



TROY OHIO

AGENDA, TROY CITY COUNCIL
MONDAY, AUGUST 3, 2020, 7:00 P.M.
BRAVO ROOM OF HOBART ARENA
255 ADAMS STREET, TROY, OHIO

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL Excuse Mr. Twiss absences by motion/second/roll call vote

SUMMARY OF MINUTES July 20, 2020 Meeting motion/second/roll call vote

PUBLIC HEARINGS O-37-2020, Rezoning of Parcel Between SR 718 & McKaig Road from A-2 to a PD-R
O-38-2020, Establish Designated Outdoor Refreshment Area

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

R-47-2020	City Parcel at Rutherford Drive Annexation, 2.446 acres from Staunton Twp. Statement of Services	EMERGENCY	1 st Reading
R-48-2020	City Parcel at Rutherford Drive Annexation, 2.446 acres from Staunton Twp. Buffering Statement	EMERGENCY	1 st Reading
R-49-2020	City Parcel at Rutherford Drive Annexation, 2.446 acres from Staunton Twp. Consent	EMERGENCY	1 st Reading
R-50-2020	Return Advance to General Fund		1 st Reading

RESOLUTION IN MEMORIAM – Jean J. Melvin

ORDINANCES

O-37-2020	Rezone from A-2 to a PD-R a parcel between SR 718 and McKaig Rd.	PUBLIC HEARING 8-3-2020	2 nd Reading
O-38-2020	Establish Designated Outdoor Refreshment Area (DORA)	PUBLIC HEARING 8-3-2020	2 nd Reading
O-39-2020	Final Plat of Fox Harbor Section 7, Dedication of Right-of-Way		1 st Reading
O-40-2020	Relocation Project Agreement by Pella Corp. for Employee Creation Incentive Program	EMERGENCY	1 st Reading
O-41-2020	Expansion Project Agreement by Troy Laminating and Coating, Inc, Employee Creation Incentive Program	EMERGENCY	1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

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

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

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.

July 20, 2020

MINUTES OF COUNCIL

A regular session of Troy City Council was held remotely on Monday, July 20, 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: Phillips, Rozell, Schilling, Severt, Snee, Terwilliger and Twiss.

Upon motion of Mr. Phillips, seconded by Mr. Twiss, Mr. Allen was excused from this meeting by unanimous roll call vote.

Upon motion of Mr. Phillips, seconded by Mrs. Snee, Mr. Schweser was excused from this meeting by unanimous roll call vote.

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

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

MINUTES: The Clerk gave a summary of the minutes of the July 6, 2020 meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Phillips, seconded by Mr. Twiss, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Committee of the Whole: Mr. Lutz, reported that Council, meeting remotely as a Committee of the Whole, recommends that legislation be prepared amending CO Section 111.01 to add a provision allowing for an alternate location to hold public meetings during a state of emergency declared for the City of Troy, Ohio, subject to public notice. So that Council can commence meeting in person on August 3, emergency legislation was supported.

Report submitted by all members of Council.

Buildings & Utilities Committee: Mr. Terwilliger reported:

- 1) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with Strand Associates of Cincinnati, Ohio for the design of the Kidder Ditch Drainage Study and Improvements Project at a cost not to exceed \$379,900.
- 2) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to execute an amendment to the agreement for electric generation and transmission supply services for City facilities to extend the agreement to May, 2024. Committee supports emergency legislation to accomplish the extension.

Report submitted by Terwilliger, Twiss and Allen.

Community & Economic Development Committee: Mrs. Snee, Chairman, reported that Committee recommends Ordinance No. O-34-2020, rezoning of Parcel D08-106648, (1375 S. Union Street) from I-2 to M-3 be adopted. Report submitted by Rozell, Twiss and Snee.

Recreation & Parks Committee: Mr. Schilling, Chairman, reported that Committee supports the recommendations of the Board of Park Commissioners and recommends that legislation be prepared declaring as surplus and serving no public purpose Waco Park (Inlot 9334, Parcel No. D08-250353; Inlot 9335, Parcel No. D08-250354) and the three-sided parcel (approximately 73'x81'x38') of Archer Park to the rear of 700 Governors Road, and authorizing the Director of Public Service and Safety to offer such parcels for sale. It was noted that legislation regarding the Archer Park parcel cannot be presented until a legal description and plat are prepared.

Report submitted by Phillips, Terwilliger and Schilling.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends legislation be prepared to consenting to an ODOT project that include the maintenance of a culvert under I-75 within Troy's Corporate Boundary. Based on the format provided by ODOT, Committee noted this would be emergency legislation.

Report submitted by Schilling, Snee and Phillips.

Personnel Committee: Mr. Twiss, Chairman, gave the oral report that the Committee supports the request of the Mayor regarding reappointments to the City Beautification Committee. A motion was made by Mr. Twiss, seconded by Mr. Phillips, to approve the following reappointments to the City Beautification Committee for new terms commencing July 1, 2020 and ending June 20, 2022: Gareth Johnston, Pam Dalton, Deborah Kappers, Karol McCarthy, and Bill Miller. Motion passed by unanimous roll call vote.

RESOLUTION NO. R-44-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH STRAND ASSOCIATES, INC. OF CINCINNATI, OHIO, TO PROVIDE DESIGN SERVICES FOR THE KIDDER DITCH IMPROVEMENT PROJECT

This Resolution was given first title reading.

Mr. Schilling moved for suspension of rules requiring three readings. Motion seconded by Mr. Terwilliger.

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-45-2020

A RESOLUTION AUTHORIZING CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF A CULVERT UNDER INTERSTATE 75 WITHIN THE RIGHT-OF-WAY OF THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-46-2020

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO ENTER INTO A GENERATION SUPPLY AGREEMENT AMENDMENT FOR ELECTRIC GENERATION SUPPLY FOR CITY FACILITIES AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

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

No: None.

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

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

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-34-2020

AN ORDINANCE CHANGING THE ZONING OF PARCEL NUMBER D08-106648 IN THE CITY OF TROY, OHIO FROM THE ZONING CLASSIFICATION OF I-2, GENERAL INDUSTRIAL DISTRICT, TO THE CITY ZONING OF M-3, GENERAL INDUSTRIAL DISTRICT

This Ordinance was given first title reading on June 15, 2020.

Given Public Hearing and second title reading on July 6, 2020.

Given third title reading.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-35-2020

AN ORDINANCE AMENDING SECTION 111.01 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO REGARDING MEETING TIME AND PLACE OF CITY COUNCIL MEETINGS, 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. Schilling.

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-36-2020

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.

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

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

No: None.

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

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

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-37-2020

AN ORDINANCE CHANGING THE ZONING OF INLOT 11368 IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY ZONING CLASSIFICATION OF A-2, GENERAL AGRICULTURAL DISTRICT, TO A CITY OF TROY PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)

This Ordinance was given first title reading.

ORDINANCE NO. O-38-2020

AN ORDINANCE CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA KNOWN AS THE DOWNTOWN TROY DESIGNATED OUTDOOR REFRESHMENT AREA, AND ENACTING REGULATIONS

This Ordinance was given first title reading.

