TROY
OHIO

Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 5-27-20 Troy Ohio Planning Commission
Time: May 27, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85214189077

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings

2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)

3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)

2. Everyone else is asked to stay muted unless called upon

3. Please be aware that once you join the meeting you are on video

AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 27, 2020, 3:30 P.M.

1. Roll Call

2. Minutes - 5-13-2020

3. Petition for vacation of a 14' wide unimproved alley - west of 124 Ash Street ond 130 ½ Ash Street.
   Owner: Lincoln Community Center Association, Inc. and City of Troy
   Applicant: Karen Boone, President LCC Board of Trustees
   -Commission to make a recommendation to Council

4. Historic District Application, 24 S. Short Street for the replacement of the existing vinyl siding on the primary structure and rear accessory building and trim for the windows, fascia and soffits.
   Owner: Adam and Leslie Buzan
   Applicant: Doug Fay - Armour Roofing & Restoration
   -Commission to make decision

5. Historic District Application, 302 W. Franklin Street for the replacement of the existing vinyl siding and trim with new vinyl siding and trim for the entire structure.
   Owner: Brad and Morgan Hemmick
   Applicant: Doug Fay - Armour Roofing & Restoration
   -Commission to make decision

6. Historic District Application, 103 ½ E. Main Street for the addition of a metal framed, vinyl awning over the second-floor deck on the N. Walnut St. side portion of the building.
   Owner: Lodge IORM 222
   Applicant: David Ross, President of IORM 222
   -Commission to make decision

7. Historic District Application, 221 S. Market Street, for the installation of a wall sign.
   Owner: Solutions Real Estate Investments, LLC - Jim & Judy Kaster
   Applicant: T&G Howard Enterprises, LLC - Meraki: A Salon and Spa
   -Commission to make decision

8. Rezoning Application, 1375 S. Unian Street, Parcel D08-106648, from the county zoning of I-2, General Industrial, to the City of Troy zoning of M-3, General Industrial District.
   Owner: J&B Properties of Troy LLC
   Applicant: Steve Bruns (co-owner)
   -Commission to determine whether or not to hold public hearing.
   -Commission to make recommendation to Council

9. Consideration of a motion to reconsider the Historic District Application for the demolition of the residential and garage structures located at 126 South Cherry Street, and, further to allow limited comments by interested parties in a manner acceptable by a majority of the Troy Planning Commission.

10. Other

Note to Commission members:
If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held Wednesday, May 13, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis, Assistant Development Director Harris. Commission Chairman Alan Kappers chaired the meeting.

The Minutes of the April 22 meeting were approved upon motion of Mr. Wolke, seconded by Mr. Titterington.

HISTORIC DISTRICT APLICATION FOR 107 AND 109 E. MAIN STREET FOR REPAINTING; OWNER APPLICANT DOUGLAS BOYLE & IORM 222. Staff reported: zoning is B-3, Central Business District; both buildings are considered significant contributing structures and are listed on the national register; properties occupied by Mojo's Bar & Grill to be painted to match the existing storefront of the restaurant at 109 E. Main St. – the second and third floor windows, window hoods, sills, and the cornice trim in Sherwin Williams Tricorn Black (SW6258), the rosette detail in the frieze painted in the Sherwin Williams Real Red (SW6868); the 107 E. Main Street portion occupied by the restaurant will be painted in the Sherwin Williams Tricorn Black (SW6258) and the trim details that are currently red are to remain and painted in Sherwin Williams Real Red (SW6868) to match the existing restaurant's design; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The modification does not alter any of the historical or architectural features of the property.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the application as submitted for 107 and 109 E. Main Street painting, in the specific colors and areas stated in the application and as noted above, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed paint scheme is appropriate for the style of the building and will maintain the visual relationship of the streetscape.
- The modification does not alter any of the historical or architectural features of the property. MOTION PASSED,UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 214 W. MAIN STREET (MOELLER BREW BARN) FOR MODIFIATIONS TO THE FENCE, INSTALLATION OF SHADE CANOPIES, AND ADDITION OF A SILO ON THE PROPERTY; OWNER – ROOSTER LAND COMPANY LLC; APPLICANT – MOELLER BREW BARN. Staff reported: the building had been a two-story brick church for many years; the property is zoned B-2, General Business District, and is not listed on the National Historic Register; application elements are:

- Addition of a fifteen-foot-tall silo, 24' x24' x 24' shade canopies and modification to the fence along the side of the building that creates the outdoor seating area.
- Installation of an additional silo that's fifteen feet tall and fifteen feet in diameter, with a plain steel color. This will be in the side and rear portion of the property to provide storage for seasonal items like umbrellas, grills/ smokers and other items for the outdoor seating area.
- Modification of the fence layout to enclose the seating area and the proposed silo. This will allow the outdoor seating to conform to the requirements for having the outdoor beer garden along with providing some screening.
- Installation of triangular shade canopies to the outdoor seating area one in black and one in white using heavy duty outdoor shelter cloth that provides a 95% UV protection, that are 24 feet by 24 feet by 24 feet in dimension.

Staff recommended approving the proposed plan, based on the following:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications do not detract or harm the historical front portion of the building
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future.
- The proposed materials and colors are in keeping with the existing colors of the building and meet the City fence regulations.

In response to Mr. McGarry, it was verified that the solo will be constructed of galvanized steel.

Mr. Kappers asked about the sufficiency of off street parking space, noting that with the outdoor use of the parking area, there would only be three of the initial eight spaces. He was advised that staff believes there is sufficient on street parking and patrons can use adjacent parking to the west.

In response to Mrs. Ehrlich, it was stated that residential properties are behind the location, but have garages that block direct site vision.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the historic district application for 214 W. Main Street as submitted, based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications do not detract or harm the historical front portion of the building
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future.
- The proposed materials and colors are in keeping with the existing colors of the building and meet the City fence regulations.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION FOR 6 N. MADISON STREET, PARCEL NO. D08-026290 AND THE VACANT LOT WITH PARCEL NO. D08-026300, FOR A TOTAL AREA 0.21 ACRES, FROM R-6, TWO FAMILY RESIDENTIAL DISTRICT TO OC-1, OFFICE COMMERCIAL DISTRICT; OWNER/ APPLICANT: KELLY MOLER LARGER. Staff reported: the land, consisting of a combined 0.21 acres and 8,453 sq. ft. is currently developed with 1,250 square feet, building that was previously used as a commercial beauty salon; the other surrounding zoning districts are B-2 General Commercial District to the east and south, R-5 Single Family Residential to the west and southwest, and R-6 Two Family Residential to the north; applicant cited the reasons for the proposed rezoning is to be able to use the property for a continued use of a beauty salon and other allowable uses as permitted in the OC-1 zoning district; the current building was constructed as a commercial building and has continued to be used in a commercial use since the nineteen seventies; the Zoning Code describes the current R-6 zoning district as "designed to accommodate two-family dwellings on lots with areas of at least six thousand (6,000) square feet and not less than three thousand (3,000) square feet of lot area per dwelling unit; this district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future; the Comprehensive Plan describes the R-6 District as high density; the Zoning Code describes the proposed OC-1 zoning district es "designed to accommodate a mixture of office and commercial uses consisting of groupings of professional, research, executive, administrative, accounting, clerical, stenographic and similar uses. Residential development is not permitted in the district. This district is designed and intended to act as a buffer. This district is mapped along major thoroughfares, near hospitals, and as a transitional area

between nonresidential and nonresidential uses."; the property has always been used as a commercial property, the previous tenant was a beauty salon and the new tenant is continuing that service, this rezoning will allow the property to be used in a conforming manner for the uses that have continued to operate on the property; the rezoning request would allow the owner to allow proper signage than what's permitted in the residential zoning. The OC-1 zoning allows similar low intense uses than the adjacent commercial area; the rezoning will act as a buffer from the general commercial activity along W. Main Street; regarding Section 1139.07, the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use should not have any adverse effects in the area and is similar to the previous use and the existing commercial uses that currently exist in the surrounding area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the uses that currently exist in the surrounding area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it ware reclassified.

All utilities can be provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land with the OC-1 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

This would not correct any errors in the application of the Zoning Code.

Staff did not recommend a public hearing by Planning Commission, and staff found that the proposed rezoning is consistent with the existing design of the property and surrounding properties; the proposed rezoning provides a buffer between the general commercial district and the neighborhood; and the building was built as a commercial structure, and having it continued to be occupied as a low intense commercial use is appropriate. Staff recommended approval based of the rezoning based on the findings of:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning creates the desired effect of a buffer district with the surrounding residential zoning districts; and
- The proposed use is consistent with permitted uses in the OC-1 district;

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mr. Titterington that the Commission not hold a public hearing on the proposed rezoning of 6 N. Madison Street. MOTION PASSED, UNANIMOUS VOTE

RECOMMENDATION: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Planning Commission recommends to Troy City Council that the application to rezone 6 N. Madison Street, parcel no. D08-026290 and the vacant lot with parcel no. D08-026300, from R-6, Two Family Residential District to OC-1, Office Commercial District, be approved.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR DEMLOLITION OF HOUSE AND GARAGE AT 126 S. CHERRY STREET, OWNER/ APPLICANT – FIRST UNITED METHODIST CHURCH BY LINDA BOSICK, TRUSTEE. Staff provided a report (copy attached to original minutes)

"BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the residential and garage structure located at 126 South Cherry Street. The property is zoned OR-1, Office-Residential District and is located near the south end of the block on the west side of South Cherry Street (near the S. Cherry Street/W. Canal Street intersection).

DISCUSSION:

The OHI describes the building as a two-story High Victorian Italianate design built in 1878. Important features listed on the OHI include the double moulded door crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a paneled frieze. The OHI references the ugly porch on the front and states the structure is "a fine house but for the bad porch." This building is not eligible nor listed on the National Register for Historic Places. The OHI form has been attached to this report and labeled as Appendix A.

The property was purchased by the First United Methodist Church on October 1, 2013. It was the intent to rent the property as a single-family residential unit to offset the mortgage and maintenance costs until a final use was decided for the property. The property was in use as a residence until the Ohio Department of Health (ODH) found that there was lead paint in the residence and garage structure. The church was informed by ODH that the property could not be occupied as residential use until the lead paint was abated. The church considered renting the property with a commercial use but advertisement of the property has been unsuccessful. The report from ODH has been attached to this report and labeled as Appendix B.

The church has received estimates for the removal of the lead-based paint, provided by Allied Environmental Services, INC, at a cost of a minimum of $150,000. This report has been attached to this report and labeled as Appendix C.

A Structural Evaluation has been provided by Tracy S. Mitchell of Consulting Engineers, Corp., which states "The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibly of lead paint and asbestos with the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property." This report has been attached to this report and labeled as Appendix D.

The church obtained a repair estimate from Westfield Construction Co., LLP, for the electrical, mechanical, interior and exterior repairs. The cost provided by the estimate is listed as $223,504.80. This report has been attached to this report and labeled as Appendix E.

Lastly, an estimate was provided by Foundation Services LLC, for repairs to the back porch, portions of the foundation and support beams. The cost provided for the services is listed as $33,500. This report has been attached to this report, labeled as Appendix F.

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.

II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.

III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.

IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

When reviewing these standards:

I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, therefore not meeting the standard for a certificate of appropriateness for demolition.

II) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.

III) The third standard requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similar structures in the historic district. The information provided by Allied Environmental Services Inc., shows a cost of a minimum $150,000 to eliminate the lead-based paint that currently exist. Additionally, an estimate to repair the feundation provided by Foundation Services, LLC, estimated at $33,500. In addition, the cost for electrical, mechanical, interior and exterior repairs has been quoted as $223,504.80. The combined $407,004 estimated cost is more than double the Miami County Auditors value of $179,800 for this property. Staff has compared the cost of similar buildings to determine an average cost per square foot (Appendix H). The costs of the seven comparable nearby properties was determined at $67.5 per square foot. The cost to bring the property into compliance with the minimum building code would exceed the square market value of similar structures. Staff feels this standard for a certificate of appropriateness for demolition has been met.

IV) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The property has been posted with an Order to Vacate by the ODH. The posting states "This property contains lead hazards and has been declared unsafe for children under six years of age and pregnant women as ordered by the Director of the Ohio Department of Health." According to Chapter 3767.41 of the Ohio Revised Code, Buildings found to be "public nuisance" means "a building that is a menace to the public health, welfare, or safety; that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment."

As stated above, the property has been declared a public nuisance by ODH. The second criteria is whether demolition will result with an adverse effect in the architectural or historic integrity of the streetscape. The property is located in the middle of the block which already has been broken up by the removal of a house at 118 South Cherry Street many years ago. Therefore, the streetscape will not be negatively impacted as a "missing tooth" already exists. Staff feels this standard for a certificate of appropriateness for demolition has been met.

For reference, Section 1143.22(11) provides criteria to determine substantial economic hardship. The applicant believes they meet these criteria due to:

1) That the square foot cost of meeting the minimum building code and requirements of the Ohio Department of Health exceeds the market value of the property.

2) No reasonable alternative exists consistent with the architectural standards and guidelines due to the costs of remediation and repairs for reuse of the building.

Ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

1) The property has little or no significant historic and architectural significance and is listed as non-qualifying for the National Register.

2) No reasonable means of saving the home due to the extravagant cost associated with the remediation and repair needed to reuse the home.

REUSE PLAN:

The applicant has submitted a reuse plan that results in creating a green space with the lot being leveled off with dirt and returned to grass by planting seed after demolition. Please know that any future plans for development will be required to come before the Planning Commission for a Historic Review. The applicant feels the reuse plan mitigates any negative effects to the streetscape and the historic district as other neighboring parcels have had buildings removed and replaced as green space.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval for the demolition of the existing residential and garage structure, with the condition that a performance bond is posted with sufficient funds to insure completion of the demolition and reuse plan. This finding is based upon the following:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- The property is not eligible for inclusion on the National Register;
- A minimal reuse plan has been submitted."

