

TROY TOWNSHIP, DELAWARE COUNTY
Regular Meeting Minutes
Monday, October 20, 2025 – 7:00 PM

Call to Order

The meeting was called to order at 7:00 PM by Trustee Morris.

Roll Call

Trustees in attendance: Troy Morris, Doug Price, Earl Lehner.

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

Approval of Agenda

Trustee Lehner moved to approve the agenda for October 20, 2025, with the following amendments:

- Add “Grant from DKMM” under *New Business*.
- Add “Cemetery Policy Change” and “Revolutionary War Marker” under the *Cemetery* section.

Trustee Morris seconded the motion. Roll Call Vote: All Voted Yes. The Motion Passed.

Approval of Minutes

- Trustee Lehner moved to approve the Regular Meeting Minutes from September 22, 2025. Trustee Price seconded the motion. Roll Call Vote: All Voted Yes. The Motion Passed.
- Trustee Price made a motion to approve the Public Meeting Minutes from September 22, 2025. Trustee Lehner made a second on the motion. Roll Call Vote: All Voting Yes. The Motion Passed.

Open Comments

Ron Boerner, representing Layman Motors in Delaware, presented a proposal to relocate the business that is currently located on William Street in Delaware, to 2210 U.S. Route 23 North, located in Troy Township.

Trustee Price moved to consider this a minor change and recommended that Mr. Boerner present the business plan to the Zoning Commission as the next step. Trustee Lehner seconded the motion. Roll Call Vote: All Voting Yes. The Motion Passed.

Zoning Department

Richard Lehner, Zoning Inspector

Richard reported receiving various questions and inquiries regarding fences and pools.

Michael Endsley, Assistant Zoning Inspector

Nuisance Letters:

- 2825 Panhandle – Awaiting assistance from the Prosecutor's Office and auto dealer.
- 1951 Leonardsburg Road – A storage container is located behind the property. The owner has indicated intent to apply for a permit to convert it into a barn.

BZA:

- A BZA meeting has been scheduled for 2834 Panhandle Road for a barn that was constructed without a permit. The original BZA denial was overturned by a judge. The current owners are in the process of selling the property and need to address the side setback issue.
- Mike reported that he has spoken with representatives involved in the proposed cell phone tower project at 2121 Panhandle Road. The BZA application is expected to be submitted soon to schedule a hearing. Key considerations will include neighbor concerns and the proposed tower height of 199 feet.
- There is no new update regarding the potential variance request for a side setback related to an Accessory Dwelling Unit (ADU) at 1385 Case Road.
- Received paperwork at this meeting for a potential cell tower installation on Panhandle Road.
- A variance request may be submitted for a reduced side setback for an Accessory Dwelling Unit (ADU) at 1385 Case Road. A BZA meeting will be scheduled if paperwork is received.

Various questions and inquiries

- The request to rezone 26 Coover Road from FR-1 to Commercial was approved by the Zoning Commission.
- There have been numerous inquiries regarding the proposed cell tower plans.
- No update has been received on the ownership of 40 Irwin Road.
- Discussion was held regarding the 2-foot setback requirement from driveways, as reviewed at the last Zoning Commission meeting.
- Updated BZA forms will be published once the new zoning code is available on the township website.

Cemetery Report, Dale Woods

- Steve Smith from the Historical Society visited Marlborough Cemetery on October 12, from 1:00 PM to 4:00 PM.
- Ron Cole requested a buyback of one of his cemetery plots. Trustee Price made a motion to buy back the plot from Ron Cole, Section I, Lot 14, Plot 2, for \$150.00. Trustee Lehner seconded the motion. Roll Call Vote: All Voted Yes. The Motion Passed.
- Trustees discussed procedures for future plot buybacks. They agreed that if the buyback involves one or two plots, those plots will likely be reserved for indigent burials. For multiple plots, the Township may consider returning them to inventory for resale.
- Andy Cole's father was interred in Section P, Lot 37, Grave 1. Andy requested a military marker. Trustee Price made a motion to charge \$100.00 for the bronze marker foundation and associated digging costs. Trustee Lehner seconded the motion. Roll Call Vote: All Voted Yes. The Motion Passed.
- Tim Foor returned at the end of September to complete necessary repairs on headstones he had previously restored. He repaired two of the three, with clamps still on the third stone awaiting completion. One of the previously repaired stones has broken again. Dale will contact Tim to finish the repairs. Tim also needs to complete and submit his W-9 form, which was requested several months ago.
- Three foundation orders have been poured and completed.
- Trustee Lehner received a call from the Veteran's Association regarding a Civil War veteran buried in the cemetery. They will be purchasing a new marble headstone weighing over 400 pounds. The headstone will be shipped to Trustee Lehner, who will deliver it to the cemetery.