COMMENTS OF THE MAYOR: Mayor Oda stated her appreciation for the efforts of the City Beautification Committee. She also commented that the second meeting of the Human Relations Commission will be held July 23, at 6:30 p.m.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington commented that Council received a copy of the Designated Outdoor Refreshment Area (DORA), which is the exhibit for Ordinance No. O-37-2020, noting that the area of the DORA is about half the size as presented at the Council Committee session, which will also require less signage and refuse containers. Mr. Titterington noted that the boundary of regulations of a DORA can be amended by Council.

COMMENTS OF COUNCIL PRESIDENT:

-Mr. Lutz read email comments submitted by three citizens (Kelly Snyder, Barb Parrock and Marcy Younce) stating their concerns about establishing a DORA.

-Mr. Lutz noted that the August 3 meeting of Council will be held at the Bravo Room of the Hobart Arena to meet the social distancing associated with COVID-19, as Council will be meeting in person.

COMMENTS OF MEMBERS OF COUNCIL:

- Mr. Phillips read an email from Rosemary Jones stating concern about a DORA.
- In response to Mr. Severt, it was stated that a representative of Troy Main Street, Inc., the entity that asked the City to establish a DORA, will be present at the August 3 Public Hearing to provide input.

There being no further business, the meeting adjourned at 7:37 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: July 27, 2020

FROM: Finance Committee

SUBJECT: RETURN OF FUNDS ADVANCED FROM THE GENERAL FUND TO THE CAPITAL
IMPROVEMENT FUND

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

As a housekeeping accounting mechanism, Council has been asked to approve a Resolution that would formally return to the General Fund (Fund 101.101) the amount of \$336,000 that was advanced to the Capital Improvement Fund (Fund 441) in 2015.

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

It is the recommendation of this Committee that legislation be prepared to provide for the accounting mechanism of a Return Advance from the Capital Improvement Fund back to the General Fund.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Finance Committee

DETAILED REPORT:

This Committee met remotely on July 27, 2020, to discuss a request of the state auditors that there be a Resolution to formally return funds to the General Fund that were advanced in to the Capital Improvement Fund. The meeting was also attended remotely by Mayor Oda, Council Members Rozell, Schilling and Terwilliger, the Director of Law, the Director of Public Service and Safety, citizens, and members of the City staff.

At the end of 2015 \$336,000 was "advanced" from the General Fund (Fund 101.101) to the Capital Improvement Fund (Fund 441) related to the Treasure Island Project. This was not done as a transfer but as an "advance", with the funds to later be a "return advance" or repayment back to the General Fund. As a part of the audit, the City Auditor has been advised that an Auditor of State Guide requires a Resolution of Council as the accounting mechanism for a "Return Advance" from the Capital Improvement Fund back to the General Fund.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to provide for the accounting mechanism of a Return Advance from the Capital Improvement Fund back to the General Fund.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: July 27, 2020

FROM: Finance Committee

SUBJECT: EMPLOYEE CREATION INCENTIVE PROGRAM, PELLA CORPORATION

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

This Committee met remotely on July 27 to consider the application filed by Pella Corporation for incentives under the Employee Creation Incentive Program for a Relocation Project Agreement. On July 27, Pella Corporation announced their plans for a manufacturing operation in Troy for the production of vinyl windows and doors. When the company is fully operational by 2025, the project will create 428 new jobs with a new annual payroll of \$19.3MM. The company's estimated payroll should generate income tax of approximately \$332,500 annually, resulting in an annual rebate of approximately \$83,000 for fifteen years.

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

It is the recommendation of this Committee that legislation be prepared to approve the Relocation Project Agreement Application of the Employee Creation Incentive Program filed by Pella Corporation. So that the application can be approved without delay and the company move forward to bring their manufacturing operation to Troy, this Committee supports emergency legislation.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Finance Committee

DETAILED REPORT:

This Committee met remotely on July 27, 2020, to consider the Expansion Project Agreement Application filed by Pella Corporation for incentives under the Employee Creation Incentive Program. The meeting was also attended remotely by Mayor Oda, Council Members Rozell, Schilling and Terwilliger, the Director of Law, the Director of Public Service and Safety, citizens, and members of the City staff.

Council adopted Ordinance No. O-22-2020 in March of 2020, creating the economic development tool of the Employee Creation Incentive Program under which the City can grant a credit against the municipal income tax paid by an employer based on the employer meeting criteria. The Ordinance provides for different incentives based on an applicant relocating into Troy or being a Troy company undertaking a major expansion with an employment increase.

For several months, the City, the Troy Development Council, the Dayton Development Coalition, and Jobs Ohio have been working diligently with officials of Pella Corporation to bring this new industry to Troy. On July 27, 2020, the company announced that Troy will be the new location for the production of vinyl windows and doors. When the company is fully operational by 2025, the project will create 428 new jobs with a new annual payroll of \$19.3MM.

Pella's application for incentives under the Relocation Project Agreement Application of the Employee Creation Incentive Program meets the general standards for the program, which allows for a maximum fifteen year payroll withholding rebate with a maximum annual incentive of \$100,000. The company's estimated payroll should generate income tax of approximately \$332,500 annually, resulting with an annual rebate of approximately \$83,000 for fifteen years. Should the payroll of this company drop below \$5MM from the approved increase in project payroll, the rebate program could be suspended.

The Committee is very happy to see the announcement of this project and the manufacturing investment in the community. We thank City staff, the Troy Development Council, and all the partners that have been involved in working with Pella Corporation.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to approve the Relocation Project Agreement Application of the Employee Creation Incentive Program filed by Pella Corporation. So that the application can be approved without delay and the company move forward to bring their manufacturing operation to Troy, this Committee supports emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: July 27, 2020

FROM: Finance Committee

SUBJECT: EMPLOYEE CREATION INCENTIVE PROGRAM, TROY LAMINATING AND COATING, INC.

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

This Committee met remotely on July 27 to consider the application filed by Troy Laminating and Coating, Inc. for incentives under the Employee Creation Incentive Program for an Expansion Project Agreement. The company recently announced a capital expansion plan that will result in 53 new jobs with an annual payroll over \$2MM. Based on those projections, the annual rebate in employer income tax should be approximately \$9,000 annually for six years.

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

It is the recommendation of this Committee that legislation be prepared to approve the Expansion Project Agreement Application of the Employee Creation Incentive Program filed by Troy Laminating and Coating, Inc. So that the application can be approved without delay and the company move forward with the capital improvements to the facility, Committee supports emergency legislation.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Finance Committee

DETAILED REPORT:

This Committee met remotely on July 27, 2020, to consider the Expansion Project Agreement Application filed by Troy Laminating and Coating, Inc. for incentives under the Employee Creation Incentive Program. The meeting was also attended remotely by Mayor Oda, Council Members Rozell, Schilling and Terwilliger, the Director of Law, the Director of Public Service and Safety, citizens, and members of the City staff.