DISCUSSION:

Mr. Kappers confirmed that all members had been able to review all the documents provided. It was also noted that a number of emails had been received, both in support of and opposing the demolition. (copies attached to original minutes.) It was commented that with the remote meetings, there would not be public comments as part of the meeting, based on the Council legislation establishing remote meetings during the COVID-19 Pandemic, but email and written comments could be received prior to the meeting, based on the deadline set.

Mr. Kappers commented that he does not believe the code defines if two of the four conditions being met is sufficient basis to approve a demolition or if that number is only the minimum requirement and other justification can be requested. Mr. Davis commented that staff understands that meeting two of the four conditions is the requirement for consideration of a demolition. Mr. Titterington commented that each of four criteria are high bars to be met, and that he understands only meeting two is the requirement. Mr. Kappers asked if staff had concerns that any of the costs to rehab the structure could have been caused by neglect by the owner and asked about the history of property maintenance notices regarding the property. Mr. Davis stated that the City responds to only what can be seen during a "walk by" and if any obvious dangers are noted, there have been a few letters sent to the owner over several years, there is no way to determine if there was neglect of the property and what repairs costs may be related if there was neglect, and the County does interior inspections with the City being able to be included in the County inspection if invited. Mr. Kappers suggested the property could be inhabited if remediated, and asked about the cost of that. Staff indicated estimates were in the information provided.

Mrs. Ehrlich stated her concern of considering this application without the opportunity for direct citizen input/comments or the ability of the Commission to ask questions of the applicant or other interested parties. She stated she understands the impracticality of receiving the comments with the restrictions of social distancing and the number of persons that may gather due to the COVID-19 Pandemic, but is not comfortable not having public comments.

In response to Mr. Wolke, Mr. Davis stated the Code does not indicate a time frame for the Commission to act. Mr. Wolke stated he would prefer to see the Commission act after hearing public comments.

Mr. Titterington stated the lead paint found inside may prevent anyone from living in the house.

Mr. Westmeyer commented that some deficiencies seem to have existed prior to the applicant purchasing the property, so it cannot be assumed there was neglect. He noted that a prior tenant had to vacate due to some condition issues. He stated that the Methodist Church is a vested property owner in the Historic District and brings a greater value to society and to the neighborhood by the church located where it is, and if the church put $400,000 into the property it would not bring that value back to the church.

Mr. McGarry commented that with the age of this property and nearly all others in the district, and based on building standards at the time of construction, he would expect that nearly every property has or had similar deficiencies (wiring, lead paint, etc.) at some point, some may have been addressed during upgrades or renovations and some may still exist, such as at this property, as renovations requiring upgrades to Code improvements have not been needed or attempted yet. As an example, he noted he did not see a quote for just the cost to "encapsulate" the lead paint. Mr. Davis commented that the Ohio Department of Health now advises that the only lead paint remedy is removal and not painting or coating the paint to encapsulate it.

Regarding improvement costs, it was noted that there are estimates within the information provided.

Mr. Wolke asked about efforts to sell the property, and noted that the mission of Commission is to foster saving a property if possible. He suggested selling the property and having it saved may have more value to the owner than demolition. Mr. Titterington commented that with an estimate of over $400,000 to improve the property does not provide a break even.

Bobby Phillips, on behalf of the applicant, was permitted to speak. Mr. Phillips advised that it was never the intent of the applicant to buy and then sell the property, rather with the church being landlocked, the purchase of this property was to protect the church property and the intent was to tear down the 126 S. Cherry St. property at some point.

Regarding possible motions that may allow the Commission to consider this when meetings could be held that permitted public attendance/ comments, it was stated that "table" is not appropriate that would mean the matter had to be tabled due to an emergency that needed addressing and then the body would come back together as soon as possible and make a determination.

Mr. Titterington commented that he does not believe a delay serves the greater good as that could lead to further deterioration, inside and out.

Mr. McGarry commented that he does not see a short delay creating a bigger burden on the church, and he assumes any major issue such as if there is a hole in the roof would be addressed by the owner immediately. It was stated that there is not a hole in the roof, just missing shingles at this time.

Mr. Kappers stated this is a tough call, weighing the church request versus the Southwest Historic District, that the applicant is a good steward, but there have also been delays on the part of the applicant.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to postpone indefinitely consideration of the application to demolish the property at 126 S. Cherry Street. VOTING: YES – Wolke, Oda, Ehrlich, and McGarry NO – Kappers, Titterington, Westmeyer.

MOTION ADOPTED.

There being no further business, the meeting adjourned at 4:56 p.m.

Respectfully submitted,

_____Chairman

_____Secretary

Jillian A. Rhoades, P.E.
City Engineer
937.339.2641
jillian.rhoades@troyohio.gov

TO: PLANNING COMMISSION

FROM: Jillian Rhoades, PE, City Engineer

DATE: MAY 18, 2020

SUBJECT: ***Alley Vacation west of 124 Ash St & 130 1/2 Ash St***

Attached is a copy of a Vacation Plat for the vacation of a portion of a 14' wide alley west of 124 Ash Street (Inlot 828) and 130 1/2 Ash Street located north of Franklin Street and west of Ash Street. The City does not have any buried infrastructure – water, sanitary sewer or storm sewer, but we do not know the location of other utilities that may exist such as cable, phone, electric or gas. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code.

The alley is currently unimproved and not utilized as an alley. Vacating the alley will not adversely impact any of the neighbors. Please find the alley vacation plat enclosed.

All adjacent property owners have signed the petition. Attached is the petition for the vacation of the alley. This document has been signed and dated by the adjoining property owners.

Staff requests that Planning Commission make a recommendation to City Council for this action contingent upon the City of Troy obtaining ownership of 124 Ash Street. Staff supports the alley vacation.

If you have any questions, please let me know.

CONSENT TO VACATION OF ALLEY: West of Ash Street and North of W. Franklin St., BETWEEN Inlot 10851 and Pt. Inlot 828 (124 Ash St.) and Pt. Inlot 827 (130 ½ Ash St.)

WE THE UNDERSIGNED BEING THE OWNERS OF ALL ABUTING PARCELS OF THE CROSS HATCHED ALLEY, SEE ATTACHED EXHIBIT, SHOWN HEREON WHICH WE AGREE MAY BE VACATED, DO HEREBY CONSENT TO SUCH VACATION AND WAIVE NOTICE OF THE PENDENCY OF SUCH PETITION.

ABUTING PARCEL OWNER of ~~124 Ash St. and~~ 130 ½ Ash St.:

Karen, President UCC Board of Trustees

Signed

Karen M. Boone 5.18.2020

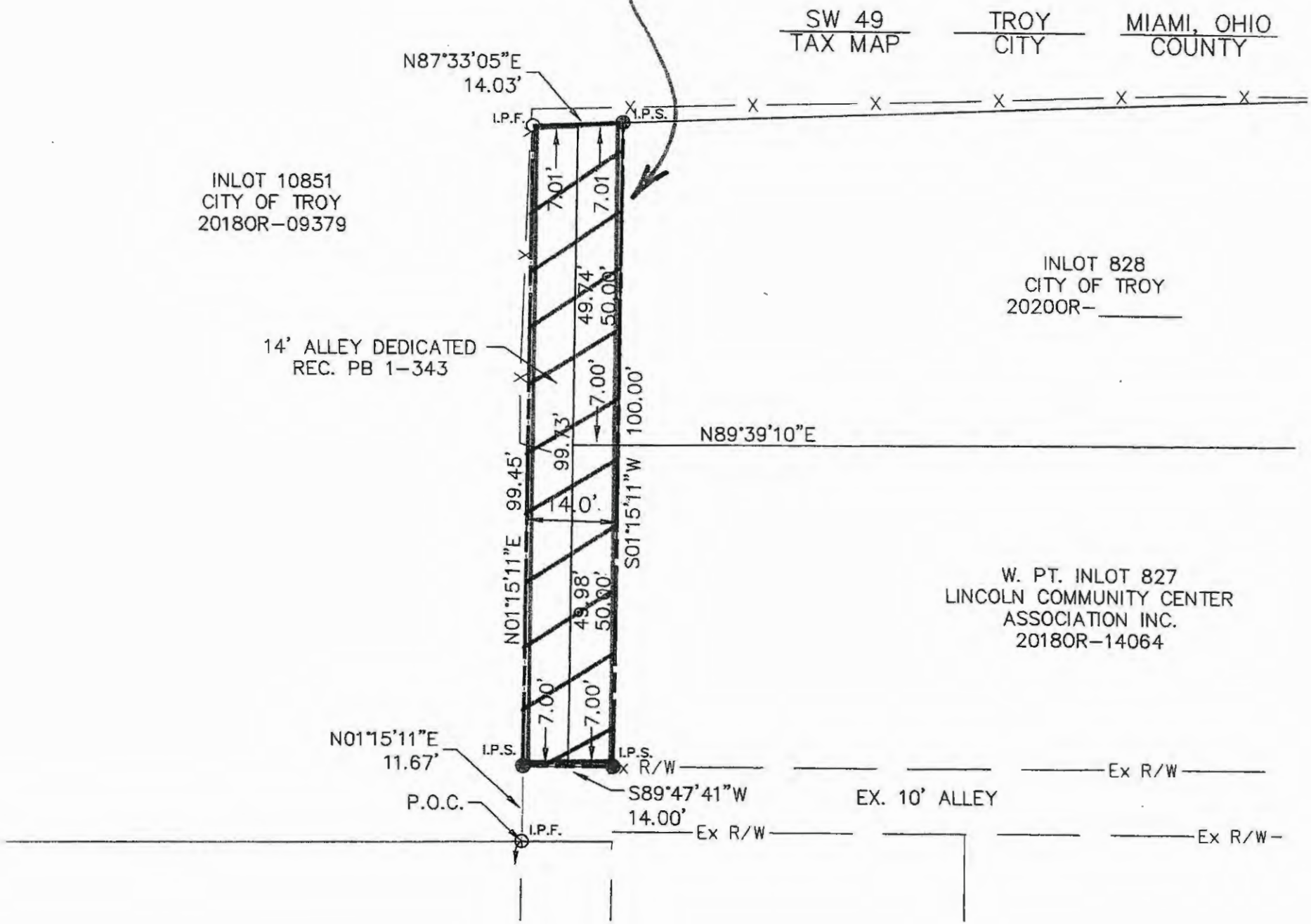
Printed Date

ABUTING PARCEL OWNER of Inlot 10851 AND 124 Ash St.:

Signed

Printed Date

ALLEY VACATION



ALLEY VACATION

SW 49 TAX MAP | TROY CITY | MIAMI, OHIO COUNTY

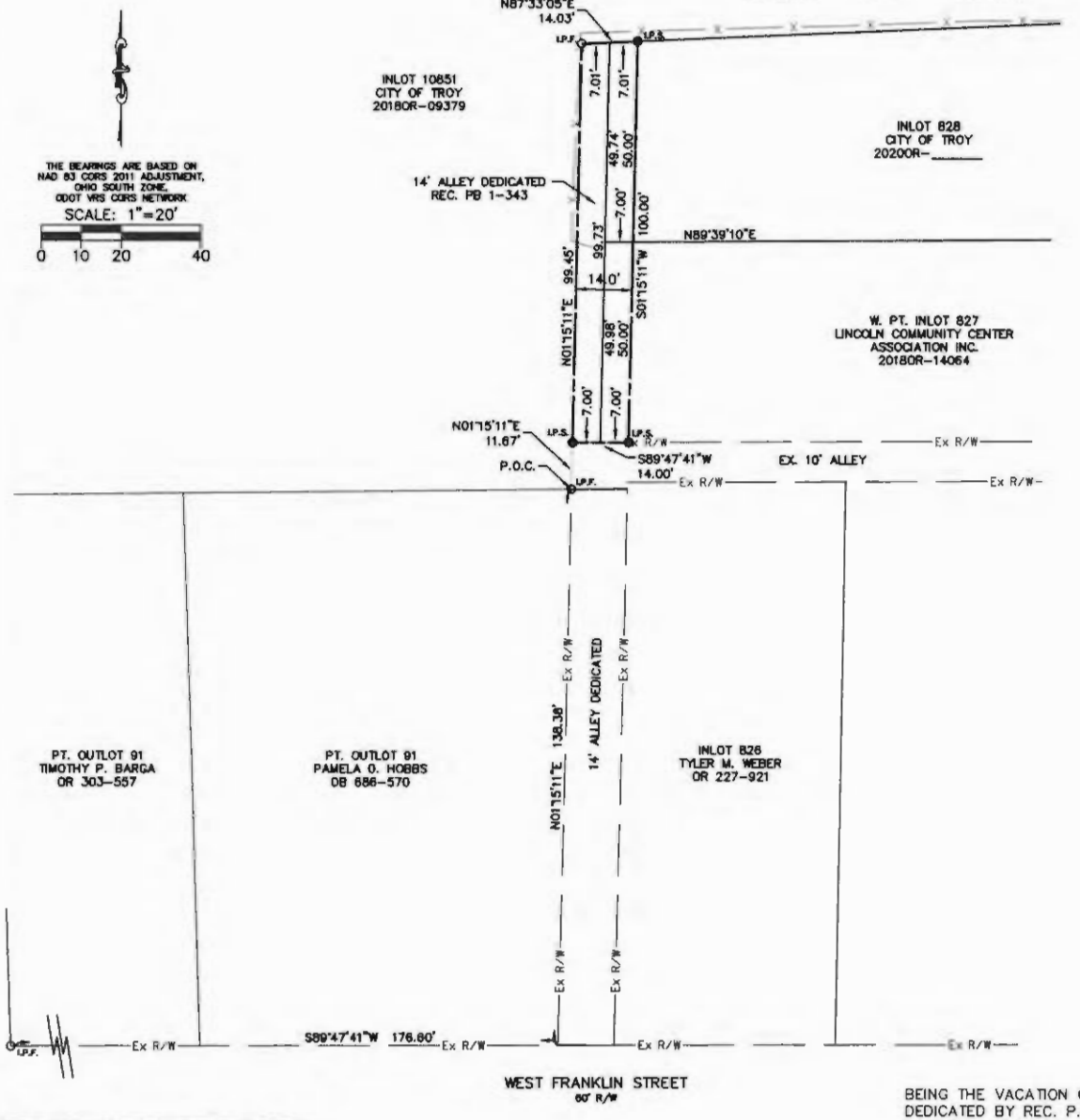
VOLUME_____, PLAT NO._____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE $_____

MIAMI COUNTY RECORDER _____ BY DEPUTY RECORDER _____

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20____,

MIAMI COUNTY AUDITOR _____ BY DEPUTY AUDITOR _____



CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 20_____ THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20_____ THIS PLAT WAS APPROVED BY ORDINANCE NO. O-_____-20_____
EFFECTIVE _____, 20_____

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

LEGEND

- ● I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○ I.P.F. IRON PIN FOUND

SURVEY REFERENCES

RECORD BOOK 1-343
SURVEY VOLUME 27-27

BEING THE VACATION OF A 14-FOOT ALLEY DEDICATED BY REC. P.B. 1, PG. 343 & 344 AND LOCATED NORTH OF WEST FRANKLIN STREET.

