



TROY CITY COUNCIL
JUNE 1, 2020

Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 6-1-20 Troy City Council Meeting

Time: 6-1-2020 07:00 PM Eastern Time (US and Canada)

Troy Zoom is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/290191778>

Meeting ID: 290 191 778

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 <https://www.troyohio.gov/FormCenter/City-Council-6/Email-All-Council-Members-47>. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Council Members:

1. Council 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 CITY COUNCIL
MONDAY, JUNE 1, 2020, 7:00 P.M.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

absences by motion/second/roll call vote

PUBLIC HEARING

O-28-2020 Rezone Parcel D08-057920 (430 Kirk Lane) from R-4 to OC-1

SUMMARY OF MINUTES

May 18, 2020 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Notation of any citizen comments that had been submitted via email

RESOLUTIONS

R-34-2020	Bidding/contracting replacement of the East Side Roof of Hobart Arena, \$120,000	1 st Reading
R-35-2020	Bidding/contracting for demolition of 212 S. Mulberry St. and 110 E. Canal St., \$350,000	1 st Reading
R-36-2020	Agreement w/Hazen and Sawyer, design WWTP Blower Replacement Project, \$222,000	1 st Reading
R-37-2020	Application, CDBG Allocation Funds, \$150,000	EMERGENCY 1 st Reading
R-38-2020	Application, CDBG Critical Infrastructure Program Funds, Madison St. Lift Station Project, \$500,000	EMERGENCY 1 st Reading

ORDINANCES

O-13-2020	Declare surplus/authorize sale of approximately 1/10 ac of Archer Park (rear of 636 Shaftsbury Rd.)	7 th Reading
O-28-2020	Rezone Parcel D08-057920 (430 Kirk Lane) from R-4 to OC-1 PUBLIC HEARING 6-1-2020	2 nd Reading
O-29-2020	Alley Vacation, west of 124 and 130 ½ Ash Street	EMERGENCY 1 st Reading
O-30-2020	Amended Lease Between City and CIC regarding Lease with Lincoln Com. Ctr.	EMERGENCY 1 st Reading
O-31-2020	Rezone Parcels D08-026290, D08-026300 (6 N. Madison) R-6 to OC-1 PUBLIC HEARING 6-15-2020	1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Reading of any citizen comments that had been submitted via email

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

MINUTES OF COUNCIL

A regular session of Troy City Council was held remotely on Monday, May 18, 2020, at 7:00 pm via Zoom. (Note R-22-2020 allowed for remote meetings to be held during the state of emergency due to the COVID-19 Pandemic.)

Members Attending: Allen, Phillips, Rozell, Schilling, Schweser, Severt, Snee, Terwilliger and Twiss.

Presiding Officer: William Lutz President of Council

Others Attending: Robin I. Oda Mayor
Patrick E. J. Titterington Director of Public Service and Safety
Grant D. Kerber Director of Law
John E. Frigge City Auditor

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Allen, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the May 4, 2020 meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Rozell, seconded by Mr. Twiss, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Community & Economic Development Committee: Mrs. Snee, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety of the City of Troy, Ohio to execute the PY 2020 CHIP Program Partnership Agreement between Miami County, the City of Piqua, the City of Tipp City, and the City of Troy, which agreement is for the period of September 1, 2020 through April 30, 2023. Under the Agreement, a Troy allocation of \$283,000 is being requested for four rehabilitation and four repair projects. That amount includes \$23,000 of general administration funds. If Troy is not in the Miami County Partnership Agreement, no CHIP funds, if awarded, can be spent for rehabilitation or repair projects for homes in Troy under the CHIP program. As the County needs to complete the application process for the CHIP funds by June 24, Committee supports emergency legislation.
Report submitted by Rozell, Twiss and Snee.

Community Partnerships Committee: Mr. Rozell, Chairman, reported that Committee recommends legislation be prepared accepting the transfer of the .37400 acre parcel at 124 Ash Street, Parcel D08-251090, from Lincoln Community Center into the name of the City of Troy, Ohio. This parcel is adjacent to the Center at 110 Ash Street. Lincoln Community Center is starting an expansion project that will require this parcel in the project. The Lincoln Community Center is in the name of the City and adding this parcel to the City's ownership will permit one lot with one ownership to be created. The project can then proceed as construction cannot be over lot lines. So that the Center's expansion project proceeds on schedule. Committee supports emergency legislation.
Report submitted by Allen, Schweser and Rozell.

Discussion.

Mrs. Snee asked about the next steps Council would be asked to consider regarding the Lincoln Community Center expansion project. Mr. Titterington advised that no Council action is required related to the actual project; Council will be asked to vacate an alley and amend the agreement between the City and the Community Improvement Project regarding Lincoln Community Center to amend some maintenance provisions and to include the additional parcel in that agreement.

Finance Committee: Mr. Schweser, Chairman, reported that Committee legislation be prepared to amend Section 909.05 of the Codified Ordinances to include wording that would provide a longer than the established 90-day payment plan period for delinquent utility bills to be paid in full provided the delinquency is related to the COVID-19 Pandemic that has causes businesses to close and the layoff of employees. So that the provisions are effective as staff is working with those customers to whom the provisions are applicable, this Committee supports emergency legislation.
Report submitted by Phillips, Severt and Schweser.

Recreation and Parks Committee: Mr. Schilling, Chairman, reported as follows:

- 1) Committee recommends legislation be prepared authorizing the Board of Park Commissioners to grant a right-of-way and easement to the Dayton Power and Light Company at Waco Park. This is required as DP&L plans an electric improvement in the area of Waco Park that will permit DP&L to maintain the reliability of an electric feed that is part of an expansion project at ConAgra Foods, Inc. So that the expansion project at ConAgra Foods, Inc. can continue without delay, the Committee supports emergency legislation so that the easement document can be executed.

- 2) Regarding Ordinance No. O-13-2020, declaring surplus a portion of Archer Park, the Committee provided the following recommendation:
 - I. It is the recommendation of this Committee that Ordinance No. O-13-2020, declaring as surplus a portion of Archer Park, be denied.
 - II. It is the recommendation of this Committee that Council not consider declaring as surplus a portion of Archer Park located to the rear of Inlot 9405 or any parcel, including the sale of Waco Park, until such time as an investigation has been conducted and documented regarding encroachments onto the parcel of public property located to the rear of Inlot 9405, a survey of park land to identify encroachments onto public property has been completed, and there is an established policy and procedure related to considering public property being declared as surplus.
 - III. That the Clerk of Council forward a copy of this report to the Board of Park Commissioners.

(Copy of entire report attached to original minutes.)

Reports submitted by Phillips, Terwilliger and Schilling.

Discussion. Mr. Titterington advised that the Committee Report had already been transmitted to the members of the Board of Park Commissioners, there had been a discussion with the Board President, the recommended investigation had been started by City staff and there should not be any significant costs thereto, the survey of encroachments has started regarding all park properties and will be a work in process, and there has been discussion with the Board President regarding elements of a policy to be addressed when considering declaring public property as surplus. Regarding disposition of Ordinance No. O-13-2020, there was discussion that perhaps it could continue to be read (rather than denied) while the other elements of the Committee recommendation are worked on as long as there is no objection made by a member of Council to a further reading.

CITIZEN COMMENTS ON AGENDA ITEMS: No comments by e-mail had been received. (Note: email comments are to be received by noon the day of the meeting.)

RESOLUTION NO. R-32-2020

RESOLUTION ADOPTING THE CITY OF TROY, OHIO AMERICANS WITH DISABILITIES (ADA) TRANSITION PLAN AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO AUTHORIZE ROUTINE UPDATES TO SAID PLAN

This Resolution was given first title reading on May 4, 2020.
Given second title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Twiss, Severt, Allen, Rozell, Snee, Phillips, Schilling, Terwilliger and Schweser.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Severt, Allen, Rozell, Snee, Phillips, Schilling, Terwilliger, Schweser and Twiss.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-33-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO THE PY 2020 CHIP PROGRAM PARTNERSHIP AGREEMENT BY AND BETWEEN THE MIAMI COUNTY BOARD OF COMMISSIONERS, THE CITY OF PIQUA, OHIO, AND THE CITY OF TIPP CITY, OHIO AND THE CITY OF TROY, OHIO FOR THE OHIO DEVELOPMENT SERVICES ADMINISTRATION (ODSA) COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Twiss moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Allen, Rozell, Snee, Phillips, Schilling, Terwilliger, Schweser, Twiss and Severt.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mrs. Snee.

Yes: Rozell, Snee, Phillips, Schilling, Terwilliger, Schweser, Twiss, Severt and Allen.

No: None.

RESOLUTION ADOPTED

ORDINANCE O-13-2020

ORDINANCE DECLARING MUNICIPALLY OWNED REAL PROPERTY AS NO LONGER NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE OF SUCH EXCESS PROPERTY

This Ordinance was given first title reading on March 2, 2020.
Given second title reading on March 16, 2020.
Given third title reading on March 30, 2020.
Given fourth title reading on April 20, 2020
Given fifth title reading on May 4, 2020.
Given sixth title reading.

ORDINANCE NO. O-25-2020

ORDINANCE AUTHORIZING THE ACCEPTANCE OF PARCEL NO. D08-251090, LOCATED AT 124 ASH STREET BY THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Rozell moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Snee, Phillips, Schilling, Terwilliger, Schweser, Twiss, Severt, Allen and Rozell.

No: None.

Mr. Terwilliger moved for adoption. Motion seconded by Mr. Schilling.

Yes: Phillips, Schilling, Terwilliger, Schweser, Twiss, Severt, Allen, Rozell and Snee.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-26-2020

ORDINANCE REPEALING SECTION 909.05 AND ENACTING NEW SECTION 909.05 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO REGARDING PAYMENT PLANS FOR DELINQUENT UTILITY BILLS AND ESTABLISHING PROVISIONS FOR DELINQUENT UTILITY BILLS RELATED SPECIFICALLY TO THE COVID-19 PANDEMIC AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Severt moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Schilling, Terwilliger, Schweser, Twiss, Severt, Allen, Rozell, Snee and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Terwilliger.

Yes: Terwilliger, Schweser, Twiss, Severt, Allen, Rozell, Snee, Phillips and Schilling.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-27-2020

ORDINANCE AUTHORIZING THE BOARD OF PARK COMMISSIONERS OF THE CITY OF TROY, OHIO TO EXECUTE THE DAYTON POWER AND LIGHT COMPANY GRANT FOR ELECTRIC RIGHT OF WAY AND EASEMENT AT WACO PARK, AND DELCARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Rozell.

Yes: Schweser, Twiss, Severt, Allen, Rozell, Snee, Phillips, Schilling and Terwilliger.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Schilling.

Yes: Twiss, Severt, Allen, Rozell, Snee, Phillips, Schilling, Terwilliger and Schweser.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-28-2020

AN ORDINANCE CHANGING THE ZONING OF PARCEL NUMBER D08-057920 IN THE CITY OF TROY, OHIO FROM THE ZONING CLASSIFICATION OF R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT

This Ordinance was given first title reading.

COMMUNICATIONS/ANNOUNCEMENTS: The Clerk noted that an email had been received from Sonia Holycross and Derek McCoy objecting to the additional traffic they expect to be created by Lincoln Community Center Expansion Project.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington noted that there were several employee promotions or hires in the past few weeks.