Trustee Reports; Earl Lehner, Troy Morris, Doug Price

- Reviewed Trustee reports attached to the minutes.

Fire District Report

- The Fire District meeting was held on September 24, 2025. A Special Meeting for interviews took place at 4:30 PM, followed by the regular monthly meeting at 7:00 PM.
- Robert Meadows was hired as a new firefighter. Applications for part-time positions were reviewed, and five new part-time firefighters were hired.
- The department is applying for a grant for the firehouse and firefighter breathing apparatus (FBA).
- All pumps have been tested and passed inspection. A new equipment order has been placed, and the department is on track to receive its new fire engine. The department is also purchasing a new AED, supported by a \$1,000 grant.
- A minor incident occurred when another tanker struck one of the department's tankers, damaging the mirrors. The issue will be resolved internally. This incident occurred during the Coleflesh fire.
- A recent fatal fire occurred at Shroyer's Mobile Home Park. The Fire Department is working with the Red Cross to install smoke detectors throughout the mobile home park.

- Held open house on October 11th from 12:00 to 3:00.
- The Sutphen engine that was ordered is expected to be received on schedule.
- A meeting will be held on October 23, 2025, at 7:00 PM at the Radnor Township Fire Station to discuss the possible merger between Tri-Township and Radnor. The meeting is open to the public, and residents are welcome to attend and ask questions.

Approval of Financial Reports

- Approve payment of warrants for September 22, 2025, through October 20, 2025.
- Approve bank reconciliation for September 2025.
- Approve the following financials for October 2025
 - . Fund Summary
 - . Appropriations Summary
 - . Revenue Summary
 - . Payroll Summary
- Trustee Morris moved to approve the financial reports, pending purchase orders, warrants, and payment vouchers. Trustee Price seconded. Roll Call Vote: All Voted Yes. Motion Passed.
- Trustee Price made a motion to approve Resolution 2025-022, appropriating additional funds for 2025 payroll and OPERS, and approving a transfer of \$3,000.00. Trustee Lehner seconded the motion. Roll Call Vote: All Voted Yes. Motion Passed.
- To assist in the prevention of fraud, Trustee Morris made a motion to add Positive Pay to the Township's main checking account. Trustee Price seconded the motion. Roll Call Vote: All Voting Yes. The Motion Passed.

Old Business

- Discussion of salt facility and hall improvements-Tabled.

New Business

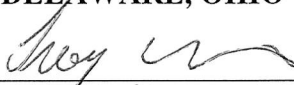
- DKMM requested an updated Site Host Agreement. The Trustees approved the agreement and authorized Trustee Lehner to sign on behalf of the Township. Tracy will send the signed agreement back to DKMM, who will return a fully executed copy for Township records.
- Trustee Lehner informed DKMM of recent site improvements made to increase accessibility to the recycling bins. DKMM expressed appreciation for the upgrades and offered to assist with the cost of the improvements. The Township expects to receive the reimbursement funds in December.
- Trustee Price made a motion to approve Resolution 2025-019, authorizing the sale of Troy Chapel from the Board of Trustees of Troy Township to the Board of Trustees of Troy Chapel. Trustee Lehner seconded the motion. Vote: Trustee Price – Yes; Trustee Lehner – Yes; Trustee Morris – Yes. The Motion Passed.
- Trustee Lehner made a motion to approve Resolution 2025-020, authorizing Trustee Price as the official signer for Troy Township in the establishment of the initial deed for Troy Chapel. Trustee Morris seconded the motion. Vote: Trustee Price – Yes; Trustee Lehner – Yes; Trustee Morris – Yes. The Motion Passed.

- Trustee Lehner made a motion to approve Resolution 2025-021, authorizing Trustee Price as the official signer for the deed transfer from the Troy Township Trustees to the Board of Trustees for Troy Chapel. Trustee Morris seconded the motion. Vote: Trustee Price – Yes; Trustee Lehner – Yes; Trustee Morris – Yes. The Motion Passed.
- Trustee Price discussed the Posted Roads for 2025–2026, which include North Section Line Road and the addition of Penry Road, pending Radnor Township’s approval. All Trustees were in agreement.
- A public hearing was set for November 17, 2025 to consider a zoning map amendment for 26 Coover Road (Sedona Properties LTD) at 6:30 PM, followed by a public hearing at 6:45 PM, for zoning resolution amendment Article XXVIII, Section 28.06(D)(9), (10), and (11). The regular meeting of the Trustees will follow immediately after the public hearing meetings.

ADJOURNMENT:

*There being no further business to come before the board. Trustee Lehner motioned to adjourn the meeting at 8:06 PM. Trustee Morris made a second on the motion. Roll Call Vote: All Voted 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 