ALLEN J. BERTKE, P.S. #8629 _____ DATE _____

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.6554
CHOICEONEENGINEERING.COM

DATE:	03-11-2020
DRAWN BY:	AJB
JOB NUMBER:	MIATRO2006
SHEET NUMBER	1 OF 1

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	May 27, 2020
SUBJECT:	Historic District Review: 24 S.Short St.
OWNER:	Adam & Leslie Buzan
APPLICANT:	Doug Fay – Armour Roofing & Restoration

DISCUSSION:

The applicant requests the Planning Commission to review the siding modification to the of the residence located at 24 S. Short St. The property, is zoned R-5, Single Family Residential.

The Ohio Historic Inventory lists this property as a one and a half store frame bungalow style property. Constructed in 1919, with substantial brick wall and piers of the front porch across the entire building. A central gable roof dormer, original windows, doors and artificial siding added. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the replacement of the existing vinyl siding on the primary structure and rear accessory building.

The proposed replacement will be a fiber-cement siding (Hardiboard) and trim for the windows, fascia and soffits. This will replace the existing vinyl siding and trim that currently exists. The proposed color for the main body of the home, 8 feet high, batten styled in Bungalow Beige (SW7511) The remainder will be in Gale Force (SW7605). The shutters, trim, soffit, fascia and gutters to be installed in the color Steely Grey (SW7664). For the accessory building the colors will be reverse, with the siding being the Gale Force color. The trim in Bungalow Beige, and gutters in the Steely Grey.

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is a more appropriate style than the existing vinyl siding
- The alteration does not alter any of the historical or architectural features of the property.

24 S. Short St.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470

OHIO HISTORICAL SOCIETY
SINCE 1885

1. No.

2. County: Miami

Location of Negatives: City of Troy Devel Dept

Roll No.: K

Picture No.(s): 19

4. Present Name(s): Francis Lorton House ☐ Coded

5. Historic or Other Name(s): George Pfister House

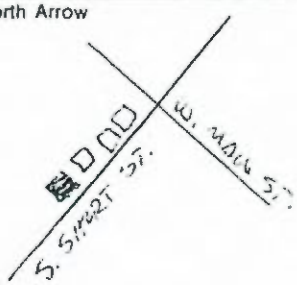
6. Specific Address or Location: 24 S. Short St.

6a. Lot, Section or VMD Number:

7. City or Village: Troy

If Rural, Township & Vicinity:

8. Site Plan with North Arrow



9. U.T.M. Reference

Quadrangle Name: Troy

Zone	Easting	Northing
16	733300	4435740

Site ☐ Structure ☐
Building ☒ Object ☐

11. On National Register? Yes ☐ No ☒

12. N.R. Potential? Yes ☐ No ☐

13. Part of Estab. Hist. Dist.? Yes ☒ No ☐

14. District Potential? Yes ☐ No ☐

15. Name of Established District (N.R. or Local): Troy Historic District

16. Thematic Association(s):

17. Date(s) or Period: 1919

17b. Alteration Date(s): Unknown

18. Style or Design: Bungalow ☒ High Style ☐ Elements

18a. Style of Addition or Element(s): N/A

19. Architect or Engineer:

19a. Design Sources:

20. Contractor or Builder:

21. Building Type or Plan: N/A

22. Original Use, if apparent: Residential

23. Present Use: Residential

24. Ownership: Public ☐ Private ☒

25. Owner's Name & Address, if known: Francis Lorton
24 S. Short St
Troy, OH

26. Property Acreage:

27. Other Surveys in Which Included: N/A

28. No. of Stories: 1 1/2

29. Basement? Yes ☒ No ☐

30. Foundation Material: Concrete surface

31. Wall Construction: Frame

32. Roof Type & Material: gable/asphalt shingle

33. No. of Bays: Front 3 Side

34. Exterior Wall Material(s): Art. siding

35. Plan Shape: Rectangular

36. Changes (Explain in #42): Addition ☐ Altered ☒ Moved ☐

37. Window Type(s): ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1

38. Building Dimensions: 30 x 45

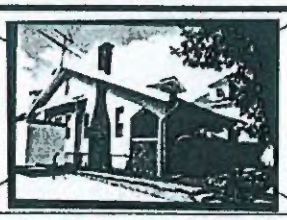
39. Endangered? Yes ☐ No ☐
By What?

40. Chimney Placement: Exterior sidewall

41. Distance from and Frontage on Road: 20 x 40

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)

One and a half story frame Bungalow style residence. CDF: include the Bungalow form with a front porch across the entire building, with substantial brick wall and piers; projecting bay on the south side; central gable roof dormer; original windows and doors. Artificial siding added.



PHOTO

43. History and Significance (Continue on reverse if necessary)

Built by George Pfister in 1919.

44. Description of Environment and Outbuildings (See #52)

Small urban setting of closely spaced buildings and numerous shade trees.

45. Sources of Information

Field observation
City of Troy
Miami Co. property records

46. Prepared by: J.Darbee/N.Recchie

47. Organization: F. Conaway & Assoc.

48. Date Recorded in Field: 5/97

49. Revised by

50a. Date Revised

50b. Reviewed by

1. No. | 2. County | 4,5. Present or Historic Name | 6. Specific Address or Location

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed:_____

Case #:_____

Date of Meeting:

_____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 4/25/20

Applicant Doug Fay Telephone No. 937.301.1535

Owner of Property Adam + Leslie Buzan Has the Owner been Notified? yes

Address of Project 24 Short St. Troy

Contact Address (if different than Project Address) #304 | 841 W. Main St. Troy

Name of Architect/Engineer and/or Contractor Doug Fay | Armour Roofing

Application for renovation to include the following:

- X Alteration
- [ ] Construction
- [ ] Moving A Building
- [ ] Painting
- X Repair
- [ ] Demolish – Principal Structure
- [ ] Demolish – Accessory Structure
- [ ] Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER: X

PRINTED NAME OF PROPERTY OWNER: Leslie Buzan

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Scanned with CamScanner

- House -

Main siding

↳ 1st 8 ft is bungalow beige

↳ the rest is gale force

Shutters, trim, soffit, fascia, gutters

↳ Steely gray

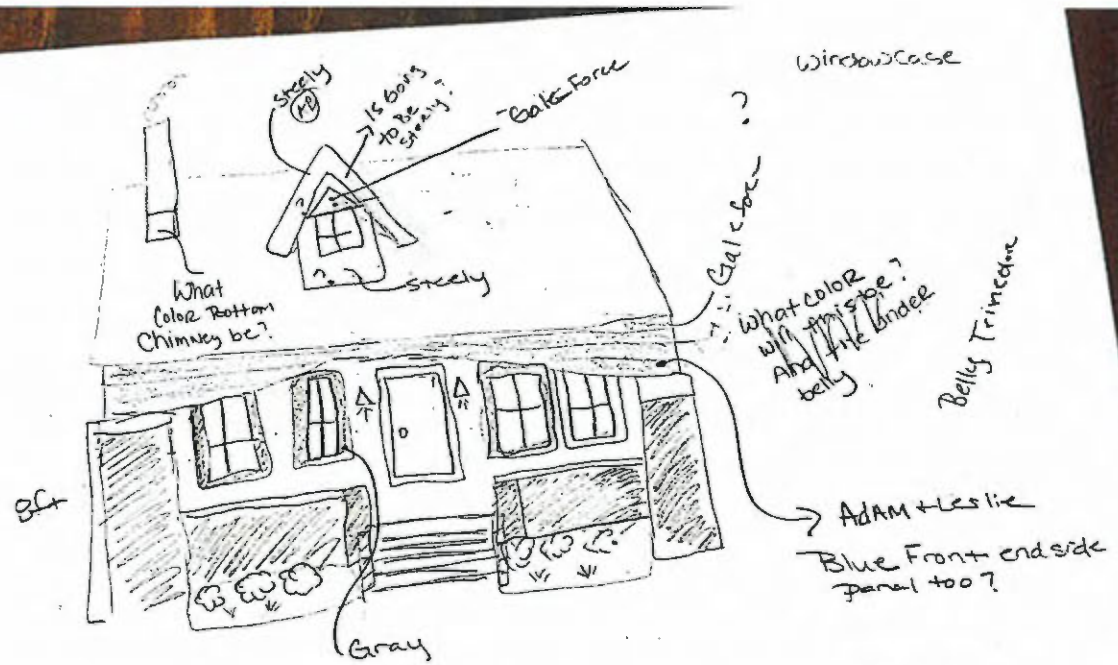
- Garage -

siding gale force

window trim beige

gray gutter

Scanned with CamScanner



Doug

Front House
Batten Board (vertical)
Bunglow Beige
Side cont. Batten Board 8ft (vertical)

Top House horizatal
Gale Force

+ Shutters + Gutter
Will be Gray?
And will the Gutters have protection screen

Chimney start

Garage

~~*What color?~~

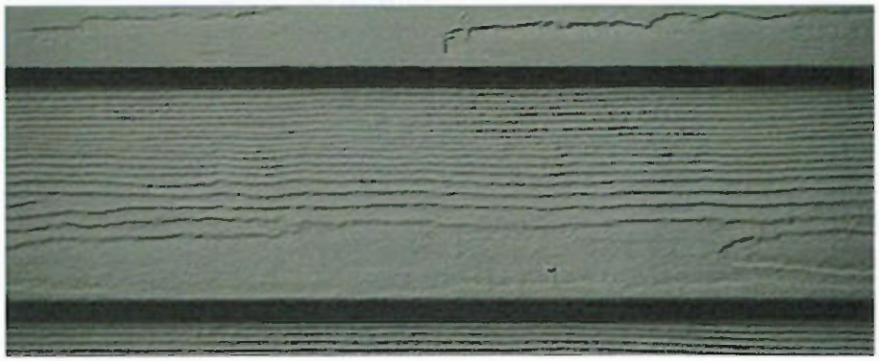
*Adam wants Blue

Scanned with CamScanner

24 S. Short St – Siding and Trim Colors.

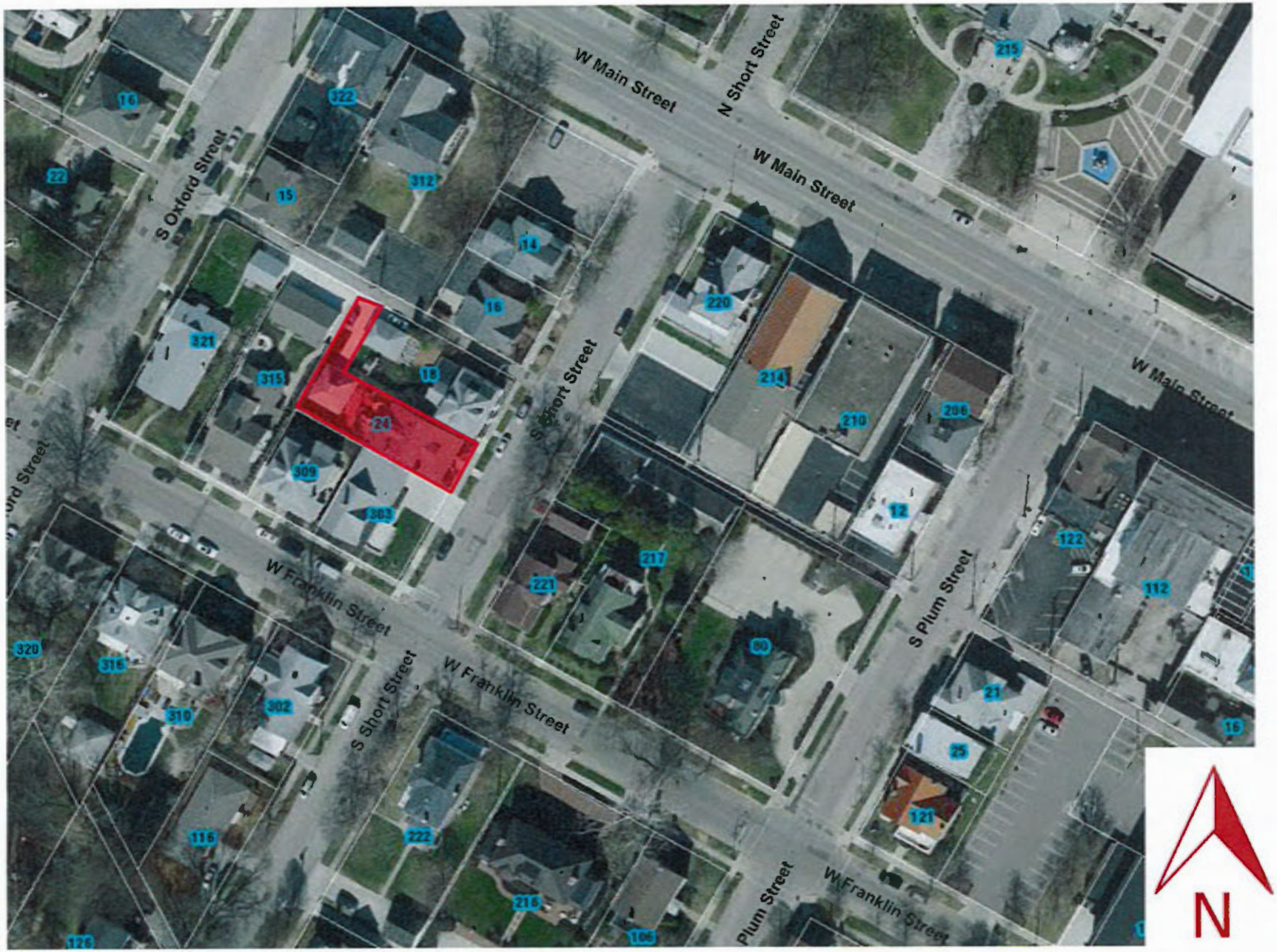
HardiePlank® Lap Siding

SELECT CEDARMILL



24 S Short St. – Streetscape

24 S. Short St. – Siding Modification



TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	May 27, 2020
SUBJECT:	Historic District Review: 302 W. Franklin St.
OWNER:	Brad & Morgan Hemmick
APPLICANT:	Doug Fay – Armour Roofing & Restoration

DISCUSSION:

The applicant requests the Planning Commission to review the siding modification to the of the residence located at 302 W. Franklin St. The property, is zoned R-5, Single Family Residential.