COMMENTS OF COUNCIL:

-Mr. Twiss asked if a determination had been made about opening the Troy Aquatic Park due to the COVID-19 Pandemic, with Mr. Titterington responding that a determination will be made after the Recreation Department can review State regulations and determine if opening is feasible.

-Mrs. Snee asked if a determination had been made regarding some other events taking place, including the Farmers Market and concerts, with Mr. Titterington responding that as openings/schedules are announced, Council will be advised.

There being no further business, the meeting adjourned at 7:28 pm.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Buildings & Utilities Committee
SUBJECT: Hobart Arena – Bidding Authorization to Replace Lower East Side Roof

DATE: May 26, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

On May 26 this Committee met remotely to consider recommending bidding authorization for the replacement of the lower east side roof of the Hobart Arena. The budget includes the replacement of both side roofs. In considering budget savings, it was determined that the west roof can be deferred until 2021, but the lower east roof has exceeded its useful life span and the condition indicates it needs to be replaced this year.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Troy Recreation Board to advertise for bids enter into a contract for the replacement of the lower east roof of the Hobart Arena at a cost not to exceed \$120,000.

Respectfully submitted,

John L. Terwilliger

William C. Twiss

Zachary L. Allen, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

On May 26, 2020, this Committee met remotely to consider recommending bidding authorization for the replacement of the lower east side roof of the Hobart Arena. The meeting was also remotely attended by Mayor Oda, Council Members Phillips, Rozell, Schilling, Schweser, and Snee, the Director of Public Service and Safety, members of the City staff, and citizens.

The replacement of the two side roofs of the Hobart Arena was included in the 2020 budget at a cost not to exceed \$240,000. As part of looking at potential 2020 budgetary savings in light of reduced revenues due to the COVID-19 Pandemic, it was determined that it is possible to defer the lower west roof until 2021, but that the lower east side roof has exceeded its useful life span and is in such a condition that it needs to be replaced this year. At the May 20, 2020 meeting of the Recreation Board, a motion was passed by unanimous vote recommending that Troy City Council authorize the Troy Recreation Board to advertise for bids enter into a contract for the replacement of the lower east side roof of the Hobart Arena at a cost not to exceed \$120,000.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Troy Recreation Board to advertise for bids enter into a contract for the replacement of the lower east roof of the Hobart Arena at a cost not to exceed \$120,000.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service & Safety, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Buildings & Utilities Committee

DATE: May 26, 2020

SUBJECT: DEMOLITION OF CITY OWNED PROPERTIES -- 110 E. CANAL ST. AND 212 S. MULBERRY ST.

SUMMARY REPORT: *(to be read at Council meeting)*

On May 26 this Committee met remotely to consider recommending bidding authorization for the demolition of two City-owned structures located on the properties on which new Fire Station No. 1 will be constructed. We note that the current estimate exceeds the budgeted amount, but funds are available for the project due to budgetary savings.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the demolition of City-owned structures at 110 E. Canal Street and 212 S. Mulberry Street at a cost not to exceed \$350,000.

Respectfully submitted,

John L. Terwilliger

William C. Twiss

Zachary L. Allen, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

On May 26, 2020, this Committee met remotely to consider recommending bidding authorization for the demolition of two City-owned properties that are located where new Fire Station No. 1 will be located. The meeting was also remotely attended by Mayor Oda, Council Members Phillips, Rozell, Schilling, Schweser, and Snee, the Director of Public Service and Safety, members of the City staff, and citizens.

Council authorized the purchase of the properties located at 110 E. Canal Street and 212 S. Mulberry Street for the future location of new Fire Station No. 1. There are structures located on both properties. As the structure at 110 E. Canal Street is located within the Historic District, it was necessary that first the Troy Planning Commission approved the demolition based on the required criteria. The other property is located outside the Historic District. The contract scope will include demolition of the both existing structures, removal of the demolition debris, remove/disconnect existing utilities, and environmental remediation. The estimate of \$350,000 exceeds the budgeted amount. We understand that the estimate was based on removal of only one structure and was made prior to the review and estimate of the project architect. Funds are available within the 2020 Capital Improvement Fund for the additional amount. There was a discussion regarding deferring this project; with it noted that would result in pushing back the construction of the new fire station, may add to maintenance costs, and could impact the planned bonding to fund the construction.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the demolition of City-owned structures at 110 E. Canal Street and 212 S. Mulberry Street at a cost not to exceed \$350,000.

cc: Mayor, Director of Law, Auditor, Director of Public Service & Safety, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: May 26, 2020

FROM: Buildings & Utilities Committee

SUBJECT: **PROFESSIONAL SERVICES AGREEMENT WITH HAZEN AND SAWYER FOR DESIGN OF BLOWER REPLACEMENT PROJECT AT WASTEWATER TREATMENT PLANT**

SUMMARY REPORT: *(to be read at Council meeting)*

On May 26 this Committee met remotely to consider recommending approval of a professional services agreement with the firm of Hazen and Sawyer for the design of the Blower Replacement Project at the Wastewater Treatment Plant (WWTP). The estimate of \$222,000 exceeds the budgeted amount; however, the project scope was expanded based on the request of the City, as noted in the detailed report.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public and Safety to enter into a professional services agreement with Hazen and Sawyer of Cincinnati, Ohio to perform a hydraulic process model, evaluate secondary treatment options and provide design and bidding assistance for the Blower Replacement Project at the Wastewater Treatment Plant at a cost to exceed \$222,000.

Respectfully submitted,

John L. Terwilliger

William C. Twiss

Zachary L. Allen, Chairman
Buildings & Utilities Committee

DETAILED REPORT:

On May 26, 2020, this Committee met remotely to consider recommending approval of a professional services agreement with the firm of Hazen and Sawyer for the design of the Blower Replacement Project at the Wastewater Treatment Plant (WWTP). The meeting was also remotely attended by Mayor Oda, Council Members Phillips, Rozell, Schilling, Schweser, and Snee, the Director of Public Service and Safety, members of the City staff, and citizens.

The blowers at the WWTP are used to provide air for the biological treatment of wastewater. These blowers were installed in 1974 and are at the end of their useful lifespan. This design was budgeted in the amount of \$120,000 based on a design that would include the replacement of the blowers and associated piping. As staff further considered this project, it seemed prudent to include a process modeling component for the scope of this project. This component will allow the design of this new aeration system to minimize future re-work, especially as may be needed for economic development growth and/or changes that may be required based on additional EPA treatment requirements.

Staff has recommended that the firm of Hazen and Sawyer of Cincinnati, Ohio be authorized to perform this design work. Hazen and Sawyer is particularly familiar with the Troy plant and processes, having provided the City with design services for prior projects. The estimate based on the expanded project scope is \$222,000. While this exceeded the budgeted amount, funds are available.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public and Safety to enter into a professional services agreement with Hazen and Sawyer of Cincinnati, Ohio to perform a hydraulic process model, evaluate secondary treatment options and provide design and bidding assistance for the Blower Replacement Project at the Wastewater Treatment Plant at a cost to exceed \$222,000.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service & Safety, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Community & Economic Development Committee
SUBJECT: PY 2020 CDBG PROGRAM APPLICATIONS

DATE: May 26, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

On May 26 this Committee met remotely to review information regarding applications for Community Development Block Grant (CDBG) funding. The City is eligible to receive \$150,000 for qualifying projects under the PY 2020 Community Development Allocation Program for the projects outlined in the detailed report. In addition, the City is eligible to compete for up to \$500,000 of PY 2020 CDBG Critical Infrastructure Program funds.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to submit applications to the Ohio Development Services Agency (ODSA) for \$150,000 of PY 2020 CDBG Community Development Allocation Program funds for the projects listed in the detailed report and for \$500,000 of PY 2020 CDBG Critical Infrastructure Program Funds for the Madison Street Lift Station Project. As both CDBG applications are due to ODSA on June 17, 2020, this Committee supports emergency legislation.

Respectfully submitted,

William G. Rozell

William C. Twiss

Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:

On May 26, 2020, this Committee met remotely to review the applications for 2020 PY Community Development Block Grant (CDBG) funding. The meeting was also remotely attended by Mayor Oda, Council Members Allen, Phillips, Schilling, Schweser, and Terwilliger, the Director of Public Service and Safety, members of the City staff, and citizens.

Under the PY 2020 CDBG Community Development Allocation Program, Troy is eligible to receive \$150,000 to be used for qualifying projects in 2021-2022. The City received one local application requesting CDBG funding, which was from the Miami County Family Abuse Shelter for \$40,000. The remaining CDBG funding will be allocated to qualifying City projects. The proposed projects are:

Amount	Project
\$ 50,000	Madison Lift Station Repair
\$ 40,000	Miami County Family Abuse Shelter – Franklin House Roof Repair
\$ 30,000	Sidewalk Street Corner Accessibility Ramp Installations
\$ 3,000	Fair Housing Program
<u>\$ 27,000</u>	General Administration
\$150,000	Total

In addition, the City is eligible to compete for up to \$500,000 of PY 2020 CDBG Critical Infrastructure Program funding. If received, those funds would be combined with the above \$50,000 for the repair of the Madison Street Lift Station. That project scope will include replacing the grout surrounding the screws of the pump station, repainting the screws, repairing the upper and lower bearings, and repairing the discharge pipe. The total project is estimated to cost approximately \$600,000. The breakdown of the funding for the Madison Street Lift Station project is:

Amount	Funding Source
\$500,000	CDBG Critical Infrastructure Program Funds
\$ 50,000	CDBG PY 2020 Allocation Program
\$ 25,000	Use of City Economic Development Revolving Loan Funds (ED RLF)
<u>\$ 25,000</u>	Stormwater Management Utility Fund Budget (Fund 709)
\$600,000	Total

There is a local match requirement of a minimum of 10% from other funding sources for the CDBG Critical Infrastructure Program applications. Allocation of \$25,000 from the CDBG-funded City of Troy Economic Development Revolving Loan Fund (RLF) will provide some additional points in the Critical Infrastructure scoring process and the remaining project funding of \$25,000 will come from the City's Stormwater Management Utility Fund (Fund 709). CDBG Critical Infrastructure Program funding for this project will provide savings within the Stormwater Budget, where the majority of this project is budgeted.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to submit applications to the Ohio Development Services Agency (ODSA) for \$150,000 of PY 2020 CDBG Community Development Allocation Program funds for the projects outlined above and for \$500,000 of PY 2020 CDBG Critical Infrastructure Program funds for the Madison Street Lift Station Project. As both CDBG applications are due to ODSA on June 17, 2020, this Committee supports emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Community Partnerships Committee
SUBJECT: AMENDING LEASE BETWEEN THE CITY AND THE COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO RELATED TO LINCOLN COMMUNITY CENTER

DATE: May 26, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

On May 26 this Committee met remotely to consider an amended lease between the Community Improvement Corporation of Troy, Ohio (CIC) and the City regarding the CIC handling the lease of the property known as the Lincoln Community Center (LCC). The amendment would include the address of 124 Ash Street in the lease, as the LCC recently transferred that property to the City, and clarify maintenance responsibilities of the City and the LCC for the property outlined in the lease.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the recommendation of the Community Improvement Board to amend the lease between the CIC and the City regarding Lincoln Community Center and authorizing the Director of Public Service and Safety to execute any documents related thereto. In that this recommendation is associated with the expansion project at Lincoln Community Center that is ready to commence, Committee supports emergency legislation so that the project can remain on schedule.