Council adopted Ordinance No. O-22-2020 in March of 2020, creating the economic development tool of the Employee Creation Incentive Program under which the City can grant a credit against the municipal income tax paid by an employer based on the employer meeting criteria. The Ordinance provides for different incentives based on an applicant relocating into Troy or being a Troy company undertaking a major expansion with an employment increase.

In 1914, a business known as Gummed Products Company opened its doors in Troy. This company produced glue and expanded to the laminating and coating market in the mid-1950s. In the 1980s, the business was purchased by iVEX Packaging which created a one-stop shop for packaging needs. The company is now known as Troy Laminating and Coating, Inc. (TLC) and currently has 41 employees. The company, through its French parent company, Chargeurs, Inc., has made a commitment to invest over \$4MM in capital costs and additional employee payroll to start producing surgical and N95 protective masks. The Troy plant will be the company's only non-French location to begin producing this critical PPE. The expansion project will result in 53 new employees along with an annual payroll of over \$2MM. The application of TLC does not meet all of the minimum criteria of the Ordinance, but as a long-time Troy manufacturing business expanding into a critical new operation, it satisfies the intent of Ordinance No. O-22-2020. The maximum six-year payroll withholding rebate with a maximum annual incentive of \$50,000 is recommended by staff. Based on TLC's payroll projection, the rebate should be approximately \$9,000 annually for six years. Should the payroll drop below \$1.25MM from the approved increase in project payroll, the rebate program could be suspended.

The Committee is very pleased to see this expansion and continued investment in the Troy community by Troy Laminating and Coating, Inc.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to approve the Expansion Project Agreement Application of the Employee Creation Incentive Program filed by Troy Laminating and Coating, Inc. So that the application can be approved without delay and the company move forward with the capital improvements to the facility, Committee supports emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: July 27, 2020

FROM: Law & Ordinance Committee

SUBJECT: ANNEXATION OF CITY-OWNED PARCEL LOCATED OFF RUTHERFORD DRIVE; EXPEDITED TYPE 2

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

Committee members Schweser and Severt met remotely on July 27 to consider an Annexation Petition filed by the City for the annexation of a City-owned 2.446 acre parcel located off Rutherford Drive. Council previously authorized the filing of the annexation petition.

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

It is the recommendation of this Committee that legislation be prepared to provide for the three legislative items required by state law related to the annexation of the City-owned Parcel at Rutherford Drive. To meet the timeline of the state law for an expedited annexation, the Committee supports emergency legislation.

Respectfully submitted,

John W. Schweser

Lynne B. Snee

Todd D. Severt, Chairman
Law & Ordinance Committee

DETAILED REPORT:

Committee members Schweser and Severt met remotely on July 27, 2020, to consider the petition filed by the City for the annexation of a 2.446 acre parcel owned by the City that is located off Rutherford Drive. The meeting was also attended remotely by Mayor Oda, Council Members Phillips, Rozell, Schilling, and Terwilliger, the Director of Law, the Director of Public Service and Safety, citizens, and members of the City staff.

The filing of the annexation petition was previously authorized by Council. The Director of Law filed the petition with the County on July 23, 2020 under the Type 2 Expedited procedure, set forth in the ORC. Even though the City is the petitioner, the following procedures apply:

1. Within twenty days from the date the annexation is filed with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Within twenty days from the date the annexation is filed with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Within twenty-five days from the date the annexation is filed with the County, the City may enact legislation consenting to or objecting to the annexation.

It is also noted that all legislative items would need to be emergency measures based on the timing provided within the ORC.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared to provide for the three legislative items required by state law related to the annexation of the City-owned Parcel at Rutherford Drive. To meet the timeline of the state law for an expedited annexation, the Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council

DATE: July 27, 2020

FROM: Law & Ordinance Committee

SUBJECT: FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 7, AND DEDICATION OF RIGHT-OF-WAY

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

Committee members Schweser and Severt met remotely on July 27 regarding the recommendation of the Troy Planning Commission that the final plat of the Section 7 of the Fox Harbor Subdivision be approved. The section is in general accordance with the Preliminary Plan.

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

It is the recommendation of this Committee that legislation be prepared accepting the final plat of Section 7 of the Fox Harbor Subdivision as presented, including the dedication of right-of-way.

Respectfully submitted,

John W. Schweser

Lynne B. Snee

Todd D. Severt, Chairman
Law & Ordinance Committee

DETAILED REPORT:

Committee members Schweser and Severt met remotely on July 27, 2020 regarding the recommendation of the Troy Planning Commission that the final plat of Section 7 of the Fox Harbor Subdivision be approved. Also attending the meeting were Mayor Oda, Council Members Phillips, Rozell, Schilling, and Terwilliger, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

The Final Plat is in general conformance with the Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- Section 7 is an area of 3.891 acres
- There will be 11 building lots on 2.985 acres.
- Right-of-way to be dedicated is an area of 0.906 -- Edward Circle
- The zoning is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .209 acres (9,104 square feet) to .562 acres (24,480 square feet)
- Fees-in-lieu of dedicated green space will be paid to the City

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the final plat of Section 7 of the Fox Harbor Subdivision as presented, including the dedication of right-of-way.

Cc: Council
Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk
Staff
Media

RESOLUTION No. R-47-2020

Dayton Legal Blank, Inc.

**RESOLUTION ESTABLISHING MUNICIPAL SERVICES
FOR CERTAIN TERRITORY CONTAINING 2.446 ACRES,
MORE OR LESS, IN STAUNTON TOWNSHIP, PROPOSED
TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND
DECLARING AN EMERGENCY**

WHEREAS, a petition for the annexation of certain property in Staunton Township has been submitted, and

WHEREAS, under state law, the City is required to provide a statement of services,

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

SECTION I: That the property described in Exhibit A will receive the municipal services described in Exhibit B, if it is annexed into the City of Troy, Ohio.

SECTION II: That the Clerk of Council is authorized to provide this information to the Board of County Commissioners of Miami County, Ohio.

SECTION III: 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 this statement of services needs to be filed with the Board of County Commissioners of Miami County, Ohio immediately, **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

**Legal Description for 2.446 Acre Tract
Annexation to City of Troy**

Being a part of Section 17, Town 1, Range 10 in Staunton Township, Miami County, Ohio, and being more particularly described as follows:

BEGINNING at a point marking the Northeast corner of Section 17; thence South 01 degrees 49 minutes 56 seconds West, 2261.50 feet along the East section line to the center of East Staunton Road (fka the Troy - Casstown Pike, aka State Route #55); thence North 81 degrees 45 minutes 35 seconds West, 593.70 feet along the centerline of said road to a point; thence North 80 degrees 42 minutes 21 seconds West, 210.81 feet along the former centerline of said road to a point, said point marking the Northeast corner of Outlot 396; thence along and with the East line Outlot 396, South 01 degrees 33 minutes 02 seconds West, 224.30 feet to a point marking a common corner with Inlot 9109; thence North 82 degrees 00 minutes 00 seconds West with said common line, 313.60 feet to a point marking the Southeast corner of Outlot 397 and the Northwest corner of Inlot 9109, with said point also marking the true place of beginning of the parcel description contained herein;

Thence along and with the West line of Inlot 9109, South 01 degrees 40 minutes 44 seconds West, 710.59 feet to a point located on the Miami Conservancy District (MCD) property line along the original Great Miami River channel;

Thence along and with the MCD line, North 80 degrees 41 minutes 27 seconds West, 146.12 feet to a Miami Conservancy District concrete monument found;

Thence along and with the MCD line, North 71 degrees 01 minutes 27 seconds West, 6.00 feet to a bent iron pin found on the East line of Outlot 398;

Thence along and with the East line of Outlot 398, North 01 degrees 43 minutes 23 seconds East, 706.03 feet to an iron pin found at the Southwest corner of Outlot 397;

Thence along and with the South line of Outlot 397, South 82 degrees 00 minutes 00 seconds East; 150.93 feet to the place of beginning.

