

Minutes of the
Board of Trustees of Troy Township
Public Hearing and Regular meeting held January 22, 2007

The public hearing of the Troy Township Trustee's was called to order by Chairman Earl Lehner at 7:00 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, Zoning Inspector Doug Price, and Zoning and Trustee's Secretary, Kelly Williams. Fiscal Officer Pam Starling was ill.

Those present from the public were: Steve Spence, Jeff Cutler and Chris Richards.

The public hearing was called for the Trustee's to decide a request from the Troy Township Zoning Commission regarding changes to the Comprehensive Plan to decide on expanding the PCD to a depth of 1500' on the west side of US 23 starting from the Delaware City Limits to the south and Radnor Rd. to the north, and expanding the SGA 1-A area. The area to be discussed includes the following: Western border of Troy Township at the southeast corner of the Preservation Parks (Gallant Woods), thence a straight line east to a point of 1,500 feet west of the 1,500 foot Planned Commercial District, thence north to a point at the current north property line of Oakhaven Golf Course, thence east to 1,500 feet west of U. S. 23 (to the new Planned Commercial District designated area), thence south to Hills Miller Road. (Excluding the Delaware City area) thence west following Hills Miller Road to the Troy Township border thence north to the point of beginning.

Mr. Lehner asked Mr. D. Price, Zoning Inspector, to give an overview of the request the Trustee's are to decide. Mr. D. Price explained that the Zoning Commission moved to change the Comprehensive Plan map to expand the PCD to a depth of 1500' on the west side of US 23 starting from the Delaware City Limits to the south and Radnor Rd. to the north. The SGA to expand the existing 1-A – Western Township line to City Limits to the South Township Line to the bottom of Gallant Woods 1500' from the 1500' of PCD. A total of 3000' from US 23.

Mr. D. Price doesn't like the commercial part of it.

Mr. Starling said you need to use road for the border not a line through properties. Road to Road.

Mr. D. Price said you need to use roads or the railroad – use diagonal line of the railroad. Lower density closer to the Park.

Mr. Starling – two units to the acre.

Mr. Lehner asked if there were any comments from the guests.

Mr. Steve Spence responded with 1500' PCD with two units to the acre with centralized sewer.

Mr. Jeff Cutler – Oakhaven Golf Course – fine with 1500' commercial. SGA – need to go to a road, recommendation to take to Coover Rd. or Troy Rd.

Mr. Starling indicated that Coover Rd. going North, there are a lot of residential lots already.

Mr. D. Price said that the Zoning Commission would like to see the commercial on US 23.

Mr. Cutler said the CP needs to be 2 units to the acre or more to be comparable with the City.

Mr. Starling said you can ask for any area to be zoned PRD, doesn't matter just because it does or doesn't say in the CP.

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Mr. D. Price said that Regional Planning is now going the opposite direction regarding the CP than they were before.

Mr. Spence – Coover Rd. and down to our land (Oakhaven G.C.) is 1500'. Two years ago, Mr. Sabatino was not consistent with his plan from a development standpoint. Do you have to have what is in the CP?

Mr. Starling gave the example south of Hills Miller Rd. was set up in the CP as SGA-1A.

Mr. Cutler asked the Trustees to have all of Oakhaven G.C. to be zoned 2 units to the acre.

Mr. D. Price said our current zoning book already allows PRD with centralized sewer – 2 units to the acre.

Discussion was held on Regional Planning asking for plans first and then change the Comprehensive Plan.

Mr. Lehner is favor of PCD from City Limits North to Norfolk Southern Railroad on West side of US 23 1500'.

Mr. Starling made a motion to amend the recommendation from the Zoning Commission to expand the PCD to a depth of 1500' on the west side of US 23 starting from the Delaware City Limits to the south and to Norfolk Southern Railroad to the north. Mr. Price seconded.

Kelly Williams, Zoning Secretary, recorded the vote as follows:

Mr. Larry Starling	Yes
Mr. Earl Lehner	Yes
Mr. Paul Price	Yes

All voting yes the motion passed.