Respectfully submitted,

Zachary L. Allen

John W. Schweser

William G. Rozell, Chairman
Community Partnerships Committee

DETAILED REPORT:

On May 26, 2020, this Committee met remotely to consider recommending an amended lease with the Community Improvement Corporation of Troy, Ohio (CIC) regarding the CIC handling the lease of the property known as the Lincoln Community Center (LCC). The meeting was also remotely attended by Mayor Oda, Council Members Phillips, Schilling, Snee, Terwilliger and Twiss, the Director of Public Service and Safety, members of the City staff, and the Executive Director of Lincoln Community Center.

Council previously authorized a lease between the City and the CIC related to the Lincoln Community Center. At Council's May 18, 2020 meeting, legislation was approved for the Lincoln Community Center to transfer property owned by LCC at 124 Ash Street to the City of Troy so that such parcel could be added to the Lincoln Center property with an address of 110 Ash Street, which property is in the City's ownership. Transferring the additional parcel is associated with the LCC expansion project to build a new structure adjacent to the current Lincoln Community Center building. As an administrative process, 110 Ash Street and 124 Ash Street will be replatted into a single lot owned by the City. On May 15, 2020 the CIC Board met and approved a motion recommending that Troy City Council amend the lease regarding the Lincoln Community Center to:

1. Include the 124 Ash Street parcel in the area covered by the lease, as shown on the attached map.
2. Provide for additional maintenance by the City to include: mowing, winter maintenance of the parking lot areas, and annual mulch delivery for the playground at 110 Ash Street. The Park Superintendent indicated that this work can be handled by Park staff as a part of routine duties. The document further clarifies that maintenance of landscaping beds and playgrounds, and maintenance of the gutters and downspouts are the responsibility of Lincoln Community Center.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the recommendation of the Community Improvement Board to amend the lease between the CIC and the City regarding Lincoln Community Center and authorizing the Director of Public Service and Safety to execute any documents related thereto. In that this recommendation is associated with the expansion project at Lincoln Community Center that is ready to commence, Committee supports emergency legislation so that the project can remain on schedule.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council
FROM: Streets & Sidewalks Committee
SUBJECT: VACATION OF ALLEY LOCATED WEST OF 124 ASH STREET AND 130 ½ ASH STREET

DATE: May 28, 2020

SUMMARY REPORT: *(to be read at Council meeting)*

On May 28 this Committee met to consider the recommendation of the Troy Planning Commission that a 14' wide unimproved alley west of 124 Ash Street and 130 ½ Ash Street be vacated. This alley is part of the new construction project at Lincoln Community Center, and the abutting property owners are the City and the Center.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared approving the vacation of a 14' wide unimproved alley west of 124 Ash Street and 130 ½ Ash Street. This Committee supports emergency legislation as the alley vacation is part of the new expansion project of Lincoln Community Center, which is now starting, and the project should not be delayed.

Respectfully submitted,

Jeffrey A. Schilling

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

On May 28, 2020 this Committee met remotely to consider the recommendation of the Troy Planning Commission that the petition be approved to vacate a 14' wide unimproved alley west of 124 Ash Street and 130 ½ Ash Street. The meeting was also remotely attended by Mayor Oda, the Director of Public Service and Safety, and members of the City staff.

This property is only an alley of record, and does not function as an actual alley. There are no utilities located within the alley of record; however, any easements would remain as required by law. Vacating the alley will not adversely impact any of the neighbors. The abutting property owners are the City and Lincoln Community Center, who have requested the vacation. This alley vacation is part of completing a replat to include the parcel at 124 Ash Street being transferred to the City, as previously approved by Council. This will then permit the Lincoln Community Center to move forward with their new construction project, which is now underway.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared approving the vacation of a 14' wide unimproved alley west of 124 Ash Street and 130 ½ Ash Street. This Committee supports emergency legislation as the alley vacation is part of the new expansion project of Lincoln Community Center, which is now starting, and the project should not be delayed.

cc: Council, Mayor
Auditor, Director of Law
Director of Public Service and Safety, Clerk

RESOLUTION No. R-34-2020

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE RECREATION BOARD OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE REPLACEMENT OF THE EAST SIDE ROOF OF THE HOBART ARENA

WHEREAS, the Council of the City of Troy, Ohio concurs that the East Side Roof of the Hobart Arena has exceeded its useful life span and an inspection supports that the roof be replaced.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Recreation Board of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for the replacement of the East Side Roof of the Hobart Arena at a cost not to exceed One Hundred Twenty Thousand Dollars and no/100 (\$120,000.00), in accordance with the plans and specifications now on file in the Office of the Director of Public Service and Safety of the City of Troy, Ohio.

SECTION II: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

RESOLUTION No. R-35-2020

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE DEMOLITION OF CITY-OWNED STRUCTURES

WHEREAS, the Council of the City of Troy, Ohio authorized the purchase of property at 212 South Mulberry Street, Troy, Ohio, and 110 East Canal Street, Troy, Ohio, for the construction of a new Fire Station No. 1; and

WHEREAS, the existing structures at said addresses serve no public purpose and need to be demolished so that the land is vacant; and

WHEREAS, in accordance with the Codified Ordinances of the City of Troy, Ohio, for the demolition of structures within the Historic District of the City of Troy, Ohio, the Planning Commission of the City of Troy, Ohio, reviewed and authorized a Certificate of Appropriateness for the demolition of the structure at 110 East Canal Street;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for the demolition of the City-owned structures at 212 South Mulberry Street and 110 East Canal Street, Troy, Ohio, at a cost not to exceed Three Hundred Fifty Thousand Dollars and no/100 (\$350,000.00), in accordance with the plans, specifications and scope of services, now on file in the Office of the Director of Public Service and Safety of the City of Troy, Ohio.

SECTION II: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

RESOLUTION No. R-37-2020

Duynn Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO FILE AN APPLICATION FOR THE USE OF PY 2020 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND DECLARING AN EMERGENCY

WHEREAS, the City has been advised by the Ohio Development Services Agency (ODSA) that One Hundred Fifty Thousand Dollars (\$150,000.00) is available in PY 2020 CDBG Community Development Allocation funds for certain projects to be utilized in 2021-2022; and

WHEREAS, the City participates in the Miami County Fair Housing Program, and will provide financial support in the amount of Three Thousand Dollars (\$3,000.00) to this cause; and

WHEREAS, the City recommends participation in General Program Administration in the amount of Twenty-seven Thousand Dollars (\$27,000.00); and

WHEREAS, the City recommends funds for part of the cost of the Madison Street Lift Station Repair Project in the amount of Fifty Thousand Dollars (\$50,000.00); and

WHEREAS, the City recommends funds for the Franklin House Roof Repairs of the Miami County Family Abuse Shelter in the amount of Forty Thousand Dollars (\$40,000.00); and

WHEREAS, the City recommends funds for the Sidewalk Street Corner Accessibility Ramp Installation Project in the amount of Thirty-Thousand Dollars (\$30,000.00).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to make application for the use of the annual allocation of PY 2020 CDBG Community Development Allocation funds for the Miami County Fair Housing Program, participation in General Program Administration, the Madison Lift Station Repair Project, the Miami County Family Abuse Shelter – Franklin House Roof Repair Project, and the Sidewalk Street Corner Accessibility Ramp Installation Project.

SECTION II: That this Resolution is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that Community Development Block Grant applications must be submitted to the Ohio Development Services Agency by June 17, 2020; NOW, WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

1st 3-2
2nd 3-30
3rd 4-20
4th 5-4-20

CITY OF TROY, OHIO

ORDINANCE No. 0-13-2020

Dayne Legal Blank, Inc.

ORDINANCE DECLARING MUNICIPALLY OWNED REAL PROPERTY AS NO LONGER NEEDED FOR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE OF SUCH EXCESS PROPERTY

WHEREAS, the Board of Park Commissioners of the City of Troy, Ohio has identified a parcel of real property within Archer Park that is no longer needed for municipal purposes, and recommended that said parcel be declared surplus and sold; and

WHEREAS, state law requires that such land be sold after advertisement and to the highest bidder,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is authorized to advertise for bids and enter into any required contract for the sale of the 0.1221 acres of real property listed on Exhibit "A" attached hereto and made a part hereof, which property is found to be no longer needed for any municipal purpose, in accordance with state law and the specifications now on file.

SECTION II: That the Director of Public Service and Safety is hereby authorized to execute any documents necessary for the sale and transfer of the property listed on Exhibit "A", including a deed.

SECTION III: That the Director of Law is hereby authorized to prepare any deeds and documents to complete the sale and transfer of the property listed on Exhibit "A".

SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. 10-28-2020

Dayton Legal Blank, Inc.

AN ORDINANCE CHANGING THE ZONING OF PARCEL NUMBER D08-057920 IN THE CITY OF TROY, OHIO FROM THE ZONING CLASSIFICATION OF R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone Parcel Number D08-057920, located at 430 Kirk Lane, from the zoning classification of R-4, Single-family Residential District, to the zoning classification of OC-1, Office Commercial District; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Parcel Number D08-057920, consisting of 0.61 acres, with an address of 430 Kirk Lane, Troy, Ohio, from the zoning classification of R-4, Single-family Residential District, to the zoning classification of OC-1, Office-Commercial District, be approved.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: May 6, 2020
SUBJECT: **NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF A 0.61 ACRE PARCEL, PARCEL NO. D08-057920, WITH THE ADDRESS OF 430 KIRK LANE, FROM R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT**

On April 22, 2020, the Troy Planning Commission considered the rezoning of Parcel No. D08-057920, a parcel consisting of 0.61 acres with the address of 430 Kirk Lane, from R-4, Single-Family Residential District, to OC-1, Office Commercial District. The owner/applicant is Phillip Wray. This is the location of a former KinderCare. The applicant stated that the plan is to use the existing structure as an event venue and meeting space, which is permitted in the OC-1 zoning district.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Parcel No. D08-057920, a parcel consisting of 0.61 acres with the address of 430 Kirk Lane, be rezoned from R-4, Single-Family Residential District, to OC-1, Office Commercial District, based on the findings of staff that:

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

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the June 1 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Rezoning: 430 Kirk Lane Lot D08-057920 (0.61 acre, 26,572 sq. ft.)
OWNER:	Phillip Wray
APPLICANT:	Phillip Wray

BACKGROUND:

Phillip Wray, has requested for Planning Commission to consider allowing the rezoning of 430 Kirk Lane, parcel D08-057920 (0.61 ac.). Currently the property is zoned R-4 Single Family Residential: 9,000 square feet, and the applicant requests that the zoning of the parcel be rezoned to OC-1 Office Commercial District.

The land, consisting of 26,572 sq. ft. is currently developed with 4,700 square feet, vacant building that was previously used as a commercial day care facility. The other surrounding zoning districts are B-2 General Commercial District to the north and west, and the R-4 Single Family Residential to the northeast and east.