Parcel described herein contains 2.446 acres, more or less, and is subject to all legal easements and highway rights-of-way of record. Description is in accordance with 1999 field work as shown on Volume 51 Page 49 of the Miami County Engineer's Record of Land Surveys, as prepared by Neil E. Teaford, Professional Land Surveyor #7724.



This description is not valid without original seal and signature



MUNICIPAL SERVICES

ANNEXATION OF: 2.446 ACRES, MORE OR LESS, STAUNTON TOWNSHIP
(CITY PARCEL AT RUTHERFORD DRIVE ANNEXATION)

PETITIONER: City of Troy, Ohio
By: Patrick E. J. Titterington
Director of Public Service and Safety

AGENT FOR PETITIONERS: Grant D. Kerber
Director of Law
215 W. Water Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adapt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the City Parcel at Rutherford Drive Annexation was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 2.446 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

7-24-2020

RESOLUTION No. R-48-2020

Dayco Legal Blank, Inc

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 2.446 ACRES, MORE OR LESS, IN STAUNTON TOWNSHIP, PROPOSED TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, a petition for the annexation of certain property in Staunton Township has been submitted, and

WHEREAS, under state law, the City is required to provide zoning buffer requirements,

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

SECTION I: That the property described in Exhibit A will be required to meet the municipal buffer requirements as described in Exhibit B, if it is annexed into the City of Troy, Ohio.

SECTION II: That the Clerk of Council is authorized to provide this information to the Board of County Commissioners of Miami County, Ohio.

SECTION III: 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 this buffer requirement needs to be filed with the Board of County Commissioners of Miami County, Ohio immediately, **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

EXHIBIT B

MUNICIPAL ZONING REQUIRING BUFFERING

Legal Description for 2.446 Acre Tract
Annexation to City of Troy

Being a part of Section 17, Town 1, Range 10 in Staunton Township, Miami County, Ohio, and being more particularly described as follows:

BEGINNING at a point marking the Northeast corner of Section 17; thence South 01 degrees 49 minutes 56 seconds West, 2261.50 feet along the East section line to the center of East Staunton Road (aka the Troy - Casstown Pike, aka State Route #55); thence North 81 degrees 45 minutes 35 seconds West, 593.70 feet along the centerline of said road to a point; thence North 80 degrees 42 minutes 21 seconds West, 210.81 feet along the former centerline of said road to a point, said point marking the Northeast corner of Outlot 396; thence along and with the East line Outlot 396, South 01 degrees 33 minutes 02 seconds West, 224.30 feet to a point marking a common corner with Inlot 9109; thence North 82 degrees 00 minutes 00 seconds West with said common line, 313.60 feet to a point marking the Southeast corner of Outlot 397 and the Northwest corner of Inlot 9109, with said point also marking the true place of beginning of the parcel description contained herein;

Thence along and with the West line of Inlot 9109, South 01 degrees 40 minutes 44 seconds West, 710.59 feet to a point located on the Miami Conservancy District (MCD) property line along the original Great Miami River channel;

Thence along and with the MCD line, North 80 degrees 41 minutes 27 seconds West, 146.12 feet to a Miami Conservancy District concrete monument found;

Thence along and with the MCD line, North 71 degrees 01 minutes 27 seconds West, 6.00 feet to a bent iron pin found on the East line of Outlot 398;

Thence along and with the East line of Outlot 398, North 01 degrees 43 minutes 23 seconds East, 706.03 feet to an iron pin found at the Southwest corner of Outlot 397;

Thence along and with the South line of Outlot 397, South 82 degrees 00 minutes 00 seconds East; 150.93 feet to the place of beginning.

Parcel described herein contains 2.446 acres, more or less, and is subject to all legal easements and highway rights-of-way of record. Description is in accordance with 1999 field work as shown on Volume 51 Page 49 of the Miami County Engineer's Record of Land Surveys, as prepared by Neil E. Teaford, Professional Land Surveyor #7724.



This description is not valid without original seal and signature

ANNEXATION OF: 2.446 ACRES, MORE OR LESS, STAUNTON TOWNSHIP
(CITY PARCEL AT RUTHERFORD DRIVE ANNEXATION)

PETITIONER: City of Troy, Ohio
By: Patrick E. J. Titterington
Director of Public Service and Safety

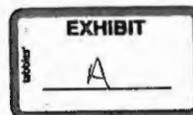
AGENT FOR PETITIONERS: Grant D. Kerber
Director of Law
215 W. Water Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the City Parcel at Rutherford Drive Annexation was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

If the 2.446 acres known as the City Parcel at Rutherford Drive Annexation is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Staunton Township Zoning Regulations in the adjacent land remaining within Staunton Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

7-24-2020



**Legal Description for 2.446 Acre Tract
Annexation to City of Troy**

Being a part of Section 17, Town 1, Range 10 in Staunton Township, Miami County, Ohio, and being more particularly described as follows:

BEGINNING at a point marking the Northeast corner of Section 17; thence South 01 degrees 49 minutes 56 seconds West, 2261.55 feet along the East section line to the center of East Staunton Road (fka the Troy - Casstown Pike, aka State Route #55); thence North 81 degrees 45 minutes 35 seconds West, 593.70 feet along the centerline of said road to a point; thence North 80 degrees 42 minutes 21 seconds West, 210.81 feet along the former centerline of said road to a point, said point marking the Northeast corner of Outlot 396; thence along and with the East line Outlot 396, South 01 degrees 33 minutes 02 seconds West, 224.30 feet to a point marking a common corner with Inlot 9109; thence North 62 degrees 00 minutes 00 seconds West with said common line, 313.60 feet to a point marking the Southeast corner of Outlot 397 and the Northwest corner of Inlot 9109, with said point also marking the true place of beginning of the parcel description contained herein;

Thence along and with the West line of Inlot 9109, South 01 degrees 40 minutes 44 seconds West, 711.59 feet to a point located on the Miami Conservancy District (MCD) property line along the original Great Miami River channel;

Thence along and with the MCD line, North 80 degrees 41 minutes 27 seconds West, 146.12 feet to a Miami Conservancy District concrete monument found;

Thence along and with the MCD line, North 71 degrees 01 minutes 27 seconds West, 6.00 feet to a bent iron pin found on the East line of Outlot 398;

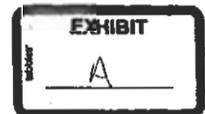
Thence along and with the East line of Outlot 398, North 01 degrees 43 minutes 23 seconds East, 708.03 feet to an iron pin found at the Southwest corner of Outlot 397;

Thence along and with the South line of Outlot 397, South 82 degrees 00 minutes 00 seconds East; 150.93 feet to the place of beginning.