The Ohio Historic Inventory lists this property originally constructed in 1869 with later alterations, as a two-story vernacular residence. The structure retains its vernacular form but has been heavily altered. The exterior has been covered with vinyl siding and the windows and trim in aluminum wrap. The porch on the north side may be partly original. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the replacement of the existing vinyl siding and trim with new vinyl siding and trim for the entire structure.

The colors being proposed are for the main body of the house Seagrass color. The trim, corners, soffit and fascia will be in the color Grey Flannel. For the gable ends of the roof the application is requesting Harbor Stone color, using a shake style vinyl siding. (see attached)

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations will not adversely affect the streetscape
- The structure was already negatively altered with vinyl siding and the replacement will provide needed maintenance for the structure
- The alteration will not alter any of the architectural features of the property.

302 W. FRANKLIN ST.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470

OHIO HISTORICAL SOCIETY
SINCE 1885

1. No.

2. County: Miami

Location of Negatives: City of Troy Devel Dept.
Roll No.: I
Picture No.(s): 24

4. Present Name(s): Richard & Judith Hole House ☐ Coded

5. Historic or Other Name(s): E.A. Eaton House

2. County

Specific Address or Location: 302 W. Franklin St

3. Lot, Section or VMD Number

City or Village: Troy
If Rural, Township & Vicinity

7. Site Plan with North Arrow

8. U.T.M. Reference
Quadrangle Name: TROY
Zone: 16 | Easting: 733260 | Northing: 4435680

Site ☐ Structure ☐
Building ☒ Object ☐

11. On National Register? Yes ☐ No ☒
12. N.R. Potential? Yes ☐ No ☐
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐
14. District Potential? Yes ☐ No ☐

15. Name of Established District (N.R. or Local): Troy Historic District

16. Thematic Association(s)

17. Date(s) or Period: 1869, .
17b. Alteration Date(s): 1872,78,1910

18. Style or Design: N/A ☐ High Style ☐ Elements

18a. Style of Addition or Element(s): N/A

19. Architect or Engineer

19a. Design Sources

20. Contractor or Builder

21. Building Type or Plan: N/A

22. Original Use, if apparent: Single residence

23. Present Use: Same

24. Ownership: Public ☐ Private ☐

25. Owner's Name & Address, if known
Richard & Judith Hole
302 W.Franklin
Troy, OH

26. Property Acreage

27. Other Surveys in Which Included: N/A

28. No. of Stories: 2

29. Basement? Yes ☒ No ☐

30. Foundation Material: Poured concrete

31. Wall Construction: Frame

32. Roof Type & Material: Gable/Asphalt shingle

33. No. of Bays: Front 5 Side

34. Exterior Wall Material(s): Alum or vinyl siding

35. Plan Shape: Irregular

36. Changes (Explain in #42): Addition ☐ Altered ☒ Moved ☐

37. Window Type(s): ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1

38. Building Dimensions: 40 x 40

39. Endangered? Yes ☐ No ☐
By What?

40. Chimney Placement: 1 center roof
1 center in wing

41. Distance from and Frontage on Road: 20 x 60

4,5. Present or Historic Name

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)

Two story frame vernacular residence. Retains original vernacular form but has been heavily altered: such as siding, soffits, gable all clad with aluminum or vinyl, window trim all clad with new materials. The porch on the north side may be partly old or original. CDF: include 1/1 windows; main entrance door and trim.

PHOTO

6. Specific Address or Location

43. History and Significance (Continue on reverse if necessary)

Built by E.A. Eaton in 1869. Additions or renovations were done in the years 1872, 1878 and 1910.

44. Description of Environment and Outbuildings (See #52)

Small urban setting of closely spaced buildings and numerous shade trees..

45. Sources of Information
Field observation
City of Troy
Miami Co. preperty records

46. Prepared by: J.Darbee/N.Recchie

47. Organization: F. Conaway & Assoc.

48. Date Recorded in Field: 5/97

49. Revised by

50a. Date Revised

50b. Reviewed by

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 4/25/20

Applicant Doug Fay Telephone No. 937.301.1535

Owner of Property Brad + Morgan Hemmick Has the Owner been Notified? yes

Address of Project 302 W. Franklin

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Armour Roofing and Restoration

Application for renovation to include the following:

- [x] Alteration
- [ ] Construction
- [ ] Moving A Building
- [ ] Painting
- [x] Repair
- [ ] Demolish – Principal Structure
- [ ] Demolish – Accessory Structure
- [ ] Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

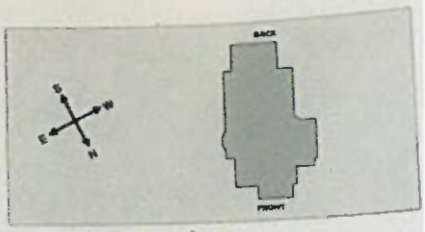
Morgan Hemmick

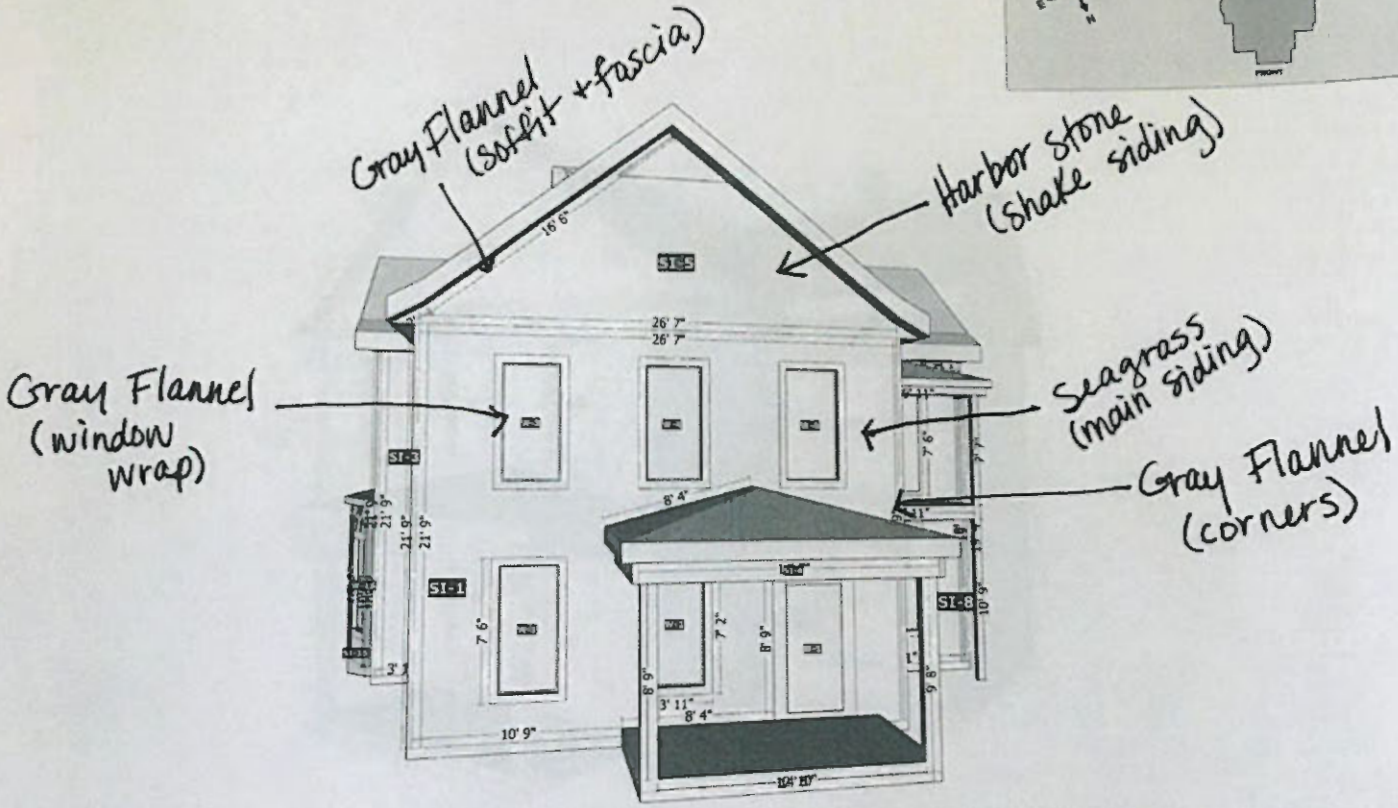
PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Scanned with CamScanner

HOVER **Complete Measurements** 302 West Franklin Street, Troy, OH
FRONT





ic. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover
ds, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

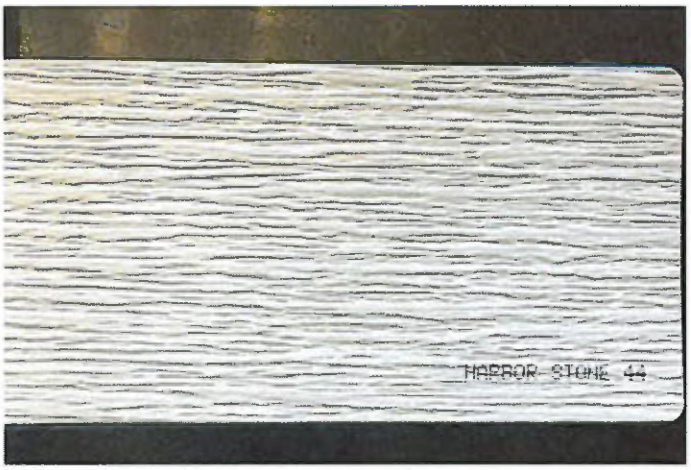
ent is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or
to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