DISCUSSION:

The applicant cited the reasons for the proposed rezoning is to be able to use the property for an event venue and meeting space as permitted in the OC-1 zoning district. (*Exhibit A*) The current building was designed and constructed meeting the commercial codes for occupancy as a commercial day care facility. A submitted site has been attached. (*Exhibit C*)

The Zoning Code describes the current R-4 zoning district as “designated to provide accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district is 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-4 District as a medium to high density.”

The Zoning Code describes the proposed OC-1 zoning district as “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.”

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

The City of Troy Comprehensive Plan, Economic Development Goal #8: Troy can re-establish local ownership in our business districts, and continue to allow us to promote on-going programs supported by the Development Department.

The new ownership of this property is local and accomplishes the Goal set forth in the comprehensive plan. This rezoning will allow a vacant building to be utilized once again. Giving the northeast area of the city another resource and continue the positive development in this area. The rezoning request would allow the owner to do more with the building than permitted in the residential zoning, with similar low intense uses than the surrounding area. The rezoning will act as a buffer from the general commercial activity along N. Market Street.

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 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 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, 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. Additionally, there is only one vacant lot of OC-1 zoning in City limits.

(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 and existing design of the property. The proposed rezoning provides a buffer between the general commercial district and the neighborhood. The building was built as a commercial structure, and having it occupied as a low intense commercial use is appropriate.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-4 Single Family Residential to OC-1 Office Commercial District, based on the following:

- 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 zoning districts; and
- Proposed use is consistent with permitted uses in the OC-1 district; 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: 4/22/20
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

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 430 KIRK LN

being lot number(s) 6525 199.9 from Residential to OC1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER
Name Phillip Wray
Address 4044 W. ST RT 41
City Troy
State Ohio
Zip Code 45373
Phone No. 937-776-3521
Fax No. 937-552-9210
Email absolute310@gmail.com

APPLICANT
Name Phillip Wray
Address 4044 W. ST RT. 41
City Troy
State Ohio
Zip Code 45373
Phone No. 937-776-3521
Fax No. 937-552-9210
Email absolute310@gmail.com

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

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.

[Handwritten Signature]

(Applicant Signature)

Subscribed and sworn to before me this 10th day of April, 2020

My Commission Expires October 6, 2024
(Month/Date/Year)



TERESA E. JONES, Notary Public
In and for the State of Ohio
My Commission Expires Oct. 6, 2024
Recorded in Miami County

[Handwritten Signature]

(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 A

Robert Watson

From: Phil Wray <absolute310@gmail.com>
Sent: Monday, April 13, 2020 1:23 PM
To: Robert Watson
Subject: Re: 430 Kirk - Rezoning

IM WANTING TO CHANGE ZONING TO OC-1 FROM RESIDENTIAL. IM WANTING TO HOLD MEETINGS AN MAYBE PARTYS. HAVE PEOPLE WANTING TO RENT FOR SCRAPBOOKING AN BIRTHDAY PARTYS.WEDDING RECEPTIONS.. THANK YOU ..PHILLIP WRAY

On Mon, Apr 13, 2020 at 11:16 AM Robert Watson <robert.watson@troyohio.gov> wrote:

Mr. Wray,

As discussed over the phone here is my email address. That we were still needing for the rezoning request "The Reasons for seeking a change in the zoning classification or zoning text."

Robert A. Watson

Zoning Inspector
Development Department
City of Troy
100 S. Market Street
Troy, OH 45373
937-339-9481
robert.watson@troyohio.gov

www.troyohio.gov

Exhibit B



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-14226
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
11/26/2019 10:30:41 AM
REFERENCES 0
RECORDING FEE 34.00
PAGES: 1

Handwritten notes: "202" and "MAM CM"

TRANSFERRED \$50
In compliance with ORC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor
Kudra Olingu
NOV 30 2019

Total Fee: \$ 165.00
ORC 319.54 \$ 32.50
ORC 322.02 \$ 82.50
Exempt

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DGS DATE 11-20-19

NE49

General Warranty Deed *

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001, for valuable consideration paid, grant(s) with general warranty covenants, to Phillip Wray, whose tax-mailing address is 891 N. Market St., Troy, OH 45373, the following REAL PROPERTY:

Situated in the County of Miami in the State of Ohio and in the City of Troy: Being in Lot No. SIX THOUSAND FIVE HUNDRED TWENTY-FIVE (6525) as recorded on the Plat Records of Miami County, Ohio, at Plat book 12, Page 17.

Parcel No. D08-057920

SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, AND COVENANTS OF RECORD; AND ALL LEGAL HIGHWAYS AND REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE; AND ALL COAL, OIL, GAS, AND OTHER MINERAL RIGHTS AND INTEREST PREVIOUSLY TRANSFERRED OR RESERVED OF RECORD.

Prior Instrument Reference: Volume 0720, Page 521 Of the Deed Records of Miami County, Ohio.

The undersigned has hereunto set her hand(s) this 30th day of October, 2019.

Handwritten signature: Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001

Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001

Michigan
State of Ohio County of Kent ss:

This is an acknowledgment clause; no oath or affirmation was administered to the signer. BE IT REMEMBERED, That on this 30th day of October, 2019, before me, the subscriber, a Notary Public in and for said state, personally came, Wendy W. Madden, Trustee of the Walther Family Real Estate Trust, dated August 31, 2001 the Grantor(s) in the foregoing deed, and acknowledge the signing thereof to be her voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Handwritten signature of Notary Public

Notary Public

This instrument was prepared by: Jeffrey W. Gammell, Attorney at Law
7925 Paragon Rd.
Dayton, Ohio 45459

MORGAN E BARONE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF KENT
My Commission Expires March 13, 2024
Acting in the County of Kent

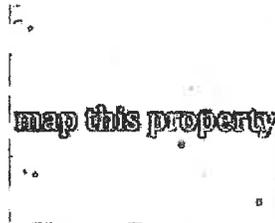
* See Sections 5302.05 and 5302.06 Ohio Revised Code



Data For Parcel D08-057920

Base Data

Parcel: D08-057920
Owner: WRAY PHILLIP
Address: 430 KIRK LN



Tax Mailing Address

Tax Mailing Name: WRAY PHILLIP
Address: 891 N MARKET ST
City State Zip: TROY OH 45373

Owner Address

Owner Name: WRAY PHILLIP
Address: 430 KIRK LN
City State Zip: TROY OH 45373

Geographic

City: TROY
Township: CONCORD
School District: TROY CSD

Legal

Legal Acres: 0.61	Homestead Reduction: NO
Legal Description: IN LOT 6525 199.9	2.5% Reduction: NO
Land Use: 418 - DAYCARE - PRIVATE SCHOOL	Foreclosure: NA
Neighborhood: 00100	Board of Revision: NO
Number Of Cards: 1	New Construction: NA
Annual Tax (Does not include delinquencies.): \$2,955.66	Divided Property: NA
Map Number: 011018.4-18-013-00	Routing Number: 011018.4-18-013-00

Photos



D08057920 05/21/2007

[+] Click to enlarge.

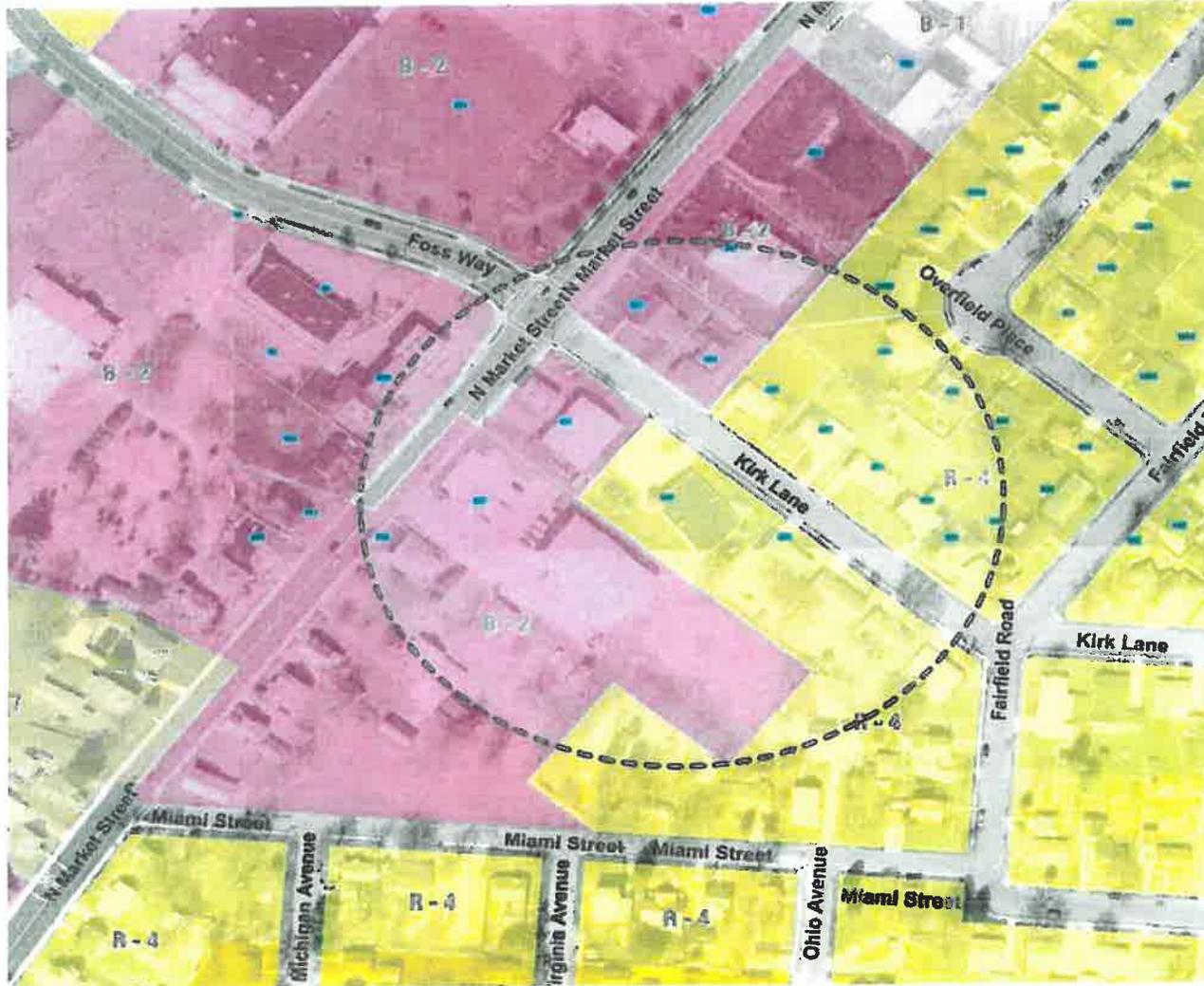
The CAMA data presented on this website is current as of 4/9/2020 12:32:13 AM.

Exhibit D

Zoning Districts within 250 feet of 430 Kirk Lane:

B-2: General Business District

R-4: Single Family Residential



ORDINANCE No. 0-29-2020

Dayna Legal Blank, Inc.

