Troy Township Zoning Resolution and allow for leas able office space in the front of the site, plus a minimum of 3' tall pine trees to be planted by April 2007 and spaced as Zoning Commission recommends. Boat and RV storage only no additional work unless arrangements are made with the Zoning Inspector. A maximum of two semi-trailers for storage. Mr. Lehner seconded. All voting yes, motion passed.**

**Mr. Starling moved to close the Public Hearing. Mr. Lehner seconded. All voting yes, motion passed.** Public Hearing closed at 9:08 p.m. Resumed regular township meeting

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**ZONING REPORT**

Mr. D. Price gave the July, 2006 zoning report. He had 4 permits. 1 new home, 3 additions/decks, 9 phone calls, 2 field inspections.

Mr. Starling asked Mr. D. Price to attend the Public Hearing for Delaware County

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Regional Planning Commission regarding the Subdivision Regulations of Delaware County on July 27<sup>th</sup>. Discussion was held. The Trustees were in agreement to accept the Subdivision Regulations of Delaware County Regional Planning.

Mr. D. Price said Mrs. Mather inquired about having a craft shop at the corner of Kelly McMaster Road and Horseshoe Road. She will need to go before the Zoning Commission with her request.

Mr. Starling asked if there were still two campers on Horseshoe Road. Mr. D. Price will check into it.

Mr. Price inquired about the zoning on Stegner's Farm Market. Mr. D. Price said it changes back after two years from closing. A Farm Market has to have 50% grown on the property.

**OLD BUSINESS**

The Trustees had a request for engineering assistance and recommendations for the County Engineers Office to inspect the bridge/culvert on Hills Miller Road. The County Engineers Recommendation was as follows: Site inspection 6-27-06. No significant structural issues as a result of the deteriorated wing wall. The remaining structure is sound. Township may want to consider more appropriate guardrail treatments. Mr. Price will check the width of the bridge.

The County is going to replace the culvert on Horseshoe Road by Sally Waterhouse's property.

**Weed Complaints:**

Ms. Williams sent two certified noxious weed letters on July 7, 2006 to residents who have not mowed their lots. The Trustees have not received verification that those residents have received those letters.

**NEW BUSINESS**

James Mong reviewed and reported on the Declaration Regarding Material Assistance/Nonassistance to a Terrorist Organization (DMA). DMA is a questionnaire that must be completed by certain applicants to certify that they have not provided "material assistance" to a terrorist organization. (The DMA is a provision of Senate Bill 9 - Sections 2909.32, 2090.33, and 2090.34 of the ORC). This is a Homeland Security Program brought to the local level. The Trustees must enclose these questions when hiring and if they say "yes" to any question, you need to deny their employment.

Mr. Price indicated the need to do additional striping for railroad bars when the contract comes up.

We will request the County Engineers Office do the berm work on Case Rd. Mr. Price will

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do the work order.

Additional discussion was held on the culvert at Penry Road and Section Line Road.

The next Troy Township Trustee meeting is Monday, August 21, 2006 at 8:00 p.m.

**Mr. Lehner moved to adjourn. Mr. Starling seconded. All voting yes, the motion passed.**

Larry Starling

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Paul Price

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Earl Lehner

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Kelly Williams, Zoning and Trustee's Sec.

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Attest: Pam Starling, Fiscal Officer

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