PROPERTY ID:
MORGAN HEM

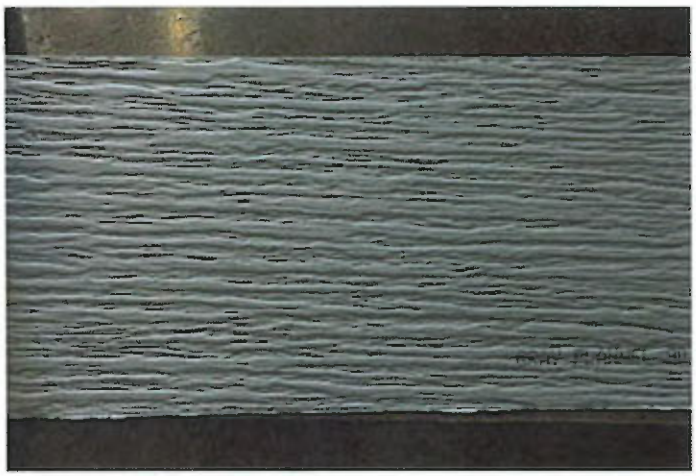
Scanned with CamScanner

302 W Franklin Ave – Siding Colors

Seagrass
To be used on: Main siding color for walls



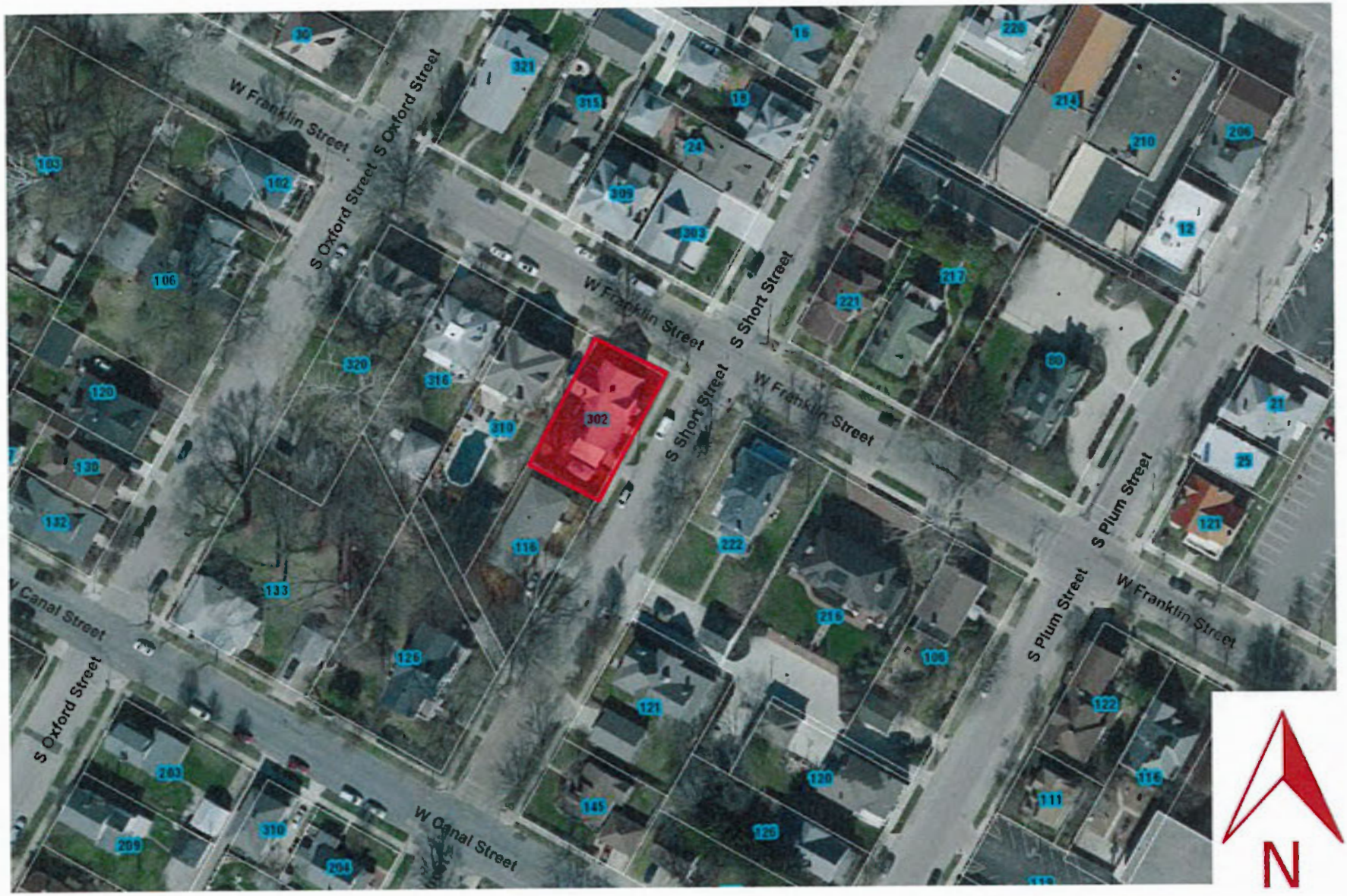
Harbor Stone
To be used on: Gable end, Shake siding design
Example to the right



Grey Flannel
To be used on: Soffit, Fascia, Window trim and Corners

302 W. Franklin St. – Streetscape

302 W. Franklin St. – Siding Modification



TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	May 27, 2020
SUBJECT:	Historic District Review: 103 1/2 E Main St.
OWNER:	Lodge IORM 222
APPLICANT:	David Ross – President of IORM 222

DISCUSSION:

The applicant requests the Planning Commission to review the proposed modification to the building located at 103 1/2 E. Main St. The property, is zoned B-3, Central Business District.

The Ohio Historic Inventory lists this property as a three story High Victorian Italianate style commercial property. Constructed in 1871, stone pillars, iron mullion columns and small light transoms. Noted as a significant contributor to the historic district and in the commercial core of the city. This property is on the National Historic Registry.

PROPOSAL:

The applicant is requesting the addition of a metal framed, vinyl awning over the second-floor deck on the N. Walnut St. side portion of the building.

The proposed awning is a vinyl material, in the 546 Stone Gray\ color to match the exterior color of the building. The overall size will be 10 feet by 16 feet. For reference this is the same material, structure and company that installed the Caroline's awning along the public square. The awning will provide some coverage on the existing second floor deck and provide some protection to the entry door below on the first floor. (provided drawing attached)

RECOMMENDATION:

Staff recommends approval of the proposed modification based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed alteration is in keeping with the current building color.
- The alteration does not alter any of the historical or architectural features of the property.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA 273-05
10928-00027W

2. County
Miami

3. Location of Negatives
Regional Office 5HA M 2

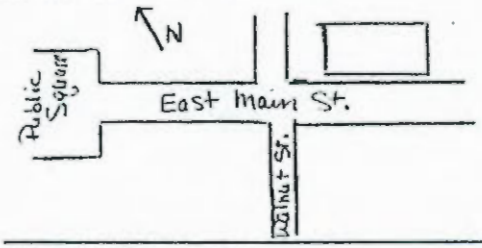
4. Present Name(s)
Red Man Building

5. Other Name(s)
Joseph Pearson Building

6. Specific Location
~~107~~ E. Main
101-103-105 E. Main

7. City or Town If Rural, Township & Vicinity
Troy

8. Site Plan with North Arrow



9. Coordinates Troy
Lat. _____ Long. _____
U.T.M. Reference

Zone	Easting	Northing
16	738730	4435610

Site ☐ Structure ☐
Building ☒ Object ☐

11. On National Register? Yes ☒ No ☐
12. Is It Eligible? Yes ☐ No ☐
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐
14. District Potent'l? Yes ☐ No ☐

15. Name of Established District
Troy Public Square Historic Dist.

16. Thematic Category
C

17. Date(s) or Period
1871

18. Style or Design
High Victorian Italianate

19. Architect or Engineer

20. Contractor or Builder

21. Original Use, if apparent
commercial

22. Present Use
commercial

23. Ownership Public ☐ Private ☒

24. Owner's Name & Address, if known
Lodge IORM 222
103 1/2 E. Main St, Troy, OH

25. Open to Public? Yes ☐ No ☒

26. Local Contact Person or Organization
Troy Historical Society

27. Other Surveys in Which Included
NATIONAL REGISTER

28. No. of Stories 3
29. Basement? Yes ☒ No ☐
30. Foundation Material
stone
31. Wall Construction
brick
32. Roof Type & Material
truncated hip asphalt shi
33. No. of Bays Front 9 Side 5
34. Wall Treatment
stucco
35. Plan Shape rectangular
36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐
37. Condition
Interior _____
Exterior excellent
38. Preservation Underway? Yes ☒ No ☐
39. Endangered? By What? Yes ☐ No ☒
40. Visible from Public Road? Yes ☒ No ☐
41. Distance from and Frontage on Road
Street front 100' wide

42. Further Description of Important Features
With the exception of an ugly aluminum awning the store front is basically intact. The front has stone pillars, iron mullion columns and small light transoms. Windows are 1/1 and triple sash with stone lintels and sills. Quions and a bracketed box cornice with panelled frieze define the terminals. A three bay addition to the right is lower but similar.

43. History and Significance
A significant contributor to the historic district.

Built by Joseph Pearson in 1871.

44. Description of Environment and Outbuildings
In the commercial core of Troy.

45. Sources of Information

46. Prepared by
L.S. Gannon, Jr.

47. Organization
Regional Office 5HA

48. Date

49. Revision Date(s)

MIA 273-05 Miami Red Man Building

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed:_____

Case #:_____

Date of Meeting:

_____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 5-15-2020

Applicant David Ross Telephone No. 937-604-2373

Owner of Property Redmen Lodge Tonquas 222 Has the Owner been Notified? Yes

Address of Project 103½ E. Main St.

Contact Address (if different than Project Address)_____

Name of Architect/Engineer and/or Contractor Glawe Awning and Tent Co.

Application for renovation to include the following:

- ✓ Alteration
- Construction
- Moving A Building
- Painting
- Repair
- Demolish – Principal Structure
- Demolish – Accessory Structure
- Other:_____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

David A. Ross sachem/President IROM Tonquas 222

SIGNATURE OF PROPERTY OWNER: **PRINTED NAME OF PROPERTY OWNER:**

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

TONQUAS TRIBE NO. 222
IMPROVED ORDER OF RED MEN

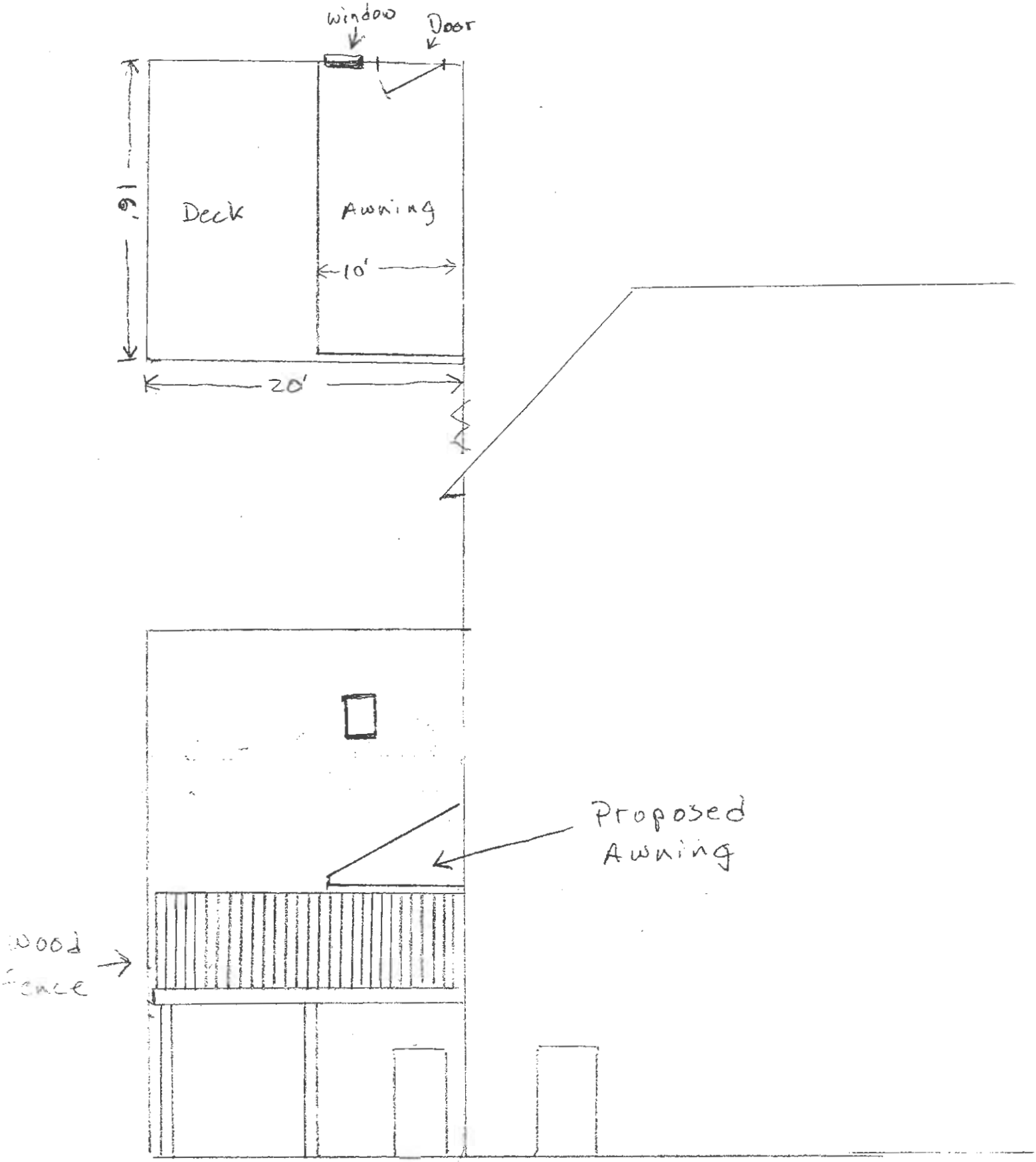
103 1/2 E. MAIN STREET
TROY, OHIO 45373
937-339-1076

5-15-2020

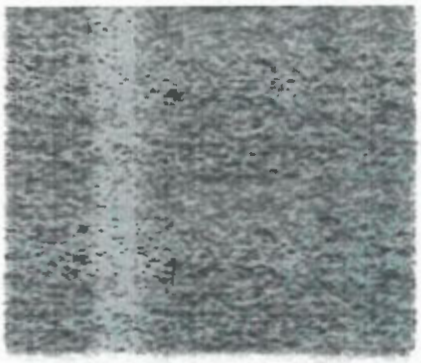
Dear Planning Commision,

The Redmens Lodge at 103½ E. Main Street Proposes to install a steel frame awning covered with a stone gray fire resistant vinyl covering. The color is approximate to the existing gray body color of the structure. The location will be at the rear corner of the building above the second floor wood deck. It will be 10' x 16' in demention. Enclosed is a drawing of the location site, a color chart, and a picture of the wall of which the awning will be attached. Please not that Glawe Awning installed the awning at the Caroline and the awning we propose will be of the same structure and materials. We appreciate your consideration of this matter and look forward to your reply. If you should have any questions, please don't hesitate to call.