AN ORDINANCE VACATING A PORTION OF AN UNIMPROVED 14' ALLEY LOCATED WEST OF 124 ASH STREET AND 130 ½ ASH STREET IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, this Council has received from the Troy Planning Commission a recommendation that this Council vacate a portion of an unimproved 14' alley in width, lying between Inlot 10851 to the West and Inlot 828 and West Part of Inlot 827 to the East, further described as located West of 124 Ash Street and 130 ½ Ash Street in the City of Troy, Ohio, as shown on the plat attached hereto as Exhibit A, for which the City has no need and this Council has determined that such vacation is appropriate, and

WHEREAS, all owners of property abutting the alley proposed to be vacated shown on the plat attached hereto as Exhibit A have petitioned the City for said vacation.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That Council finds that there is good cause for the vacation petitioned and recommended and that such vacation of an unimproved 14' alley in width, lying between Inlot 10851 to the West and Inlot 828 and West Part of Inlot 827 to the East, further described as located West of 124 Ash Street and 130 ½ Ash Street in the City of Troy, Ohio, will not be detrimental to the general interest of the City of Troy, Ohio and ought to be made.

SECTION II: That the unimproved public alley described herein as shown on the plat attached hereto as Exhibit A is hereby vacated, subject to any public use in this area by the City of Troy and other affected public utilities concerning utilities under O.R.C. §723.041

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such documents as necessary to complete the petitioned alley and the Clerk of Council is hereby instructed to endorse upon said plat the action of this Council in vacating such alley and cause said plat to be recorded in the office of the Recorder of Miami County, Ohio.

SECTION IV: That the Clerk of Council is hereby directed to notify the Auditor of Miami County, Ohio of the vacation by sending him a copy of this Ordinance.

SECTION V: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that the vacation of subject alley is integral to the expansion construction project of the Lincoln Community Center, which project is currently under way and should not be delayed; **NOW, WHEREFORE**, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____ President of Council

Approved: _____

Attest: _____ Mayor
Clerk of Council

EXHIBIT A

ALLEY VACATION

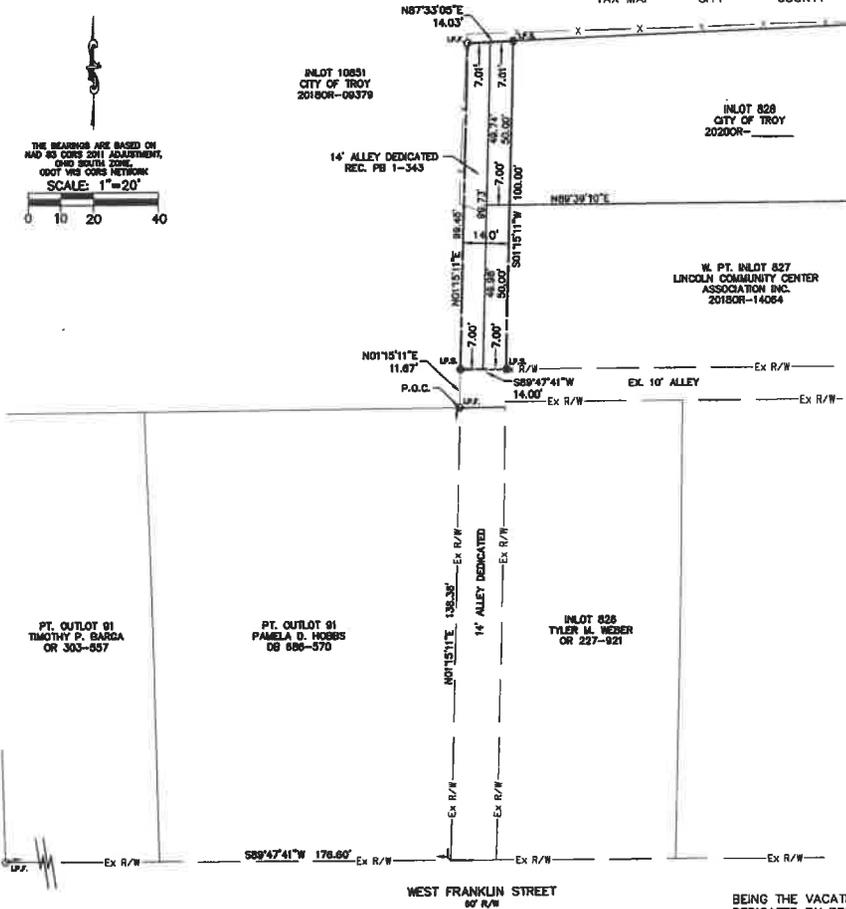
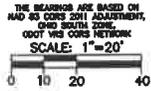
VOLUME _____ PLAT NO. _____
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

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. 0-____-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 _____



ChoiceOne
 Engineering

300 W. Ohio St., 4th Floor
 Cleveland, Ohio 44119-2204

www.CHOICEONEENGINEERING.com

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

ORDINANCE No. O-30-2020

Dayton Legal Blank, Inc.

ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AMENDED LEASE WITH THE COMMUNITY IMPROVEMENT CORPORATION OF TROY, OHIO REGARDING LEASE OF THE LINCOLN COMMUNITY CENTER FACILITY, AND DECLARING AN EMERGENCY

WHEREAS, by Ordinance No. O-43-73 Council designated the Community Improvement Corporation of Troy, Ohio (CIC) to perform economic development functions as provided by Ohio Constitution Article VIII Section 13; and

WHEREAS, by Ordinance No. O-16-2019, the Council of the City of Troy, Ohio authorized the Director of Public Service and Safety of the City of Troy, Ohio to enter into a lease with the Community Improvement Corporation of Troy, Ohio for the property located at 110 Ash Street, Troy, Ohio; and

WHEREAS, the Community Improvement Corporation of Troy, Ohio met on May 15, 2020 and recommended that the lease authorized by Ordinance No. O-16-2019 be amended to incorporate the property at 124 Ash Street which, in accordance with Ordinance No. O-24-2020, is being transferred from the Lincoln Community Center to the City of Troy, Ohio to be included in the lease covering the property at 110 Ash Street, and to further clarify maintenance responsibilities; and

WHEREAS, the City of Troy, Ohio and the Community Improvement Corporation of Troy, Ohio desire to enter into an amended lease agreement for the City property commonly known as "Lincoln Community Center," which is located at 110 Ash Street and 124 Ash Street, Troy, Ohio, so that the Community Improvement Corporation of Troy, Ohio may then enter into an amended sublease agreement with the Lincoln Community Center Association, Inc. for said City property.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to enter into a lease with the Community Improvement Corporation of Troy, Ohio for the property located at 110 Ash Street and 124 Ash Street, Troy, Ohio.

SECTION II: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that amending the lease referenced herein is integral to the expansion construction project of the Lincoln Community Center, which project is currently under way and should not be delayed; **NOW, WHEREFORE**, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. 0-31-2020

Dayton Legal Blank, Inc.

AN ORDINANCE CHANGING THE ZONING OF PARCEL NUMBERS D08-026290 AND D08-026300 IN THE CITY OF TROY, OHIO FROM THE ZONING CLASSIFICATION OF R-6, TWO-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone Parcel Numbers D08-026290 and D08-026300, located at 6 North Madison Street, from the zoning classification of R-6, Two-family Residential District, to the zoning classification of OC-1, Office Commercial District; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Parcel Numbers D08-026290 and D08-026300, located at 6 North Madison Street, Troy, Ohio, from the zoning classification of R-6, Two-family Residential District, to the zoning classification of OC-1, Office Commercial District, be approved.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor



TROY
OHIO

TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: May 19, 2020
SUBJECT: **PROPOSED REZONING PARCEL NUMBERS D08-026290 AND D08-026300, TOTAL OF 0.21 ACRES, WITH THE ADDRESS OF 6 NORTH MADISON STREET, FROM R-6, TWO-FAMILY RESIDENTIAL DISTRICT, TO OC-1, OFFICE COMMERCIAL DISTRICT**

On May 13, 2020, the Troy Planning Commission considered the rezoning of Parcel No. D08-026290 and vacant Parcel No. D08-026300, located at 6 N. Madison Street, a total area of 0.21 acres, from the zoning of R-6, Two-Family Residential District, to OC-1, Office Commercial District. The owner/applicant is Kelly Moler Larger. It was indicated that the intent is to continue to use the property as commercial; however, a commercial use is non-conforming for the R-6 zoning. Some commercial uses are conforming under the OC-1 zoning.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Parcel No. D08-026290 and vacant Parcel No. D08-026300, located at 6 N. Madison Street, be rezoned from R-6, Two-Family Residential District, to OC-1, Office Commercial District, based on the findings of staff of:

- The proposed OC-1 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; and

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the June 15 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 22, 2020
SUBJECT:	Rezoning: 6 N. Madison Street Lot D08-026290 & Lot D08-026300 (0.21 acre, 8,453 sq. ft.)
OWNER:	Kelly Moler Larger
APPLICANT:	Kelly Moler Larger

BACKGROUND:

Kelly Larger, has requested for Planning Commission to consider allowing the rezoning of 6 N. Madison Street, parcel D08-026290 and the vacant lot of D08-026300 (combined 0.21 ac.). Currently the property is zoned R-6 Two Family Residential, and the applicant requests that the zoning of the parcel be rezoned to OC-1 Office Commercial District.

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.

DISCUSSION:

The 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. (*Exhibit A*) 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 as “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.”

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

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.

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 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 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, 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.

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 the existing design of the property and surrounding properties. The proposed rezoning provides a buffer between the general commercial district and the neighborhood. The building was built as a commercial structure, and having it continued to be occupied as a low intense commercial use is appropriate.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-6 Two Family Residential to OC-1 Office Commercial District, based on the following:

- 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; and

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

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

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 Co N. Madison St.

(Street Address)

being lot number(s) D08-024290, D08-024300 from R6 to OC1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name Kelly Moler Larger

Name Kelly Moler Larger

Address 6655 W. Miami Shelby Rd.

Address 6655 W. Miami Shelby Rd.

City Piqua

City Piqua

State OH

State OH

Zip Code 45356

Zip Code 45356

Phone No. 937-214-2326

Phone No. 937-214-2326

Fax No. —

Fax No. —

Email largerbm@aol.com

Email largerbm@aol.com

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

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.

Kelly Moler Lazen
(Applicant Signature)

Subscribed and sworn to before me this 13th day of April, 2020

My Commission Expires April 11, 2021
(Month/Date/Year)

Jamie Coleman
(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 A

Dear Zoning Commission,

April 13, 2020

My name is Kelly Moler Larger, as owner of the property at 6 North Madison, Troy, Ohio I am requesting that the property be rezoned as a Commercial Property. The property was purchased by my father in the early 1970's and was operated as the Moler Electric Service for 20 plus years. After my father retired from his business in the early 1990's the property was then rented to Barrie VanKirk who operated a beauty salon with massage services as Barrie's Beauty Salon, this lasted until November of 2019. Interior design updates were made to the building as much of the structure had not changed in nearly 27 years. The building was rented to Shannon Clark in January of 2020, her business will be a beauty salon known as Color Vibe Salon. Ms. Clark has been unable to open her business due the mandate of Governor Dewine.

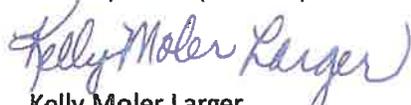
It was my assumption when I bought the property that it was zoned commercial, since the property taxes were paid as a Commercial Property and the building had been operating as a business since my youth. When Shannon Clark applied for her occupancy permit, she was made aware that the property was zoned residential and informed me at that time.