Parcel described herein contains 2.446 acres, more or less, and is subject to all legal easements and highway rights-of-way of record. Description is in accordance with 1999 field work as shown on Volume 51 Page 49 of the Miami County Engineer's Record of Land Surveys, as prepared by Neil E. Teaford, Professional Land Surveyor #7724.



This description is not valid without original seal and signature



RESOLUTION No. R-50-2020

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE RETURN ADVANCE
OF FUNDS TO THE GENERAL FUND FROM THE CAPITAL
IMPROVEMENT FUND**

WHEREAS, in 2015 the amount of \$336,000 was advanced from the General Fund (Fund 101.101) to the Capital Improvement Fund (Fund 441) with the advanced funds to be return advance back to the General Fund at a later date; and

WHEREAS, a guideline of the Auditor of State asks that a Resolution of Council authorize the return advance to return the funds to the General Fund.

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

SECTION I: That this Council hereby approves the return advance of Three Hundred Thirty-six Thousand Dollars (\$336,000.00) to the General Fund of the City of Troy, Ohio, from the Capital Improvement Fund 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

A RESOLUTION IN MEMORIAM

JEAN J. MELVIN

1931 - 2020

WHEREAS, the members of Council for the City of Troy recognize, on behalf of all Troy citizens, the service to our City by the late Jean J. Melvin; and

WHEREAS, Jean J. Melvin was a long-time resident of the City of Troy, Ohio; a supporter of the City of Troy, Ohio; and through her involvement and volunteerism with local organizations, devoted countless hours in assisting and helping Troy citizens; and

WHEREAS, Jean J. Melvin was a local businesswoman and served as the Deputy Registrar for Miami County, Ohio for sixteen years; and

WHEREAS, Jean J. Melvin particularly served the City of Troy, Ohio as the Fourth Ward Council Member from January 1, 1998 through December 31, 1999; and

WHEREAS, Jean J. Melvin was removed from our midst by death on July 29, 2020;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio, that this expression of appreciation for the dedicated service of Jean J. Melvin to this City and the citizens of this community be extended with sincere sympathy to Mr. Harold Melvin and members of the family of Jean J. Melvin.

BE IT FURTHER RESOLVED that a notation of this Resolution be placed in the official records of the City of Troy, Ohio, and that the Clerk of Council is hereby directed and instructed to forward a duly attested and signed copy of this Resolution to the family of Jean J. Melvin.

Adapted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

Members of Troy City Council:



ORDINANCE No. 0-37-2020

Dwyer Legal Blank, Inc.

AN ORDINANCE CHANGING THE ZONING OF INLOT 11368 IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY ZONING CLASSIFICATION OF A-2, GENERAL AGRICULTURAL DISTRICT, TO A CITY OF TROY PLANNED DEVELOPMENT - RESIDENTIAL (PD-R)

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio by the owner of Inlot 11368 (formerly known as Parcel No. C08-064830), consisting of 22.515 acres, from the Miami County zoning classification of A-2, General Agricultural District, to a City of Troy Planned Development-Residential (PD-R).

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 Inlot 11368 (formerly known as Parcel No. C06-064830), consisting of 22.515 acres, from the Miami County zoning classifications of A-2, General Agricultural District, to a City of Troy Planned Development-Residential (PD-R) 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



MEMORANDUM

TO: Mr. Lutz, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: July 8, 2020

SUBJECT: REPORT OF THE PLANNING COMMISSION ON THE REZONING OF A 22.515 ACRE PARCEL LOCATED BETWEEN STATE ROUTE 718 AND McKAIG ROAD, FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURAL DISTRICT, TO A CITY OF TROY PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)

On June 24, the Troy Planning Commission considered the rezoning of an area of 22.515 acres from the County zoning of A-2, General Agricultural District, to a City of Troy Planned Development - Residential (PD-R). This parcel is located between State Route 718 and McKaig Road in the City of Troy, Ohio. The owner is Patricia A. Harshbarger; the applicant is Redwood US, LLC. The applicant has indicated that the plan is to construct a private residential apartment neighborhood.

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

Staff recommended the proposed zoning change with conditions:

- 1) That the applicant is given a positive recommendation from the Park Board for fees-in-lieu of parkland.
- 2) That a statement be placed on all plans indicating all streets, and utilities on the site will be private and maintained by the property owner.
- 3) All roads names to be approved by the City Engineer.

By a vote of six to one (with Mr. Kappers' casting the no vote), the Troy Planning Commission recommends to Troy City Council the approval of the rezoning of the 22.515 acre parcel from the County zoning of A-2, General Agricultural District, to a City of Troy Planned Development - Residential (PD-R), based on the findings of staff that the proposed rezoning is found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and with similar zoning classifications and uses in the area.

It is noted that that at the July 7 meeting of the Board of Park Commissioners, the Board accepted fees-in-lieu being paid instead of dedicated parkland. The fees will be paid with the lots as the land is developed.

This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the August 3 meeting of Council.

encl.



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	June 24, 2020
SUBJECT:	Rezoning Request – PT Parcel C06-064830
OWNER:	Patricia A Harshberger
APPLICANT: Redwood US, LLC	

DISCUSSION:

Redwood USA, LLC requests a zoning amendment for a Residential Planned Development on PT Parcel C06-064830, which consist of 22.515 acres and located between St. Rte. 718 and McKaig Road. The applicant’s intention is to construct a private residential apartment neighborhood. A map and site plan depicting the proposed layout of the property has been attached to this report.

There has not been an established city zoning on this property as it was recently annexed on May 4, 2020. The previous zoning classification under the county zoning was is A-2 General Agricultural district. The property is currently undeveloped and currently being used for agricultural purposes. The surrounding area contains residential uses to the north, and a mixture of residential and agricultural uses to the south, east and west.

Surrounding zoning includes: A-2 General Agriculture (Miami County) and R-1AAA, One Family Residential (Miami County), I-2 General Industrial (Miami County) to the north, R-1C, Single Family Residential (Miami County) to the south, and R-4 Single-Family (Troy) to the north.

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. This development will require a Final Development Plan and Record Plan in order to create the development and to dedicate the public utilities (in this case, a single-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Attached is the application and packet from the applicant which explains the proposed development request.

PROPOSAL:

Uses & Layout: The proposed development will be completed in one phase. The development is only residential use with multiple principle structures with either four units or 6 units per structure in the development. This development consists of 138 total units that will be of a single-story design. The ratio of units per acre is 6 dwelling units per acre with the total parcel being 22.515 acres in size. The proposed development will be providing 5.2 acres of landscaped green space, including a walking path and a covered shelter next to the proposed retention pond.