Mr. Lehner said the second section regarding the SGA he is not comfortable with changing for property owners. All contingent on centralized sewer. Can't stop City from putting in centralized sewer.

Mr. Cutler said that they would stay in the Township if centralized sewer would become available.

Mr. Starling moved to not accept the expanding of this SGA-1A that was recommended by the Zoning Commission. Mr. Price seconded.

Kelly Williams, Zoning Secretary, recorded the vote as follows:

Mr. Paul Price	Yes
Mr. Earl Lehner	Yes
Mr. Larry Starling	Yes

All voting yes the passed.

Discussion – not a well defined area.

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Mr. Starling moved to close the public hearing at 7:54 p.m.
Mr. Price seconded. Motion passed.

The regular meeting of the Troy Township Trustee's was called to order by Chairman Earl Lehner 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, Zoning Inspector Doug Price, and Zoning and Trustee's Secretary, Kelly Williams. Fiscal Officer Pam Starling was ill.

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

The agenda for tonight's meeting was reviewed and amended as follows: Under New Business add: 1.) Letter/invoice from Rodman/Neeper Funeral Home and 2.) Zoning Book Fee

Mr. Starling moved to approve the agenda as amended. Mr. Price seconded. All voting yes, the motion passed.

NO OPEN COMMENTS

ZONING REPORT

Mr. D. Price gave the January, 2007 zoning report. He had 1 permit for the month, which was new construction on Hanover Rd.

Mr. D. Price said he sent a letter to the owner on the corner of Buttermilk Hill Rd. & North Section Line Rd. regarding their deck. Owner paid for permit but not for the fine.

Regarding the landscaping to the property of Empire Windows, Mr. D. Price spoke to owner Mike Van Gundy. Mr. Van Gundy ran into a major problem with EPA on the septic permit. The soil scientist from EPA that Mr. Van Gundy was dealing with retired and a new person came in and told Mr. Van Gundy that EPA was not giving him the septic permit and that he was not allowed to do anything to the make soil compaction, not to mow the grass, etc. Mr. Van Gundy finally got the septic permit the second week of December.

Mr. D. Price and Mr. Lehner met with Mr. Caldwell on 134 Downing Rd. last week. Much discussion was held. Mr. Lehner told Mr. Caldwell that no money could be exchanged for him working on his friend's cars. Discussion was held on enclosing the property by fence so the cars cannot be seen. Mr. D. Price to check on the property by the end of the month. If cars haven't been removed and area cleaned up Mr. D. Price will turn the case over to the Prosecutor.

MINUTES

The Chairman dispensed with the reading of the minutes of the December 13, 2006 public hearing and December 18, 2006 regular meeting, copies were available and December 30, 2006 organizational meeting.

Mr. Starling moved to approve the December 13, 2006 public hearing and December 18, 2006

regular meeting minutes as written. With the change under zoning fee schedule – No Permit Penalty to read 100% not (T) of Permit Fee on the December 30, 2006 organization meeting. Mr. Price seconded. All voting yes, the motion passed.

TRUSTEE REPORTS

Mr. Price picked up a large deer on Hills Miller Rd. east on the 9th. He picked up a clothes dryer east of the railroad on Buttermilk Hill Rd. Then picked up another deer on Hills Miller Rd again on the 12th. Mr. Price attended the Railroad Meeting on the 17th, the LEPC meeting on the 18th and spoke with John Link regarding a new culvert repair on Hills Miller Rd. Mr. Price will also be attending the conference on the 31st.

Mr. Starling attended the Delaware County Regional Planning Commission meeting. He salted and plowed the roads.

Mr. Lehner went with the Zoning Inspector to inspect the Caldwell property on the 17th. Took the small Township truck to Chad's Repair, the wires to the strobes were eaten out by the salt under the cab. Plowed some roads and attended the Fire Board meeting.

Discussion was held regarding if the snow plow were to hit a mailbox. The township does not repair mailboxes if they are damaged by the snow hitting them.

CEMETERY REPORT

Nothing to report at this time.

FIRE DISTRICT

Mr. Lehner reported that the Tri-Twp Fire Department gave the full time fire fighters including the chief a 4% raise.