Currently cosmetic improvements are being made to the exterior building that will enhance the overall "curb" appeal. A large parking lot is located in the exterior of the building which currently has new gravel allowing for ample parking for clients. With the current zoning Color Vibe Salon is limited on the signage to place on the exterior of the property. Being that the building sits a bit off of Main Street and lower than street level, Ms. Clark will not receive the visual advertisement that would encourage customers to her salon. By receiving proper commercial zoning, the business will be within requirements for adequate signage.

With the majority of properties on the Main St. corridor within the two-block area operating as commercial businesses it seems to make good sense for the City of Troy that the zoning to be converted to commercial.

In summary I would kindly ask the Zoning commission to consider the rezoning of 6 North Madison to a commercial property. I'm looking forward to being apart of the City of Troy business community.

Thank you for your cooperation on this issue.


Kelly Moler Larger

TRANSFERRED
In compliance with ORC 319.202
MATTHEW W. GEARHARDT, Miami Co. Auditor

Mandy Gearhardt
JUL 23 2019

Exhibit B

JESSICA R. LUPEL
2019OR-08087
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
07/24/2019 10:44:27 AM
REFERENCES 0
RECORDING FEE 28.00
PAGES 1

66-5
DGS 7-23-19
NW 25

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS F. MOLER and TAMMY L. MOLER, husband and wife, of Miami County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to KELLY MOLER LARGER, her heirs and assigns forever, whose tax-mailing address is 6655 West Miami Shelby Road, Piqua, Ohio 45356, the following real property:

Situated in the State of Ohio, in the County of Miami and in the City of Troy, and being Inlots numbered Two Thousand Six Hundred Twenty-nine (2629), Two Thousand Six Hundred Thirty (2630), Two Thousand Six Hundred Thirty-one (2631) and Two Thousand Six Hundred Thirty-two (2632) in said City of Troy

Parcel No. D08-026290, D08-026300 and D08-026310

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the January, 2020 installment of taxes and assessments and thereafter.

Prior Instrument Reference: Volume 740, Page 692, Miami County Deed Records

Executed this 16th day of July, 2019.

Thomas F. Moler
THOMAS F. MOLER

Tammy L. Moler
TAMMY L. MOLER

State of Ohio,
Miami County, ss:

Executed before me, a Notary Public, in and for said County and State, on the 16th day of July, 2019, by the above-named THOMAS F. MOLER and TAMMY L. MOLER, husband and wife, who represented to me to be said person, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.



Mandy Gearhardt

ITEMS OF INTEREST

TO: Mayor Oda
Mr. Lutz, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director



DATE: May 29, 2020

We are providing the following for your information:

- Recreation Director Ken Siler has provided the following:
 - Recreational programs begin June 23 with the Baseball Clinic. Registrations for programs will begin on June 1.
 - Recreation Staff is awaiting further information from the state regarding contact sports so they can plan to begin summer ice for hockey. Summer ice is tentatively delayed until those details are provided.
 - Youth hockey registrations began May 4 for the 2020-2021 season. The modified plan seemed to work well.
 - The opening of the Troy Aquatic Park is targeted for Monday, June 15. A plan has been submitted to the Miami County Public Health.
- Employment Information:
 - Shannon Brandon was appointed to the position of Account Representative B in the Billing and Collection Department effective May 27.
 - Zane Drake and Ben Schreiber were appointed Firefighter Apprentices effective March 30.
 - Tristian Wright was appointed Firefighter/EMT effective May 13.
- Contract Award:
 - Two bids were received for the Maintenance Facility HVAC Replacement project \$101,417 to \$136,712. Council authorized \$103,200 for the project. The contract was awarded to Reliable Electrical Mechanical Services, Inc. the lowest and best bidder, in the amount of \$101,417.
- Mayor Oda has requested a pilot of reverse angle parking. The pilot along North Short Street is planned to commence June 29. A pilot along East Main Street (Public Square to Mulberry Street) is planned to commence July 27. A review of the pilots are to occur no less than 30 days after each pilot has started.

Upcoming Events in Downtown Troy

June 13 9:00-12:00 Downtown Troy Farmers Market (on South Cherry Street) is scheduled to commence June 13 – September 26

Upcoming Events at Treasure Island Park

June 26 7:30 pm Concert – Brass Tracks Band

Calendar of Meetings

June 1	7:00 pm	Council
June 2	4:00 pm	Park Board
June 8	5:00 pm	Council Committee and Work Session
June 10	3:30 pm	Planning Commission
June 15	7:00 pm	Council
June 17	4:00 pm	Recreation Board
June 22	5:00 pm	Council Committee and Work Session
June 24	3:30 pm	Planning Commission

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



**Operations
Items of Interest
May 29, 2020**

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 200 tons of residential trash since the last report of 307 tons
- Handled 17 trash complaints and four recycling complaints
- Collected yard waste bags and bundled brush
- Sign shop is working on various work orders and reorganizing and cleaning
- Inspected guard rails within the City and making a list of needed repairs
- Assisted with weed whipping and mowing at the cemetery
- Mowed rights-of-way
- Began asphaltting operations starting with street openings in various areas of the City
- Preparing for implementation of reverse angle parking on North Short Street

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- The American Flags were hung along Staunton Road, Adams Street, and downtown for Memorial Day
- Assisted the Park Department with hanging the flower baskets on North Market Street and Adams Street bridges
- Reconnected the overhead electric service drops to several shelters at Community Park
- A new outside light was installed at the cemetery residence
- Repaired an air compressor at the cemetery
- Several new overhead signs were installed at West Main Street and Adams Street intersection
- Several lights repaired at City Hall
- The department helped MIS install two downtown web cams
- Completed the annual BUSTER (Bureau of Underground Storage Tank Regulations) registration for the fuel tanks at the Maintenance Facility

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Worked on numerous work orders for Billing and Collection
- Investigated numerous high consumption alerts
- Completed bacteria and pressure tests on new water lines for the Family Abuse Shelter on Crescent Drive
- Upgraded two water services on West Canal Street; one on Tamplin Drive, Meadow Lane, West Main Street, and Clay Street
- Checked sanitary and storm hot spots
- Replaced 4" water valve on Crescent Drive
- Remediated soil at several locations from water services and catch basin replacements
- Replaced catch basins on East Main Street, Jefferson Street, and four on East West Street

Wastewater Treatment Plant – Ken Parks

- For the month of May, the Wastewater Treatment Plant has treated an average of 7.62 million gallons per day (MGD). The plant has a design treatment capacity of 7.0 MGD but has the reserve capacity to treat this higher flow and still meet permit limits. Daily peak flow for the month was 14.54 MGD on May 19 due to rainfall.
- Staff has been busy attending to numerous minor maintenance needs of the plant including preparing the thickened sludge basement to install two new pumps, repairing a separated joint on a 4' ductile sludge pipe, repairing an oil leak on screw pump #5, replacing Arc Flash warning labels, and ground maintenance.

Water Treatment Plant – Jeff Monce

- Contractor began work on the Slaker 2 project on May 19. Removal of previous machinery and installation of the new lime mixer is nearly complete, with plumbing and wiring work to be finished this week. Factory computer programming and start-up services are expected by mid-June.
- Contractor has begun working remotely on the WTP SCADA software update. The USEPA-mandated Consumer Confidence Report (CCR) has been completed and posted on the City of Troy website (www.troyohio.gov/ccr). The link to this document will be available on next month's water bill message board. A brochure will also be placed at various locations in the City.
- The installation of distribution pump VFD protective equipment, delayed by pandemic stay-at-home order, will begin next week.

**Items of Interest
Engineering Department
May 29, 2020**

PROJ #	PROJECT TITLE	PROJECT STATUS
2020-02	TI Harbor Dredging	Staff has submitted a permit to the US COE and is awaiting a response of the permit. Staff plans to perform a pilot scuba diver technology once the permit is approved.
2019-25	S Market St Signal Timing	Staff is working with ODOT and DGL Consulting, LLC, an ODOT prequalified consultant for this type of project, to proceed with safety grant funding to review the traffic signals along Market Street beginning at Water Street through Simpson Street. Data collection is placed on hold until traffic volumes resume.
2019-27	Madison Street Lift Station Pump Rehab	Staff is working to apply for CDBG Critical Infrastructure grant funding to assist with the costs of this repair/rehabilitation of the Madison Street Stormwater Lift Station.
2019-23	Traffic Signal - W Main Street and Kings Chapel Drive	Staff is working with Oaks Engineering, Inc. to design the signal and prepare construction drawings to bid later in 2020. An abbreviated safety study has been submitted to ODOT for funding. ODOT awarded safety funding to the project; the scope and LPA agreement is being finalized with ODOT. Staff will request Council approval of the LPA agreement.
2019-24	Drury Lane Storm Sewer Replacement	Staff utilizing Choice One Engineering has submitted a permit to CSX to replace a failing storm sewer under the CSX spur line at Drury Lane and Madison St.

ANNUAL PROJECTS

	2020 Paving Program	Paving Contract has been awarded to John R. Jurgensen Company of Springfield, Ohio. The paving program will be reduced by approximately \$250,000 due to budget cuts.
	Sidewalk Program 2018 (Phase 11)	This phase is the southeast side of the City, generally to the east of Phase 10. The remaining assessments will be placed on the property owners taxes beginning collection in 2021. Assessment cards are being completed in order to file the assessments with the Miami County Auditor's Office.
	Sidewalk Program 2020 (Phase 12) and Towne Park Drive Sidewalks	The next phase continues to be the southeast side of the City and is generally to the east of Phase 11. This phase of the sidewalk repair is along E. Canal St. from S. Mulberry St. to Floral Ave., S. Clay St. between McClung St. and E. West St., S. Crawford St. between E. Canal St. and E. West St., and S. Union St. from E. Canal St. to E. Dakota St. Council authorized bidding the sidewalk repair project as well as Towne Park Drive Sidewalks along developed properties.

**Items of Interest
Engineering Department
May 29, 2020**

PROJ # PROJECT TITLE PROJECT STATUS

SUBDIVISION PROJECTS

2019-04	The Reserve at Washington	Section 1 was approved by Council and the escrow agreement was finalized. Construction is progressing.
2018-19	Halifax Villas	Construction continues with the installation of the private streets. Housing construction has begun. The developer submitted a major change to the Planned Development regarding the southwest and northeast undeveloped land. The major modification has been approved.
2018-25 2019-14	Heritage at Troy Country Club Heritage Village at Troy Country Club	The Heritage and Heritage Village subdivisions have intermediate asphalt installed; home construction is ongoing.
2017-21; 2018-22; 2019-13	Fox Harbor	Contractor is working on punch list items in order to close out Section 4 and get the City's final acceptance. Sections 5 and 6 has intermediate asphalt installed; home construction is ongoing.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies in Sections 6 and 7. Home construction is ongoing in Sections 6 and 7.
2016-15; 2016-25; 2018-08; 2019-03	Halifax	Contractor is working on punch list items in order to close out Sections 2 and 3 and get the City's final acceptance. Section 4 has intermediate asphalt being installed; home construction is ongoing. Section 5 is beginning construction.
2015-35; 2017-12	Nottingham	Sections 9 and 10 escrow was released and entered into a one-year maintenance guarantee period.
2016-01	Edgewater	Section 8 escrow is being held during the one-year maintenance guarantee period.
2007-19	Pleasantview Estates	For Section 3, the developer made a payment for the completion of the final course of asphalt and curb repair as it relates to Section 3. Staff is getting the final course of asphalt repaired and completed. Staff is not aware of proposed improvements being planned for the remaining land in the subdivision at this time.
2000-50	Oakmont	Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed to finish the plat.
2018-07	Villages of Concord	A revised preliminary plan has been approved by Planning Commission.



MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Development Director

DATE: May 29, 2020

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from May 13, 2020 to May 28, 2020.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 45 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 46 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

Permit Activity Report

May 13, 2020 - May 28, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
427 MEADOW LN	1	Zoning-Accessory-Residential	SHED	Robert Watson	5/15/2020	\$25.00
1745 Saratoga DR.	1	Zoning-Accessory-Residential	PATIO	Robert Watson	5/14/2020	\$26.00
590 & 594 STONYRIDGE AVE	1	Zoning-Accessory-Residential	SHED	Robert Watson	5/13/2020	\$25.00
522 FERNWOOD DR	2	Fence Permit	FENCE	Robert Watson	5/26/2020	\$10.00
124 ASH ST	2	Demolition Permit	DEMOLITION	Robert Watson	5/26/2020	\$14.00
214 W MAIN ST	2	Zoning-Accessory-Commercial	ACCESSORY	Robert Watson	5/18/2020	\$25.00
214 W MAIN ST	2	Fence Permit	FENCE	Robert Watson	5/18/2020	\$10.00
701 East Franklin st	2	Zoning-Accessory-Residential	PATIO	Duane Puckett	5/14/2020	\$26.00
935 MARKET ST S	3	Zoning-Accessory-Residential	SHED	Robert Watson	5/27/2020	\$25.00
928 S MULBERRY ST	3	Zoning-Accessory-Residential	ABOVE GROUND POOL	Duane Puckett	5/27/2020	\$25.00
600 FLORAL AVE	3	Fence Permit	FENCE	Robert Watson	5/19/2020	\$10.00
223 ENYEART ST	3	Fence Permit	FENCE	Robert Watson	5/18/2020	\$10.00
1469 S MARKET ST	3	Sign-Reface	SIGN REFACE	Robert Watson	5/14/2020	\$33.00
353 GARFIELD AVE	3	Fence Permit	FENCE	Robert Watson	5/14/2020	\$10.00
1314 W Main Street	3	Sign Permit-Permanent	SIGN REFACE	Robert Watson	5/14/2020	\$70.38
420 S MARKET ST	3	Zoning-Accessory-Residential	PAVILION	Robert Watson	5/14/2020	\$25.00
209 MARKET ST W	4	Sign-Reface	SIGN PERMIT	Robert Watson	5/27/2020	\$25.00
840 ARTHUR RD	4	Change of Occupancy	CHANGE OF OCCUPANCY	Robert Watson	5/22/2020	\$50.00
1333 ARCHER DR	4	Sign Permit-Temporary	TEMPORARY SIGN	Robert Watson	5/22/2020	\$25.00
1633 Gray Hawk Ct.	4	Zoning-Accessory-Residential	SHED	Robert Watson	5/22/2020	\$26.00
2843 SOUTHSIDE DR	4	Zoning-Accessory-Residential	DECK	Robert Watson	5/21/2020	\$25.00
840 Arthur Rd	4	Sign Permit-Permanent	SIGN	Robert Watson	5/19/2020	\$59.51
2770 TWIN LAKES DR	4	Zoning-Accessory-Residential	PATIO	Robert Watson	5/18/2020	\$25.00
309 ARMAND DR	4	Fence Permit	FENCE	Robert Watson	5/18/2020	\$10.00
1405 GOLDEN EAGLE DR	4	Fence Permit	FENCE	Robert Watson	5/18/2020	\$10.00
1250 RIDGEWOOD DR	4	Fence Permit	FENCE	Robert Watson	5/15/2020	\$10.00
1309 KENTON WY	4	Zoning-Accessory-Residential	SOLAR SYSTEM	Robert Watson	5/13/2020	\$25.00
1583 CREEKWOOD DR	4	Zoning-Residential-New	NEW SINGLE FAMILY RESIDENCE	Robert Watson	5/13/2020	\$50.00
1376 SUSSEX ROAD	5	Fence Permit	FENCE	Duane Puckett	5/27/2020	\$10.00
1376 SUSSEX ROAD	5	Zoning-Accessory-Residential	SHED	Duane Puckett	5/27/2020	\$25.00
1360 Chelsea Rd	5	Fence Permit	FENCE	Robert Watson	5/23/2020	\$10.40
634 TRADE SQ E	5	Fence Permit	FENCE	Robert Watson	5/20/2020	\$10.00
300 S Ridge Ave	5	Zoning-Accessory-Residential	PATIO & PERGULA	Robert Watson	5/18/2020	\$26.00
306 S RIDGE AVE	5	Zoning-Accessory-Residential	PAVILION	Robert Watson	5/18/2020	\$25.00
1069 SALISBURY RD	5	Zoning-Accessory-Residential	SHED	Duane Puckett	5/15/2020	\$25.00
662 SEDGWICK WAY	6	Fence Permit	FENCE	Robert Watson	5/26/2020	\$10.00
662 SEDGWICK WAY	6	Zoning-Accessory-Residential	PATIO	Robert Watson	5/26/2020	\$25.00

2615 MEADOWPOINT DR	6	Fence Permit	FENCE	Robert Watson	5/21/2020	\$10.00
2315 MURPHY LN W	6	Zoning-Accessory-Residential	DECK & PATIO ADDITION	Robert Watson	5/20/2020	\$25.00
23 KINGS CHAPEL DR	6	Zoning-Accessory-Residential	PATIO	Robert Watson	5/20/2020	\$25.00
1101 RED MAPLE DR	6	Zoning-Accessory-Residential	PATIO	Robert Watson	5/19/2020	\$25.00
2243 Girard Ln E	6	Zoning-Accessory-Residential	DRIVEWAY EXPANSION	Robert Watson	5/14/2020	\$26.00
1124 RED MAPLE DR	6	Zoning-Accessory-Residential	PERGOLA	Robert Watson	5/13/2020	\$25.00
1124 RED MAPLE DR	6	Zoning-Accessory-Residential	BARN	Robert Watson	5/13/2020	\$25.00
110 JEAN CIRCLE	6	Zoning-Accessory-Residential	SHED	Robert Watson	5/13/2020	\$25.00

Violation Activity Summary

May 13, 2020 - May 28, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200317	5/21/2020	Robert Watson	605 MEADOW DR	1	TALL GRASS/WEEDS	Open	5/21 Rw, Grass and weeds, giving weekend to mow. 5/26 Rw, front mowed back untouched, sending Certificate, Follow Up 6/5
20200332	5/26/2020	Robert Watson	523 STONYRIDGE AVE	1	TRASH & DEBRIS	Open	5/26 RW, Trash and debris, sending Certified. Follow Up 6/5
20200334	5/26/2020	Robert Watson	1878 HUNTERS RIDGE DR	1	TALL GRASS/WEEDS	Open	5/26 RW, Tall grass and weeds, sending Certificate, Follow Up 6/5
20200335	5/26/2020	Robert Watson	1234 SKYLARK DR	1	TALL GRASS/WEEDS	Open	5/26 Rw, Tall grass and weeds in the back yard. Sending Certificate, Follow Up 6/5
20200316	5/21/2020	Robert Watson	573 LINWOOD DR	1	TALL GRASS/WEEDS	Open	5/21 RW, Tall grass and weeds, checking on 5/26.5/26 RW, mowed by owner, Follow Up 6/12
20200342	5/27/2020	Robert Watson	101 W FRANKLIN ST	2	SIGN VIOLATION	Open	5/27 RW, Feather flag on property. Talked with employee on duty and she removed while there. Left card so new owner can contact me. Follow Up 5/29
20200327	5/26/2020	Duane Puckett	229 Mulberry St S	2	TALL GRASS/WEEDS	Open	5-26-20 dp Tall grass, send both ways, follow up 6-2-20.
20200329	5/26/2020	Duane Puckett	189 Finsbury Ln	2	TALL GRASS/WEEDS	Open	5-26-20 dp Tall grass certificate letter follow up 6-2-20.
20200330	5/26/2020	Duane Puckett	914 Fountain St	2	TALL GRASS/WEEDS	Open	5-26-20 dp Tall grass certificate to owner follow up 6-2-20.
20200331	5/26/2020	Robert Watson	675 MEADOW LN	2	TALL GRASS/WEEDS	Open	5/26 R,w Tall grass and weeds, sending certificate mail, Follow Up 6/5
20200322	5/23/2020	Duane Puckett	225 Walnut St S	2	TALL GRASS/WEEDS	Open	5-23-20 dp Tall grass, send both ways, follow up 6-2-20.
20200326	5/23/2020	Duane Puckett	404 Elm St N	2	TRASH & DEBRIS	Closed	5-23-20 dp Trash, move out, send both ways, follow up 6-2-20. 5-26-20 dp I received a call from Ms. Liette, Ed's daughter, and the tenant was evicted. She said the debris in the curb lawn has been removed. I will inspect and verify.
20200318	5/21/2020	Robert Watson	316 S CHERRY	2	FENCE DISREPAIR	Open	5/21 RW, Complaint of this properties dogs coming through fence. The fence only has a couple minor spots that should be reinforced or repaired. Sending Certificate, Follow Up 6/26
20200319	5/21/2020	Duane Puckett	404 Elm St N	2	TALL GRASS/WEEDS	Open	5-21-20 dp Tall grass, send both ways, follow up 5-28-20. 5-28-20 dp Grass ok follow up 6-11-20.
20200315	5/21/2020	Duane Puckett	814 Market St N	2	TALL GRASS/WEEDS	Open	5-21-20 dp Tall grass, certificate letter, follow up 5-28-20. 5-28-20 dp Grass ok follow up 6-11-20.
20200308	5/15/2020	Robert Watson	108 W RACE ST	2	TALL GRASS/WEEDS	Open	5/15 RW, Complaint of tall grass and weeds. Making call to owner, Follow Up 5/22. 5/21 RW, talked with owner, he'll have completed this weekend, Follow Up 5/29
20200295	5/14/2020	Duane Puckett	123 Mulberry St S	2	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, vacant condemned, Publish letter, follow up 5-21-20. 5-19-20 dp Ad was in today's paper, follow up 5-26-20. 5-26-20 dp Grass tall send to O2 follow up 6-11-20.
20200306	5/14/2020	Robert Watson	1026 Greenfield Dr	2	TALL GRASS/WEEDS	Open	5/14 RW, tall grass and weeds, looks like foreclosure, Sending certificate, Follow Up 5/22. 5/19 RW, mowed, no letter sent, Follow Up 6/5
20200340	5/27/2020	Robert Watson	19 W RACE ST	3	TRASH & DEBRIS	Open	5/26 RW, trash and debris in front yard, Calling owner, he's already started removing items, Follow Up 6/5
20200341	5/27/2020	Robert Watson	309 S CHERRY ST	3	TRASH & DEBRIS	Open	5/27 RW, trash, clothes and other misc. debris around the property. Calling owner, prior to sending letter, Follow Up 6/5