Sincerely, David Ross (sachem)

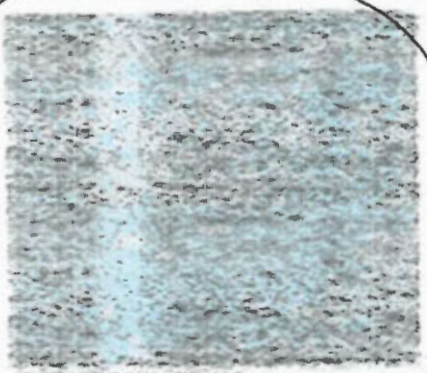


N. Walnut St. View



528 PEWTER
858528

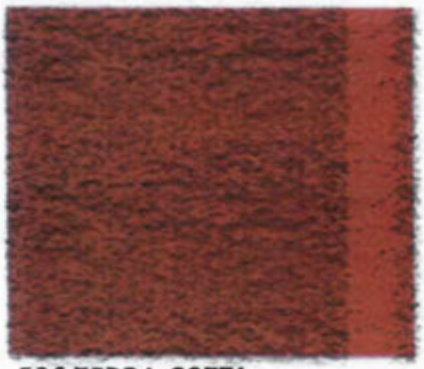
525 ENGLISH BROWN
858525



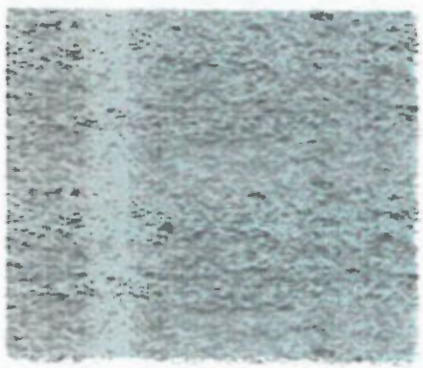
546 STONE GRAY
858546

516 BROWN
858516

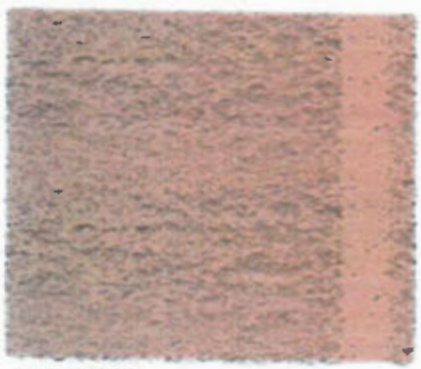
540 TIMBER
858540



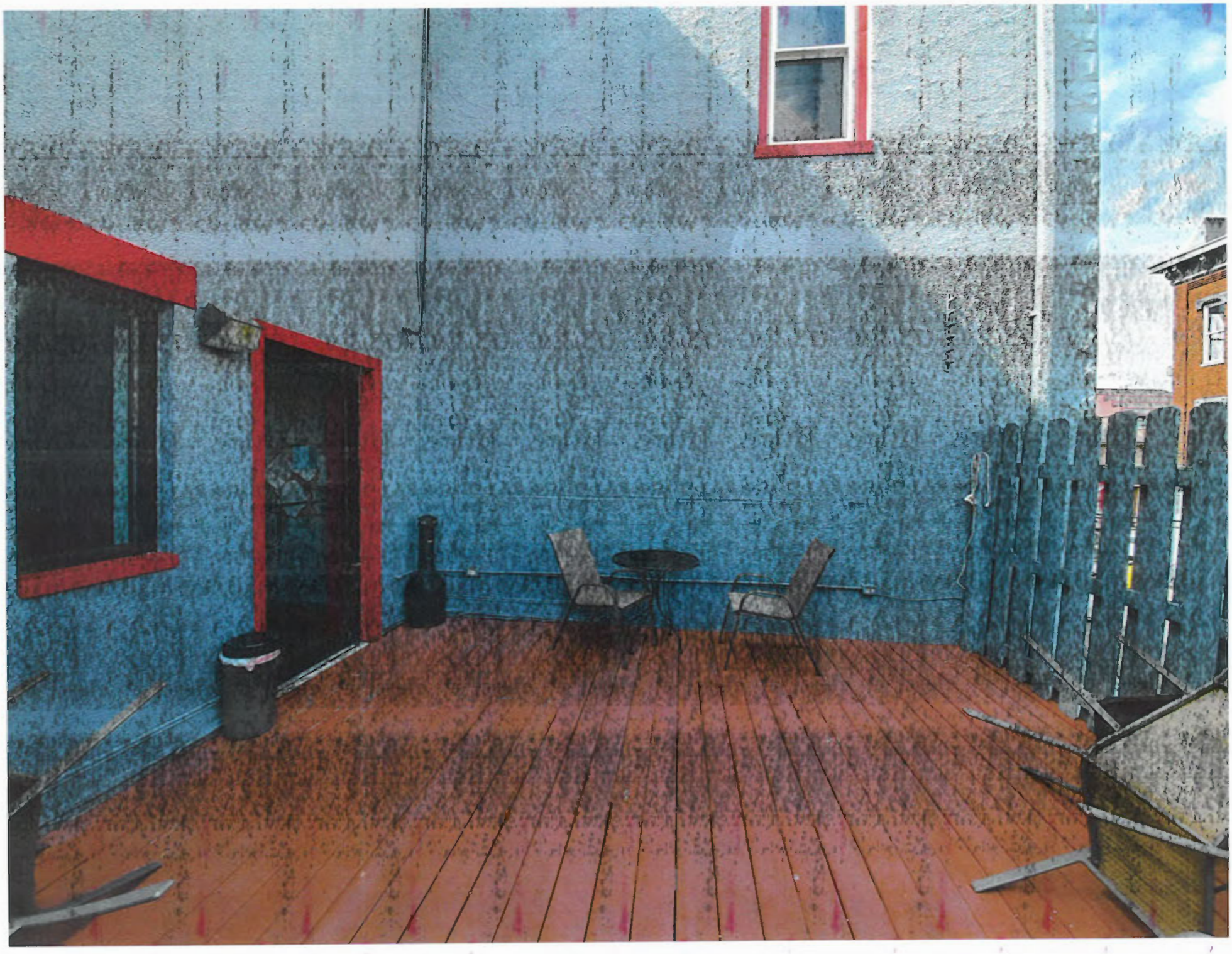
526 TERRA COTTA
858526



522 BEIGE
858522

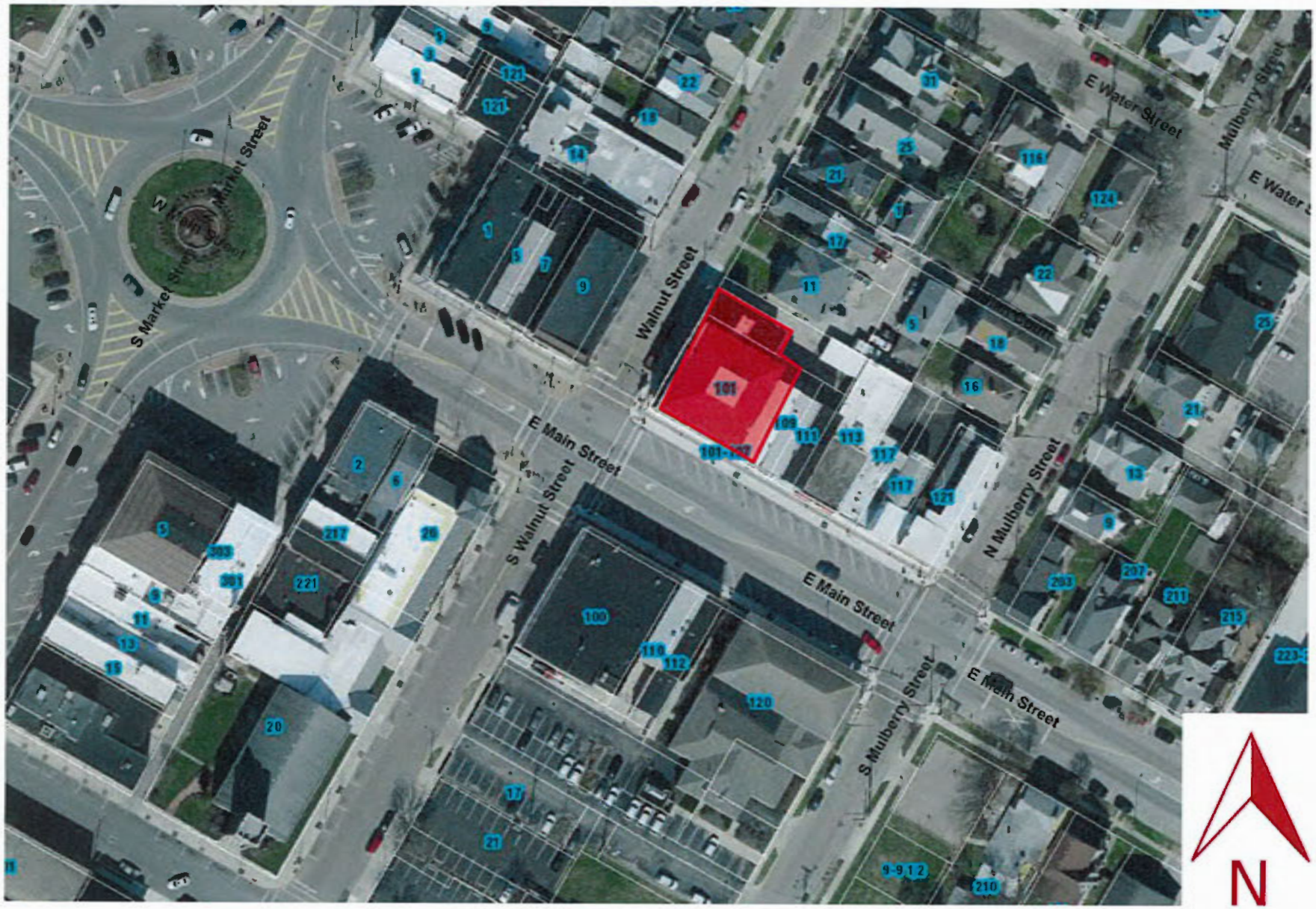


515 BUFF
858515



103 E. Main St. – Streetscape

101 E. Main St. – Canopy



TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	May 27, 2020
SUBJECT:	Historic District Review: 221 S. Market St.
OWNER:	Solutions Real Estate Investments, LLC-Jim and Judy Kaster
APPLICANT:	T&G Howard Enterprises, LLC - Meraki: A Salon and Spa

PROPOSAL:

Terri Howard of Meraki: A Salon and Spa is asking for the Planning Commission to review a wall sign for 221 S. Market St.

DISCUSSION:

The OHI form describes this building as a two-story vernacular commercial building with a gable roof over half the building and a flat roof over the remaining half. All trim and windows look original. The three storefronts survive in close to original form. This property is not listed on the National Historic Registry.

This is a resubmission of a previously discussed sign, where the original application had the sign on a white background. The commission did not approve that sign based on the light gray color of the building and the white background. The applicant has now amended the sign based on the Planning Commission meeting on October 23, 2019. The size of the proposed sign is 15.75 square feet and is under the permitted allowance for this tenant including the previously approved and installed signage. The material is an aluminum composite to have a black background, white lettering and a Jalapeno colored strip to match the existing signage on the front. This sign will be installed flush to the wall, on the north side wall, which faces their off-street parking.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval based on the following:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign complements the current colors of the building and the existing signage on the building;
- The proposed sign is cohesive with the existing elements of the building.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed:_____

Case #:_____

Date of Meeting:

_____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 5/20/2020

Applicant Meraki A Salon and SPA Telephone No. 937 702-1122

Owner of Property Jim & Judy Kaster Has the Owner been Notified? yes

Address of Project 221 S. Market St. Troy, OH 45373

Contact Address (if different than Project Address) 1517 Brookfield Lane, Troy, OH

Name of Architect/Engineer and/or Contractor Haas Signs

Application for renovation to include the following:

- ☐ Alteration
- ☐ Construction
- ☐ Moving A Building
- ☐ Painting
- ☐ Repair
- ☐ Demolish – Principal Structure
- ☐ Demolish – Accessory Structure
- ☑ Other: Sign

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Jeri Emerick-Howard

SIGNATURE OF PROPERTY OWNER: **PRINTED NAME OF PROPERTY OWNER:**

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Robert Watson

From: Jim Kaster <jksolutions@woh.rr.com>
Sent: Monday, May 18, 2020 3:58 PM
To: Robert Watson
Cc: merakiasalonandspa@yahoo.com
Subject: signage

Robert,
Teri and Greg Howard/Merakia salon and spa have our permission to put a sign up on the north side of the building at 221 S. Market St. Troy, Ohio. If you have questions or need any further verification, please call Jim at 937-672-7446 or Judy at 937-271-9603.
Thank you,
Jim & Judy Kaster

Virus-free. www.avast.com

1. No.	2. County: Miami	4. Present Name(s): S. Cooper LMT, Insurance Agency, Troy United Fund Inc. ☐ Coded	
Location of Negatives: City of Troy Devel. Dept		5. Historic or Other Name(s): J. Pfeiffer Building	
I No.: A	Picture No.(s): 29,30		

Specific Address or Location: 229-35 S. Market St.

Lot, Section or VMD Number:

City or Village: Troy — **If Rural, Township & Vicinity:**

Site Plan with North Arrow:

U.T.M. Reference
Quadrangle Name: TROY
Zone: 16 — Easting: 739494 — Northing: 4435360

10.	Site ☐	Structure ☐	
	Building ☒	Object ☐	
11. On National Register?	Yes ☐ No ☒	12. N.R. Potential?	Yes ☐ No ☐
13. Part of Estab. Hist. Dist.?	Yes ☒ No ☐	14. District Potential?	Yes ☐ No ☐

15. Name of Established District (N.R. or Local): Troy Historic District

16. Thematic Association(s): Commercial
17. Date(s) or Period: 1880 — 17b. Alteration Date(s): Unknown
18. Style or Design: N/A — ☐ High Style ☐ Elements
18a. Style of Addition or Element(s): N/A
19. Architect or Engineer:
19a. Design Sources:
20. Contractor or Builder:
21. Building Type or Plan: Commercial
22. Original Use, if apparent: Commercial
23. Present Use: Commercial
24. Ownership: Public ☐ Private ☒
25. Owner's Name & Address, if known: James Kaster, 1537 Brookfield Ln, Troy, OH
26. Property Acreage:
27. Other Surveys in Which Included:

28. No. of Stories: 2
29. Basement? Yes ☒ No ☐: Probably
30. Foundation Material: Ashlar
31. Wall Construction: Frame
32. Roof Type & Material: Gable/Flat/Metal/Tarpaper
33. No. of Bays: Front 4 — Side Unknown
34. Exterior Wall Material(s): Aluminum Siding
35. Plan Shape: Rectangular
36. Changes (Explain in #42): Addition ☐ Altered ☒ Moved ☐
37. Window Type(s): ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1
38. Building Dimensions: 60 x ?
39. Endangered? Yes ☐ No ☐ By What?
40. Chimney Placement: Unknown
41. Distance from and Frontage on Road: 15 x 70

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)

Two story vernacular commercial building with a gable roof over half of the building & a flat roof over the remaining, including a new concrete block addition on the rear. All trim & windows look original, however, the entry door is new. Three storefronts survive in close to original form, transoms are covered but may exist. CDF: All storefronts, all trim & windows, grackets, soffits & trim in gable.