Roadways: Access to this development will be provided by two connections. The first connection will be the primary entrance from State Route 718. The secondary entrance will be onto McKaig Road. The entrances to the development will be aligned to existing driveways on the respective right of ways as required by the Engineering Department. The internal roadway system consists of two primary streets and three connecting streets as shown in the attached General Plan. As this development is proposed as a private development, the streets will not meet the city standards for a public street. They will provide curb and gutter, sidewalks, and additional parking stalls for guest parking. No proposed Right-of-Way will be dedicated with this development. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal. Maintenance of the private streets will be the responsibility of the property owner.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing one retention ponds for the development. Maintenance of these private utilities and storm water control facilities will be the responsibility of the property owner.

Parks & Recreation Facilities: The developer is not proposing to provide any parkland within the subdivision. The development will only have a covered shelter at the retention pond connected with a walking path to the nearby parking areas. The site has been designed to provide 23% of the site or 5.2 acres total of green space, with the applicant prepared to pay fees-in-lieu of parkland, instead of providing the required 3% (.675 acres) as required by the Subdivision Regulations. The Zoning Code requires 10% of the entire acreage in the planned development to be used as open space. The proposed development has not met the open space requirement for a planned development as defined by the ordinance. Maintenance of the private property and pond will be the responsibility of the property owner.

Protective Covenants: The applicant doesn't propose a set of protective covenants as this is a private development, with on-site property management and company oversight of the property.

Housing Values: The applicant and developer are proposing an apartment neighborhood, and the units will not be for sale but an estimated lease price has been given at \$1,200- \$1,800 a month.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map (Figure 14-5). Specifically, the Comprehensive Plan states:

“A mixture of residential units and densities under a Planned Development District is desired. Planned developments are encouraged as a flexible tool to meet the community's gross density needs, while providing a creative site development plan with a mix of housing types, densities, and values within individual developments.”

“Future residential development should be commensurate with the changing needs of the Troy community, as reflected in the Comprehensive Plan. To achieve the City’s desired housing diversity with various densities could also contribute to the housing goals of this Comprehensive Plan.”

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area to be developed as residential use according to the Future Land Use Map.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified as the development will fill a need for this style of development inside the City.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The public improvements have been designed to meet city recommendations (water and sewer). The majority of the infrastructure will be privately owned and maintained.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community’s need for a balance of land uses; **The proposed use does fill a need in the market for this type of development. This development will be marketed to the empty nester that does not want to maintain a larger home and still want to reside inside a subdivision within the City Limits.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The public improvements (including turning lanes) will be installed to permit the development to be properly served.**

- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning as this PD proposes to provide living facilities, to accommodate this trend of living style and type of development.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community. A recent market study shows the need for senior living facilities, apartment style living and the ability to accommodate the need for alternative developments than traditional single-family dwellings.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

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 rezoning would be consistent with the following sections of the Zoning Code:

1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."

1131.02 (k) "To facilitate the efficient and economical development and use of land and public facilities."

(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.

No changes in the area have created this rezoning request.

(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 of the property is compatible with the other uses in the immediate vicinity. Abutting the north and south of the property are residential developments with similar uses as proposed.

(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.

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning area.

(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.

The property is surrounded by developed land to the north, a mix of agricultural and residential to the east, south and west. The only other land that holds the proposed PD zoning district designation with the vicinity is Stonebridge Meadows, which is a traditional single-family home and individual lot subdivision.

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

Not applicable in this request.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to approve this request for PD Planned Development zoning subject to the following conditions on the General Plan:

- 1) That the applicant is given a positive recommendation from the Park Board for fees-in-lieu of parkland.
- 2) That a statement be placed on all plans indicating all streets, and utilities on the site will be private and maintained by the property owner; and
- 3) All roads names to be approved by the City Engineer;

The proposed rezoning is found to be consistent with the intent and purposes of the City of Troy Zoning Code, Comprehensive Plan and with similar zoning classifications and uses in the area.

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 5/27/2020
Accepted by RW
Filing Fee Pd. ✓ CEM/1618
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at W SR 718, Troy, Ohio
(Street Address)

being lot number(s) C06-064830
(Parcel Identification Number)

OWNER

APPLICANT

Name PATRICIA HARSHBARGER

Name REDWOOD USA, LLC / GREG THURMAN

Address W ST RT 718

Address 7510 PLEASANT VALLEY RD

City TROY

City INDEPENDENCE

State OHIO

State OHIO

Zip Code 45373

Zip Code 44131

Phone No. N/A

Phone No. 513-458-9810

Fax No. N/A

Fax No. N/A

Email N/A

Email GTHURMAN@BYREDWOOD.COM

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

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. 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 "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common

- open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as EXHIBIT "D-2".
- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as EXHIBIT "D-3".
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as EXHIBIT "D-4".
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as EXHIBIT "D-5".
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as EXHIBIT "D-6".
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as EXHIBIT "D-7".
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as EXHIBIT "E".
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as EXHIBIT "F".
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

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

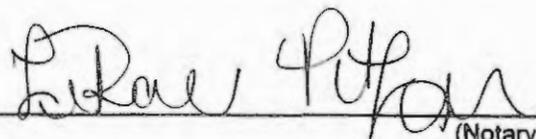


 (Applicant Signature)

Subscribed and sworn to before me this 27 day of May, 2020
 My Commission Expires 05/16/2024
 (Month/Date/Year)



LeRae Pitzer
 Notary Public, State of Ohio
 My Commission Expires 05-16-2024



 (Notary Public)

Redwood Troy



Planned Development
Residential ReSubmittal

Troy, Ohio
June 10, 2020

Developer



Greg Thurman
VP of Entitlement & Due Diligence
7510 Pleasant Valley Rd.
Independence, Ohio 44131
(513) 458-9810

Design Team



Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055



Mark Belmont
Program Director
395 Springdale Drive, Suite 202
Akron, OH 44333
(330) 396-5678



James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

Paul Goodhue, P.E., PTOE
Traffic Engineer
Goodue Consulting, Inc
Dayton, Ohio
(937) 271-7778

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• Architectural Elevations	

Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Troy. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Troy because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