They spent \$10,000 for annual gear replacement – 5 sets of extra gear – hoods, gloves and boots.

Bid for Architect fee service. Will need to purchase land. SAFER Grant was denied.

Chief Morris showed the "call" map.

Part-time fire fighters are filling the schedule with different shifts, seems to be working.

Delco Water sent a bill for the hydrant placed on Buttermilk Hill Rd. by the DeHowe business. Delco hasn't charged the fire department for the hydrants in the past.

Meetings with the new City fire chief has been good.

FISCAL OFFICER'S BUSINESS

The Fiscal Officer presented the cash journal for the month of January 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. Lehner moved and Mr. Starling seconded that funds be released to pay the pending warrants. All voting yes, the motion passed.

OLD BUSINESS

Mr. Price to find out how much the yellow and read reflective strips are for stop signs, etc.

Mr. Lehner said that the County should put them on all intersections. Ex: Hills Miller Rd.

Mr. Price to speak with the County to see if they would pay for them, the Township would put them up. Mr. Lehner said that the strips need to be put on all the stop signs.

NEW BUSINESS

**A RESOLUTION OF
TROY TOWNSHIP TRUSTEES**

Resolution No. 2007-01

A Resolution

To make an appropriation fund transfer to the General Fund:

The Board of Trustees of Troy Township, Delaware County, Ohio met in regular session on January 22, 2007 at the Troy Township Hall, 4293 State Route 23 North, with the following members present:

Mr. Earl Lehner, Chairman
Mr. Larry Starling, Vice Chairman
Mr. Paul Price, Trustee

Mr. Starling moved the adoption of the above resolution:

There are not sufficient funds in the General Fund for the purpose of paying General Fund bills. The Fiscal Officer transferred \$60,000.00 from Star Ohio to The Delaware County Bank checking account.

Mr. Price seconded the motion and the roll was called on the question of its adoption.

The vote was as follows:

Mr. Earl Lehner, Chairman	Yes
Mr. Larry Starling, Vice Chairman	Yes
Mr. Paul Price, Trustee	Yes

The above resolution was adopted on January 22, 2007.

**A RESOLUTION OF
TROY TOWNSHIP TRUSTEES**

Resolution No. 2007-2

A Resolution

A resolution to adopt the 2007 Troy Township Annual Appropriation Resolution.

The Board of Trustees of Troy Township, Delaware County, Ohio met for their end of year and organizational meeting on January 22, 2007 at the Troy Township Hall, 4293 State Route 23 North, with the following members present:

Mr. Earl Lehner, Chairman
Mr. Larry Starling, Vice Chairman
Mr. Paul Price, Trustee

Mr. Lehner moved the adoption of the following resolution:

The official resolution adopting the 2007 Troy Township Annual Appropriation Resolution is on file, in its entirety, in the Troy Township Fiscal Officer's office.

Mr. Starling seconded the motion and the roll was called on the question of its adoption.

The vote was as follows:

Mr. Earl Lehner, Chairman	Yes
Mr. Larry Starling, Vice Chairman	Yes
Mr. Paul Price, Trustee	Yes

The above resolution was adopted on January 22, 2007.

Zoning Book Fee

Mr. D. Price suggested we raise the fee for a Zoning Resolution book to \$25.00

Mr. Starling moved for the fee structure for the Zoning Resolution book be \$30.00. Mr. Price seconded. All voting yes, motion passed.

Rodman/Neeper Funeral Home Bill

Mr. Lehner spoke with George Rodman regarding letter/bill received on January 15th from the Rodman/Neeper Funeral Home regarding a Troy Township resident Penny Brown who passed away on January 20, 2005. Bill was for \$1800.41. According to ORC 5101-521 the Township is

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responsible for this indigent. Mr. Rodman said he would only charge the Township for the cremation which cost \$800. Mr. Rodman to send a new bill.

The next Troy Township Trustee meeting is Monday, February 19, 2007 at 8:00 p.m.

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

Paul Price, Chairman

Earl Lehner, Vice Chairman

Larry Starling, Trustee

Attest: Kelly Williams, Zoning Secretary

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