Brackets?

43. History and Significance (Continue on reverse if necessary)

The building was constructed by J.Pfeifer in 1880.

44. Description of Environment and Outbuildings (See #52)

Downtown commercial core area.

45. Sources of Information

Field observation
City of Troy
Miami Co. property records

46. Prepared by: J.Darbee/N.Recchie
47. Organization: F. Conaway & Assoc.
48. Date Recorded in Field: 5/97
49. Revised by
50a. Date Revised
50b. Reviewed by

1. No. | 2. County | 4,5. Present or Historic Name | 6. Specific Address or Location

54" x 42"= 15.75 sq ft
3mm ACM Matte Black
Panel, lettered 1-side
w/ White Lettering &
Jalapeno Stripe

221 S. Market St. – Streetscape

221 S. Market St. – Meraki

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	May 27, 2020
SUBJECT:	Rezoning: 1375 S. Union St. Lot D08-106648 (6.1241 acres, 26,7458 sq. ft.)
OWNER:	J&B Properties of Troy LLC
APPLICANT:	Steve Bruns (co-owner)

BACKGROUND:

The applicant is requesting the Planning Commission to consider allowing the rezoning of 1375 S. Union St. Lot D08-106648. The applicant requests that the zoning of the parcel be given the zoning district of the M-3 General Industrial District.

The land, consisting of 6.1421 acres is currently a vacant parcel previously annexed into the city in January 22, 2019 (Ordinance-02-19). The other surrounding zoning districts are County Zoning to the west of I-1, Light Industrial, south is County Zoning B-1, Highway Business, east is City of Troy M-2 Light Industrial, and north is City of Troy M-3 General Industrial District.

DISCUSSION:

The application was submitted to place a required City of Troy zoning district upon the recently annexed property as required by the zoning ordinance. The requested zoning is consistent with the surrounding properties.

The Zoning Code describes the current M-3 General Industrial zoning district as " designed to accommodate a broad range of manufacturing, servicing and processing uses."

Attached to this report is a map showing the surrounding zoning districts and properties within a two hundred and fifty-feet radius of the land proposed to be reclassified. (*Exhibit D*)

Per Figure 14-4, SE Future Land Uses of the Comprehensive Plan, the area is designated as being zoned for Industrial Use. (*Attached*)

The annexation of this property and proposed zoning district will allow for new business or expansion of the industrial sector in the City of Troy. The industrial zoning district will lend to accomplishing several goals in the comprehensive plan and the possibility to re-use an under-utilized, vacant property.

Goal #3: Capture economic development opportunities via local business expansions and recruitment of new businesses. The annexation and continued zoning of the industrial land will allow for the property to be marketed for new business or expansion of industrial business in city limits.

Goal #4: Use or reuse vacant or underutilized commercial and industrial structures. The land is currently vacant and underutilized. With the annexation and industrial zoning designation the property could become re-utilized and developed for industrial use.

#5: Ensure an adequate supply of viable industrial land for both small and large companies. Assigning the M-3 zoning designation will create viable industrial land to be utilized.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed zoning district already exists to the north and the property was previously zoned industrial while in the county.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The permitted uses allowed in the zoning district are compatible and similar to the uses that currently exist in the surrounding area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities can be provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land with the M-3 zoning classification

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

This would not correct any errors in the application of the Zoning Code.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not recommend a public hearing.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning is consistent with both the desired goals of the Comprehensive Plan, the surrounding uses and zoning districts. The proposed rezoning provides an available industrial zoned property for re-utilization.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from county zoning I-2 General Industrial to City of Troy zoning M-3 General Industrial District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- Permitted uses in the proposed district are consistent with permitted uses in the surrounding area; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

Office Use Only

Date Filed 2-10-2020
Accepted by SS
Filing Fee Pd. $150.00
Receipt # 44232

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 1375 S. UNION ST. TROY OHIO (Street Address)

being lot number(s) C06-018600 (Parcel Identification Number) from I-2 - Heavy Industrial (Existing Zoning Classification) to M 3 (Proposed Zoning Classification).

OWNER		APPLICANT	
Name	J+B PROPERTIES	Name	STEVE BRUNS
Address	SAME AS →	Address	3050 TIPP-COWLESVILLE RD
City		City	TIPP CITY
State		State	OHIO
Zip Code		Zip Code	45371
Phone No.		Phone No.	339-2300
Fax No.		Fax No.	339-8051
Email		Email	sbruns@brunsgc.com

The applicant is the CO-OWNER (State the interest of the applicant) of the property, which is subject to this application.

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. ✓ The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
   a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
   b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
   c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
      i. Include one (1) copy of County Tax Maps
      ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of $150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HEREWITH ARE TRUE.

_____
(Applicant Signature)

Subscribed and sworn to before me this 7th day of February, 2020

My Commission Expires December 9, 2020
(Month/Date/Year)

NOTARY PUBLIC STATE OF OHIO

KEVIN T. BLAKELEY, Notary Public
In and for the State of Ohio
My Commission Expires Dec. 9, 2020
Recorded in Darke County

Kevin T. Blakeley
(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

_____	EXHIBIT A	Reasons for Zoning Reclassification
_____	EXHIBIT B	Legal Description
_____	EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
_____	EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
_____	EXHIBIT E	Property Owners List within 250 feet of parcel
_____	Labels	Two (2) Sets of Mailing Labels of Property Owners
_____	Copies	(1) Complete Electronic Set
_____	Map(s)	County Tax Map(s)
_____	Filing Fee	Check issued to City of Troy for $150.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: _____ 2nd: _____ 3rd: _____ PUBLIC HEARING DATE

_____ COUNCIL COMMITTEE RECOMMENDATION

Approved: _____ Denied: _____ CITY COUNCIL ACTION

Ordinance Number: _____

Effective Date:

Revised 10/25/11

Exhibit B

806459 1
Tx:4038155
MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2017OR-06572
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/01/2017 3:19:29 PM

REFERENCES 0
RECORDING FEE 36.00
PAGES: 3

Faust Bt

TRANSFERRED 504
In compliance with ORC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor
Deny Andress
JUN 01 2017

Total Fee: $ 260.00
ORC 319.54 $ 130.00
ORC 322.02 $ 130.00
Exempt ☐

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY CA DATE 5/24/17

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That **Spartan Supply Co., au Ohio Corporation**, for valuable consideration paid grants, with general warranty covenants, to **J & B Properties Of Troy, LLC, an Ohio Limited Liability Company, its successors and assigns forever,**

whose tax mailing address is **3050 Tipp-Cowlesville Road, Tipp City, Ohio 45371** the following real property:

Situate in the Township of Concord, County of Miami, and State of Ohio, described as follows: Being a part of the Northwest Quarter of Section Thirty-four (34), Town Five (5), Range Six (6), and more particularly described as follows:

Beginning at a railroad spike which marks the Northwest corner of Section Thirty-four (34), same being a point on the centerline of Union Street at the South corporation line of the City of Troy, thence South 1° 21' East with the West line of Section Thirty-four (34) and the centerline of Union Street Three Hundred Forty-one and Seven Tenths (341.7) feet to a railroad spike at the place of beginning of the tract herein described; witness an iron pin Thirty (30) feet distant on line next described; thence North 89° 03' East Two Hundred Ninety-four and Five Tenths (294.5) feet to an iron pin on the West right-of-way line of the Baltimore and Ohio Railroad; thence South 14° 23' East with the West line of said railroad right-of-way line Seven Hundred Eighty and Nine Tenths (780.9) feet to an iron pin; thence South 88° 21' West Four Hundred Seventy and Fifty-five Hundredths (470.55) feet to a railroad spike in the West line of Section Thirty-four (34) and the centerline of Union Street witness an iron pin Thirty (30) feet distant on line last described; thence North 1° 21' West with the West line of Section Thirty-four (34) and the centerline of Union Street Seven Hundred Sixty-four and Eight Tenths (764.8) feet to the place of beginning, containing Six and Six Hundred Ninety-eight Thousandths (6.698) Acres. Vol. 17, Page 81, Record of Land Surveys.

Subject to easements, restrictions, conditions, and reservations of record, and all zoning ordinances and legal highways.

EXCEPTING THEREFROM the following:

Situate in the Township of Concord, County of Miami, State of Ohio, and being a part of the Northwest Quarter of Section Thirty-four (34), Town Five (5), Range Six (6) East, more particularly described as follows:

Beginning at a railroad spike in the centerline of Union Street which marks the

Northwest corner of the Northwest Quarter of Section 34, thence South 1° 21' East with the centerline of Union Street and the West line of Section 34, 341.7 feet to a railroad spike at the place of beginning of the tract herein described;

Thence North 89° 03' East 294.5 feet to an iron pin on the West right-of-way line of the Baltimore and Ohio Railroad;

Thence South 14° 23' East, with the West line of said railroad right-of-way, 82.25 feet to an iron pin;

Thence South 89° 03' West, 313.04 feet to a P. K. nail in the centerline of Union Street and West line of Section 34, witness an iron pin 30.0 feet distant on line last described;

Thence North 1° 21' West with the centerline of Union Street and the West line of Section 34, 80.0 feet to the place of beginning.

The above described tract contains a total of 0.558 acres, same being subject to all legal highways, easements, and restrictions of record.

Description prepared by Richard W. Klockner, Professional Surveyor, in accordance with a survey filed in the Miami County Engineer's Records of Land Surveys Volume 27, Page 56.

See Volume 642, Page 8, of the Miami County Deed Records.

Leaving after said exception 6.14 acres, more or less.

Parcel No.: C06-018600

Prior Instrument Reference: Volume 139, Page 986 of the Official Records of Miami County, Ohio.

Grantee hereby assumes and agrees to pay real estate taxes and assessments due and payable in June, 2017 and thereafter as part of the consideration herein.

Witness its hand this 1st day of June, 2017.

SPARTAN SUPPLY CO.,
an OHIO CORPORATION

By: _____
Timothy W. Carpenter, its Chief Executive Officer

STATE OF OHIO, COUNTY OF MIAMI, SS:

Before me, a Notary Public in and for said county and state, personally appeared the above named Spartan Supply Co., an Ohio Corporation, by Timothy W. Carpenter, its Chief Executive Officer, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and the duly authorized free act and deed of Spartan Supply Co., an Ohio Corporation.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal this 1st day of June, 2017.

Notary Public

NOTARY PUBLIC STATE OF OHIO

WILLIAM J. FULKER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.
Recorded In Miami County

This instrument prepared by:
William J. Fulker
Attorney at Law
Ohio Supreme Ct. #0003299
P. O. Box 8
12 South Cherry Street
Troy, Ohio 45373
Phone:(937) 335-8324
Facsimile: (937) 339-7155
e-mail: wjfulker@woh.rr.com
WJF/csb

EXHIBIT A

LEGAL DESCRIPTION

ANNEXATION OF 10.284 ACRES TO THE CITY OF TROY

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 33, TOWN 5, RANGE 6, CONCORD TOWNSHIP, MIAMI COUNTY, OHIO AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing for reference at a stone found at the northeast corner of the southwest corner of Section 33;

thence, South 89°-53'-36" West, 2090.94 feet, along the half section line to an iron pin found;

thence, on a curve to the left with a radius of 211.50 feet, an arc distance of 156.23 feet, a delta angle of 42°-19'-41", and a chord bearing South 22°-49'-24" East, 152.72 feet, along the west line of a tract of land owned by John R. Buchan & David H. Buchan as described in Deed Book 764, Page 670 and Deed Book 766, Page 345;

thence, South 43°-25'-24" East, 121.03 feet, along the west line of said Buchan tract to an iron pin found;

thence, on a curve to the right with a radius of 175.00 feet, an arc distance of 120.07 feet, a delta angle of 39°-18'-43", and a chord bearing South 26°-56'-24" East, 117.73 feet, along the west line of said Buchan tract to an iron pin found;

thence, South 01°-10'-36" West, 114.59 feet, along the west line of said Buchan tract to an iron pipe found;

thence, South 01°-04'-36" West, 53.56 feet, along the west line of said Buchan tract to an iron pin found with "OSB" cap and being the principal place of beginning of the tract herein described;

thence, South 89°-59'-24" East, 479.10 feet, along the south line of said Buchan tract to an iron pin with cap set;

thence, South 63°-55'-16" East, 108.10 feet, to an iron pin with cap set on the westerly line of a tract of land owned by Jeffrey L. and Lisa M. Frigge as described in Official Record 323, Page 559;

thence, South 43°-01'-51" East, 156.44 feet, along the west line of said Frigge tract to a 1 ½" iron pipe found;

thence, South 17°-28'-24" East, 90.08 feet, along the west line of said Frigge tract to a 1 ½" iron pipe found;

thence, South 06°-21'-24" East, 254.56 feet, along the west line of said Frigge tract to an iron pin with cap set on the north line of Lot 4 of Creekwood Subdivision as described in Record Plat 12-131;

thence, South 88°-47'-29" West, 342.56 feet, along the north line of said Creekwood Subdivision to a point on the east line of a tract of land owned by Thomas E. Robinson & Patricia A. Robinson (T.O.D.) as recorded in 2016OR-02620 and Deed Book 553, Page 379, witness an iron pipe found North 19°-01'-33" East, 1.00 feet;

thence, North 06°-31'-41" West, 4.11 feet, along the east line of said Robinson tract to an iron pin with cap set;

thence, South 89°-04'-26" West, 57.21 feet, along the north line of said Robinson tract to a rusted off 4" iron post in concrete;

thence, South 89°-49'-26" West, 331.83 feet, along the north line of said Robinson tract to an iron pin set;

thence, North 01°-06'-46" West, 317.84 feet, to an iron pin found with "OSB" cap found at the Southwest corner of 0.444 acre Delcamp tract;

thence, South 89°-59'-24" East, 205.76 feet, along the south line of said 0.444 acre Delcamp tract to the principal place of beginning.