20200328	5/26/2020	Duane Puckett	118 Floral Ave	3	TALL GRASS/WEEDS	Open	5-26-20 dp Tall grass, certified to owner, cc to tenant, follow up 6-2-20.
20200323	5/23/2020	Duane Puckett	613 Walnut St S	3	TALL GRASS/WEEDS	Open	5-23-20 dp Tall grass, send both ways, follow up 6-2-20.
20200324	5/23/2020	Duane Puckett	903 Walnut St S	3	TRASH & DEBRIS	Open	5-23-20 dp Trash about the property, especially in the rear, send both ways follow up 6-2-20.
20200325	5/23/2020	Duane Puckett	903 Walnut St S	3	TALL GRASS/WEEDS	Open	5-23-20 dp Tall grass, send both ways, follow up 6-2-20.
20200320	5/21/2020	Duane Puckett	503 Clay St S	3	TALL GRASS/WEEDS	Open	5-21-20 dp Tall grass, certificate to owner, cc to tenant, follow up 5-28-20.
20200321	5/21/2020	Duane Puckett	310 Simpson St E	3	TALL GRASS/WEEDS	Open	5-21-20 dp Tall grass, certificate to owner, follow up 5-28-20.
20200314	5/21/2020	Duane Puckett	723 Dixie Ave	3	TALL GRASS/WEEDS	Open	5-21-20 dp Tall grass, certificate letter to owner, follow up 5-28-20. 5-28-20 dp Grass mowed follow up 6-11-20.
20200296	5/14/2020	Duane Puckett	606 Canal St E	3	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, certificate to owner, follow up 5-21-20. 5-21-20 dp Grass tall, send to OZ, follow up 6-9-20.
20200297	5/14/2020	Duane Puckett	608 Canal St E	3	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, certified to owner, cc to tenant, follow up 5-21-20. 5-21-20 dp Grass ok follow up 6-4-20. 5-21-20 dp Green card back dated 5-18-20.
20200298	5/14/2020	Duane Puckett	326 Walnut St S	3	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, certificate to owner, cc to tenant, follow up 5-21-20. 5-21-20 dp Grass not tall enough, follow up 5-28-20.
20200299	5/14/2020	Duane Puckett	410 Walnut St S	3	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, will publish in paper as owner is deceased, follow up 5-21-20. 5-19-20 dp Ad was in today's paper, follow up 5-26-20. 5-26-20 dp Grass tall, send to OZ, follow up 6-11-20.
20200309	5/16/2020	Duane Puckett	332 Armand Dr	4	ZONING PROBLEM	Closed	5-16-20 dp Complaint from neighbor that owner is dumping yard waste between the properties actually on a 3rd parties property. I attempted contact, no one home, sending a certificate letter sighting the issue. Follow up 5-23-20. 5-26-20 dp Close.
20200310	5/16/2020	Duane Puckett	359 Mumford Dr	4	FENCE DISREPAIR	Open	5-16-20 dp Complaint of fence in disrepair, leaning over allowed degree, certificate letter, follow up 6-18-20.
20200311	5/16/2020	Duane Puckett	359 Mumford Dr	4	TRASH & DEBRIS	Open	5-16-20 dp Complaint of trash behind the rear fence at this location, certificate letter, follow up 5-23-20. 5-28 20 dp I emailed this owner as there are many factors, neighbors etc. that goes into this. I'll follow up as needed.
20200312	5/16/2020	Duane Puckett	15 Market St W	4	TALL GRASS/WEEDS	Open	5-16-20 dp Tall grass, certificate letter, follow up 5-23-20. 5-26-20 dp Grass ok follow up 6-9-20.
20200301	5/14/2020	Duane Puckett	1595 Hawk Cir	4	TRASH & DEBRIS	Closed	5-14-20 dp Mattress and other trash in curb lawn and sidewalk, certificate to owner, 4 plex, follow up 5-19-20. 5-19-20 dp Trash remains, send to OZ, close. 5-19-20 dp Got a call from Lisa Hawk and they are removing the mattress and box, I emailed OZ and asked him to hold off.
20200303	5/14/2020	Duane Puckett	1540 Hawk Cir	4	TRASH & DEBRIS	Closed	5-14-20 dp Mattress set in row, certified to owner, 4 plex, follow up 5-19-20. 5-19-20 dp Mattress set gone, close.
20200304	5/14/2020	Duane Puckett	642 Market St W	4	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, certificate to owner, follow up 5-21-20. 5-19-20 dp Grass ok follow up 6-2-20.
20200305	5/14/2020	Duane Puckett	642 Market St W	4	TRASH & DEBRIS	Closed	5-14-20 dp Trash in the rear of the property, certificate to owner, follow up 5-19-20. 5-19-20 dp Trash cleaned up, close.
20200313	5/19/2020	Duane Puckett	728 Lymington Rd	5	TRASH & DEBRIS	Open	5-19-20 dp Trash complaint, trash along the north exterior wall of the garage, certificate letter, follow up 5-26-20. 5-26-20 dp Mattress gone but trash remains, send 48 hr follow up 5-30-20.
20200300	5/14/2020	Duane Puckett	1527 North Dr	5	TALL GRASS/WEEDS	Open	5-14-20 dp Tall grass, certificate to owner, follow up 5-21-20. 5-21-20 dp Grass ok follow up 6-4-20.
20200307	5/14/2020	Robert Watson	714 S RIDGE AVE	5	TRASH & DEBRIS	Closed	5/14 RW, Complaint of yard waste at road. City not collecting, not meeting standards. Sending Certificate, Follow Up 5/22. 5/15 RW, debris at road removed, few items left in Driveway. No letter sent, follow up 5/18. 5/21 RW, only items in drive was tarp and paint buckets being used for house. Closed.

20200336	5/26/2020	Robert Watson	2502 INVERNESS	6	TRASH & DEBRIS	Open	5/26 RW, Trash and debris in the driveway, Calling owner,
20200337	5/26/2020	Robert Watson	2513 INVERNESS CT	6	TALL GRASS/WEEDES	Open	5/26 Rw, Tall grass and weeds, Sending Certificate, Follow Up 6/5
20200338	5/26/2020	Robert Watson	2513 GLENMORE CT	6	TALL GRASS/WEEDES	Open	5/26 RW, Tall grass and weeds, Sending Certified, Follow Up 6/5
20200339	5/26/2020	Robert Watson	2520 GLENMORE CT	6	TALL GRASS/WEEDES	Open	5/26 RW, Tall grass and weeds, sending Certificate, Follow Up 6/5

TROY POLICE DEPARTMENT

Monthly Report to Council

April 2019

	Previous Month	Present Month
Traffic Citations Issued	188	180
Misdemeanor Arrest	136	143
Felony Arrest	56	56
Number of Calls	2051	2004

Traffic Crashes			
Non-Injury	52	Injury	7
		Fatal	0

Parking			
Type	Written	Paid	Amount
Parking Meter Tickets	0	0	\$0.00
Other Parking Violations	169	132	\$2,190.00
Parking Meters	N/A	N/A	\$0.00
Total	169	132	\$2,190.00

Vehicle Information			
Miles Driven	Gas Consumed	Average M.P.G.	
Patrol Cars	26272	1824.5	14.4
Un-marked Vehicles	5754	357.6	16.1
Total	32026	2182.1	14.7

TROY POLICE DEPARTMENT

ACCIDENTS AND ANALYSIS

April 2019

ANALYSIS OF TRAFFIC ACCIDENTS & INVESTIGATION

MOTOR VEHICLE WITH	TOTAL ACCIDENT	NUMBER FATAL	NUMBER INJURED	PROPERTY DAMAGE
Pedestrian				
Other Moving Vehicle	51		7	44
Railroad Train				
Bicycle				
Hit Skip	4			4
Fixed Object	3			3
Non-Collision				
Leaving the Curb	1			1
Other Motor Vehicle				
TOTAL	59	0	7	52

NUMBER OF PERSONS INJURED - TYPE OF ACCIDENT- AGE

MOTOR VEHICLE WITH	ALL AGES	0 - 4	5 - 14	15 - 24	25 - 64	65 & OVER
Pedestrian						
Other Moving Vehicle				2	4	1
Railroad Train						
Bicycle						
Hit-Skip						
Fixed Object						
Non-Collision						
Leaving Curb						
Other Motor Vehicle						
TOTAL	0	0	0	2	4	1

AGE OF CAUSATIVE FACTOR

12-15	16-18	19-21	22-30	31-40	41-50	51 & OVER
	5	7	11	8	4	18

TROY POLICE DEPARTMENT

Monthly Report to Council

Apr-20

	Previous Month	Present Month
Traffic Citations Issued	107	59
Misdemeanor Arrest	163	114
Felony Arrest	52	48
Number of Calls	1837	1651

Traffic Crashes			
Non-Injury	17	Injury	4
		Fatal	0

Parking			
Type	Written	Paid	Amount
Other Parking Violations	0	9	\$450.00

Vehicle Information			
Miles Driven	Gas Consumed	Average M.P.G.	
Patrol Cars	20194	2027.2	10
Un-marked Vehicles	4444	267	16.6
Total	24638	2294.2	10.7

TROY POLICE DEPARTMENT**ACCIDENTS AND ANALYSIS**

Apr-20

CRASH RELATED TO

MOTOR VEHICLE	TOTAL
Alcohol-Related	1
Bicycle-Related	0
Buggy-Related	0
Commerical Related	1
Deer Related	1
Distracted-Related	3
Drug-Related	0
Failure To Yield Related	4
Mature Related 55older	11
Motorcycle-Related	0
OVI-Related	1
Pedestrian-Related	0
Ran Red Light/Stop Sign	2
School Bus-Related	0
Speed Related	0
Teen Related 15-19 YO	4
Unbelted Related	2
Work Zone-Related	0
Youth Related 15 -24 YO	7
TOTAL	36

SEVERITY OF ACCIDENT

OCCUPANT INJURIES	TOTAL
Minor Injury	
Injury Possible	4
Property Damage Only	17
TOTAL	21

DAYS OF WEEK

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
3	5	5	3	1	3	1

TIME OF DAY

Crashes By Hour	%
12-12:59 AM	
1 - 1:59 AM	
2 - 2:59 AM	
3 - 3:59 AM	
4 - 4:59 AM	4.8
5 - 5:59 AM	
6 - 6:59 AM	
7 - 7:59 AM	
8 - 8:59AM	
9 - 9:59 AM	4.8
10 - 10:59 AM	9.5
11 - 11:59 AM	4.8

Crashes By Hour	%
12-12:59 PM	19
1 - 1:59 PM	14.3
2 - 2:59 PM	4.8
3 - 3:59 PM	
4 - 4:59 PM	14.3
5 - 5:59 PM	14.3
6 - 6:59 PM	
7 - 7:59 PM	
8 - 8:59PM	4.8
9 - 9:59 PM	4.8
10 - 10:59 PM	
11 - 11:59 PM	

June 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Council Meeting 7:00 pm	2 Park Board 4:00 pm	3	4	5	6
7	8 Council Committee and Work Session 5:00 pm	9	10 Planning Commission 3:30 pm	11	12	13
14  Flag Day	15 Council Meeting 7:00 pm	16	17 Recreation Board 4:00 pm	18	19	20  First Day of Summer
21	22 Council Committee and Work Session 5:00 pm	23	24 Planning Commission 3:30 pm	25	26	27
28	29	30				