Containing 10.284 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8529, based on a field survey performed under his direct supervision and dated April 20, 2018.

Allen J. Bertke, PS #8529

STATE OF OHIO
ALLEN J. BERTKE
8-8529
REGISTERED
PROFESSIONAL SURVEYOR

5-10-18
Date

Exhibit C+D

CITY OF TROY
MIAMI COUNTY, OHIO

PARCEL NUMBER (TAX ACCOUNT NO.)
DOB 999999

SE 71

ABBREVIATION LEGEND

D.B. 613-172	= DEED BOOK 613, PAGE 172
REC. 15-72	= RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	= LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	= LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	= ROAD RECORD VOLUME 8, PAGE 29
R/W	= RIGHT OF WAY
℄	= CENTERLINE
AC.	= ACRES
TWP.	= TOWNSHIP
TR.	= TRACT
②	= LOT CREATED BY RECORDER'S PLAT

LINE LEGEND

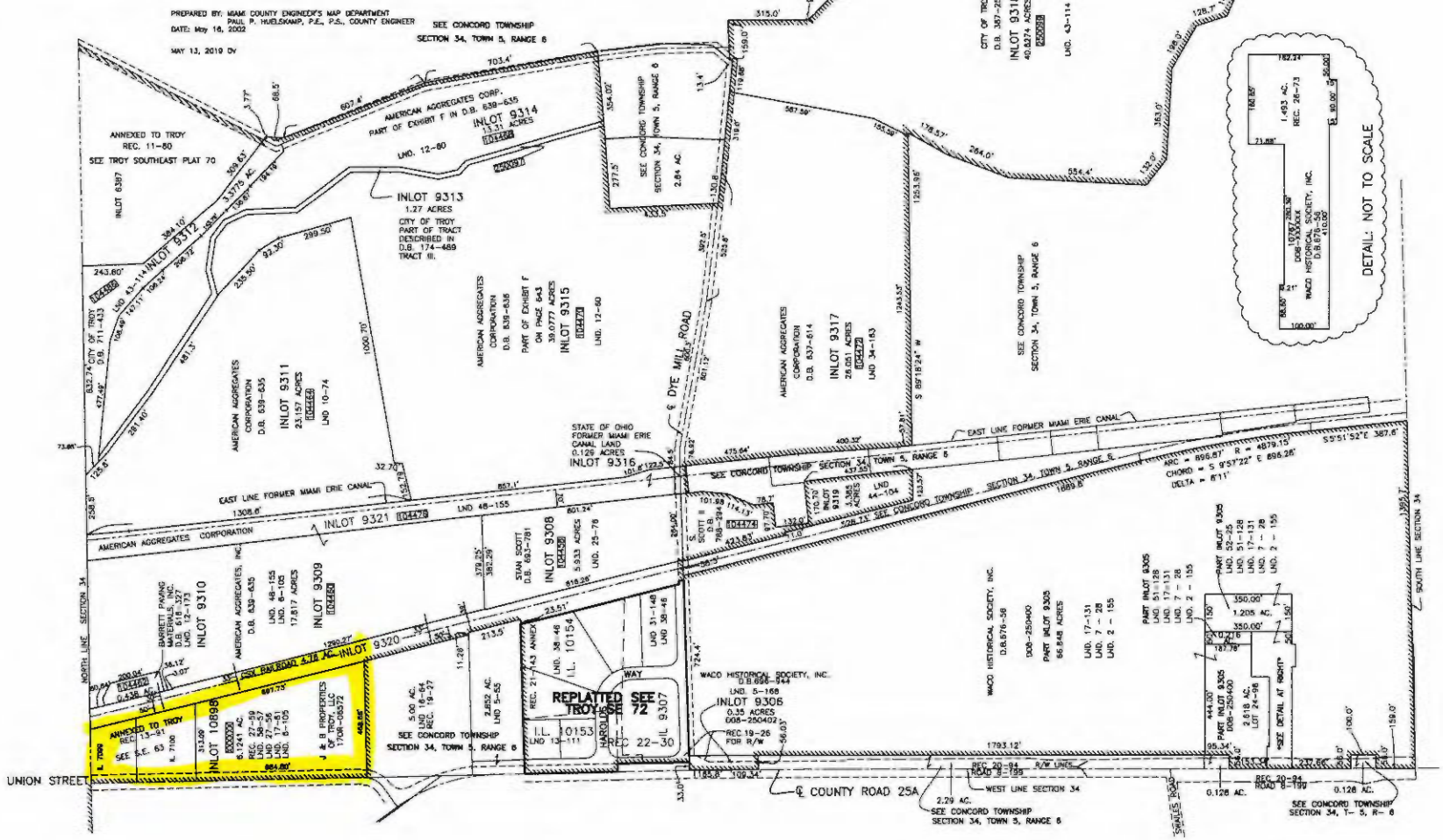
- Blow-up Boundary
- Property Line
- Lot Split Line
- Section Line
- Centerline
- Right-of-Way Line
- Corporation Line

SURVEY INDEX

REC. 19-132 ANNEX (260.788 AC.) INLOTS 9305-9321	AS SHOWN (ALSO SEE CONCORD SECTION 34)
REC. 21-143 ANNEX (6.0159 AC.) INLOTS 10153-10154	
REC. 26-73 (1.493 AC.) INLOT 10787	
REC. 27-59 INLOT 10898	

1" = 300'

PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: May 16, 2002
MAY 13, 2019 DV



1375 S. Union St – Surrounding Zoning Districts within 250 feet.

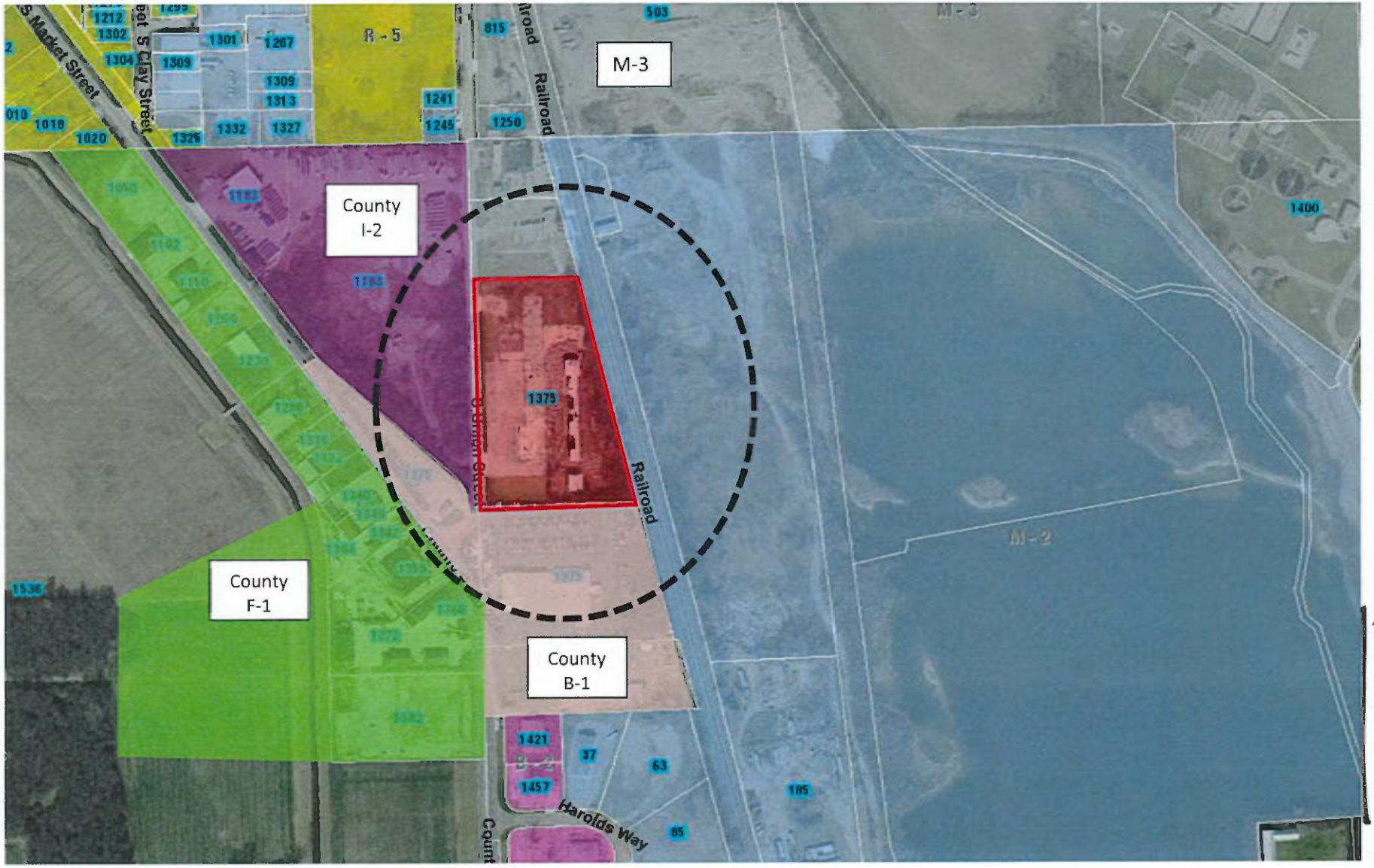


Exhibit D

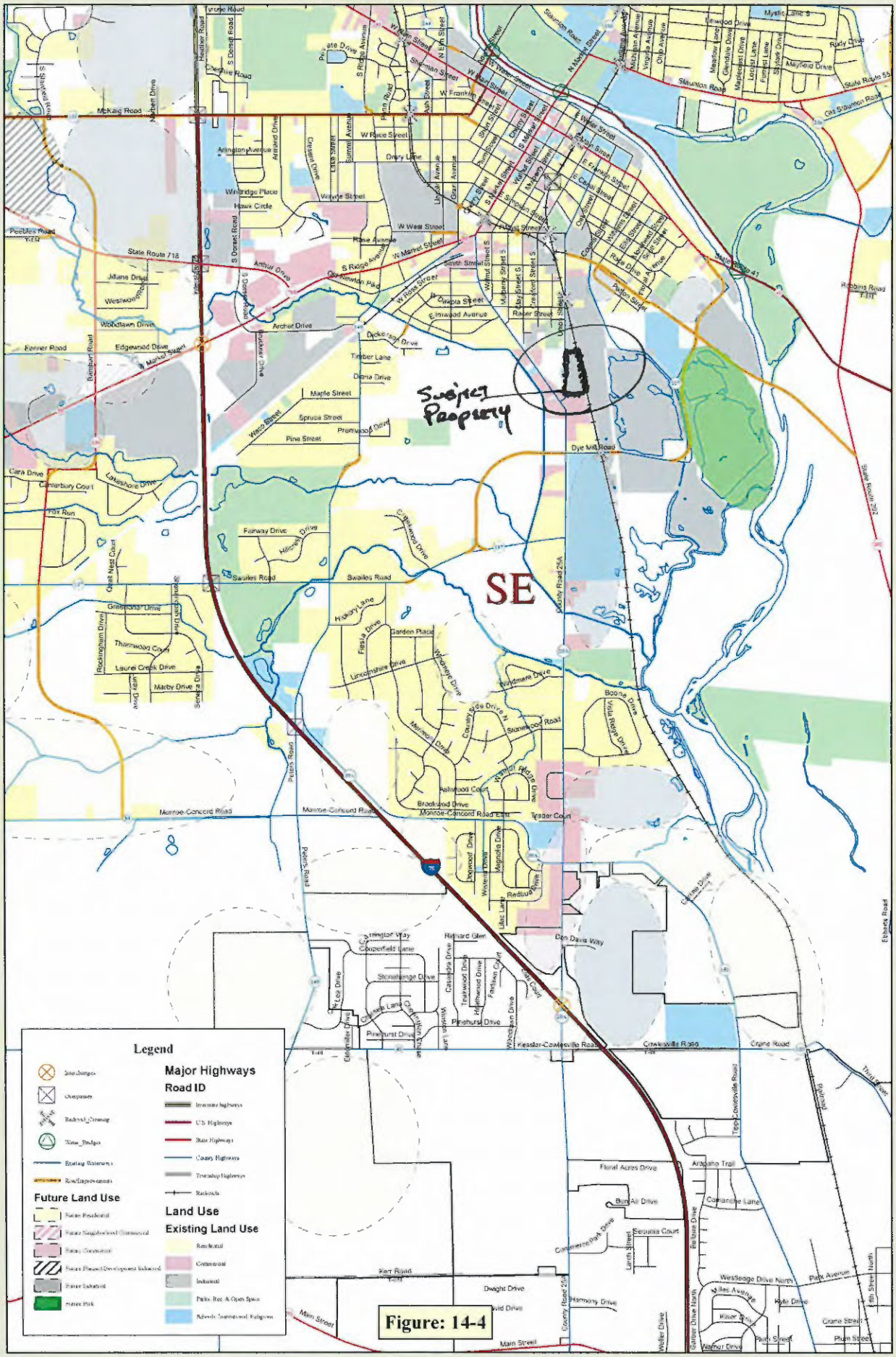


Figure: 14-4

0 500 1,000 2,000 3,000 4,000 Feet

SE Future Land Use

City of Troy
Engineering Department

100 S Market Street
Troy, Ohio 45373
February 27, 2006