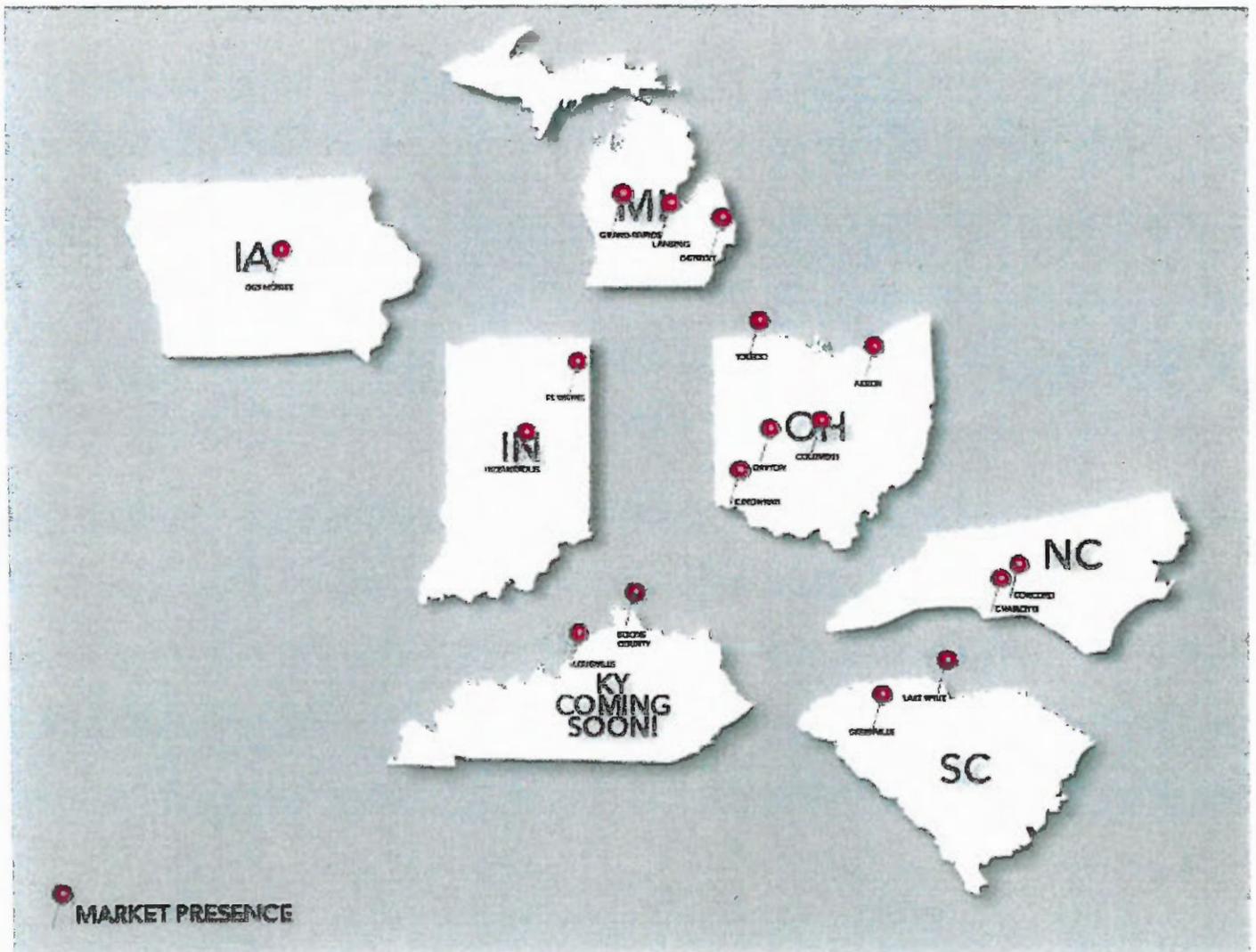
We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.



Redwood Neighborhoods: Peace, Quiet & Comfort

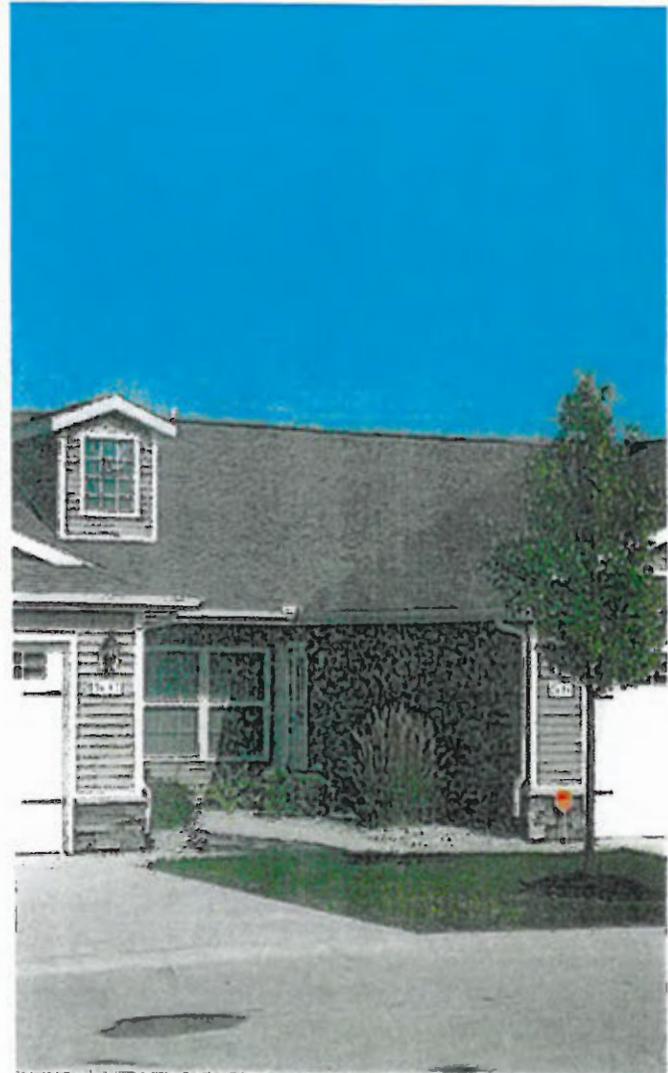
Who is Redwood?

- Founded in 1991
- Based in Cleveland, Ohio
- 12,000 Units; Owned and Managed
- Single story apartment developer
- 98% Leased Portfolio
- All communities are conventionally financed



Redwood Neighborhood Exteriors

- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios



Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces



Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry



Redwood Neighborhood Interiors

- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections
- Smoke-free apartments



Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters, Young Professionals
- Those who can afford \$1,400-\$1,800 rent
- Our design and features generate long-term residents



Why the Redwood Formula Works so Well?

- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans



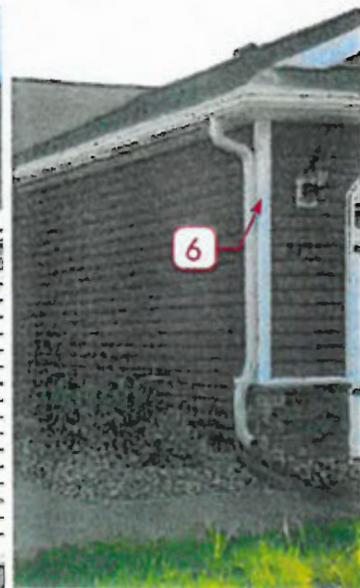
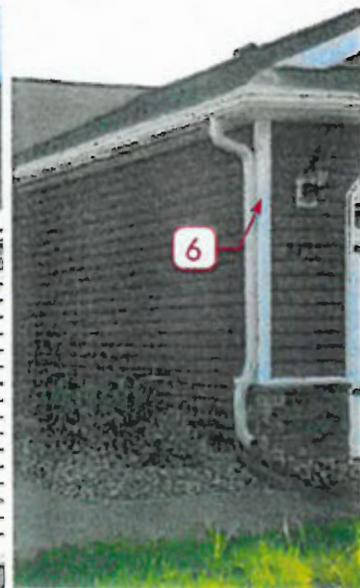
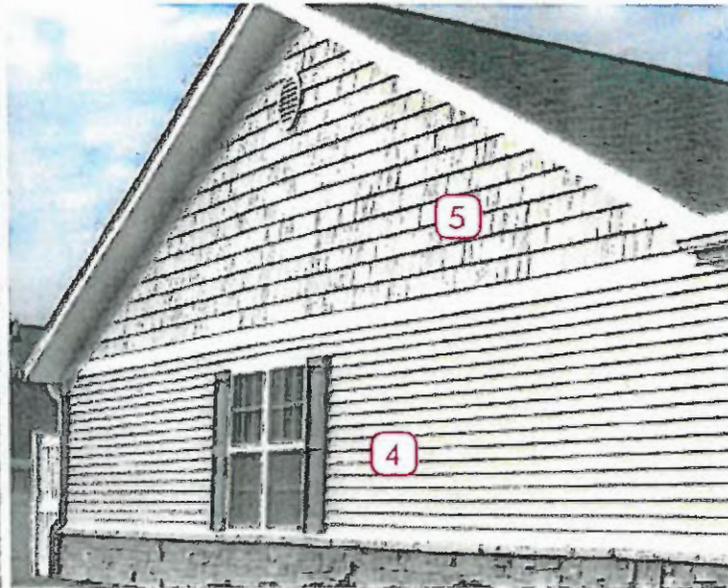
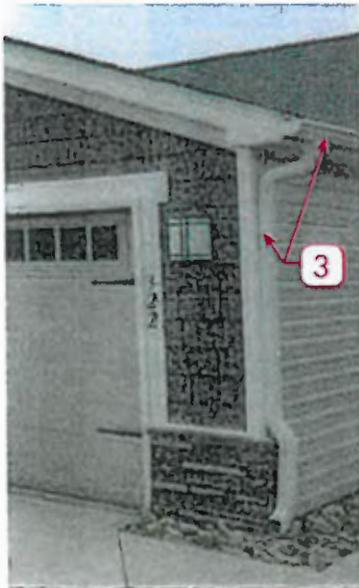
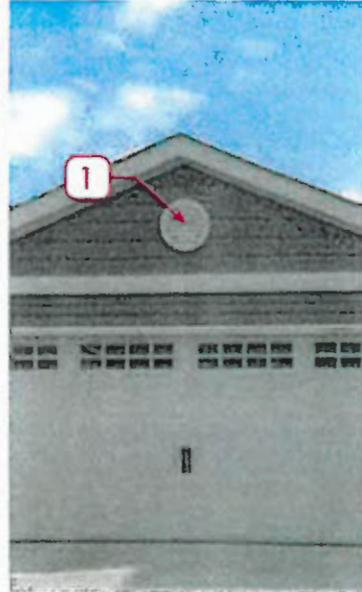
Why Redwood is Good for Troy:

- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments



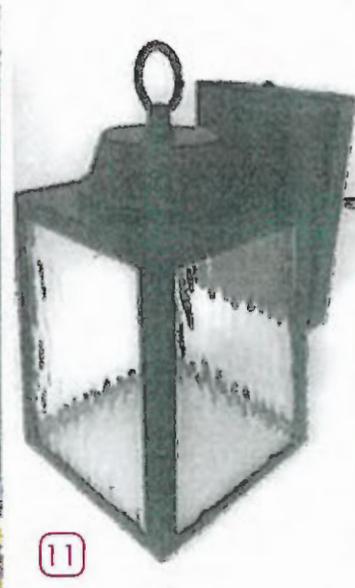
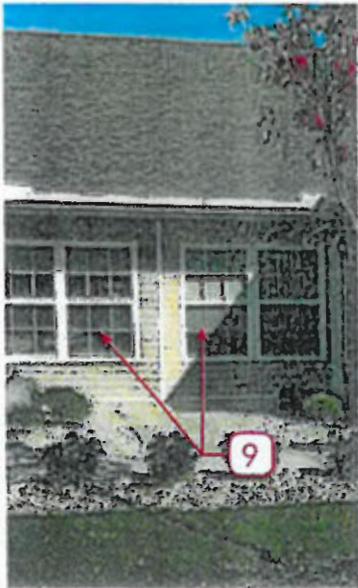
Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 14)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 14)
6	CORNER TRIM	VINYL	WHITE



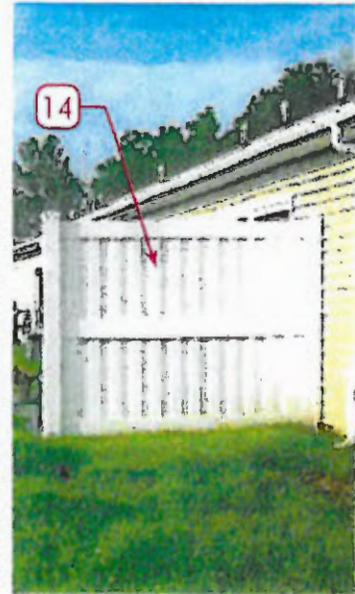
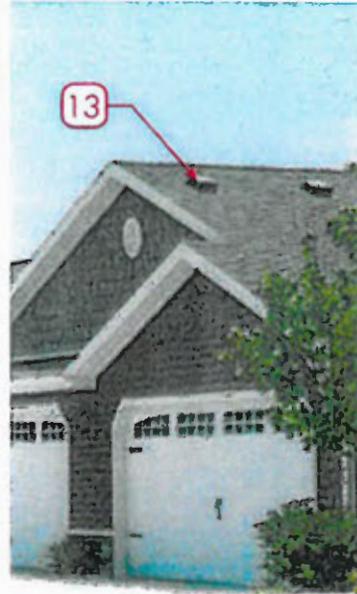
Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
(7)	STONE VENEER	PRESTIGE	OHIO WHITE VEIN
(8)	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
(9)	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
(10)	SLIDING PATIO DOOR	VINYL	WHITE
(11)	COACH LIGHT	METAL & GLASS	BLACK
(12)	COLUMN	VINYL	WHITE

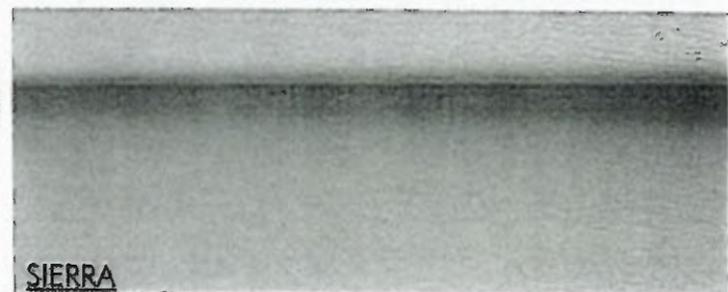
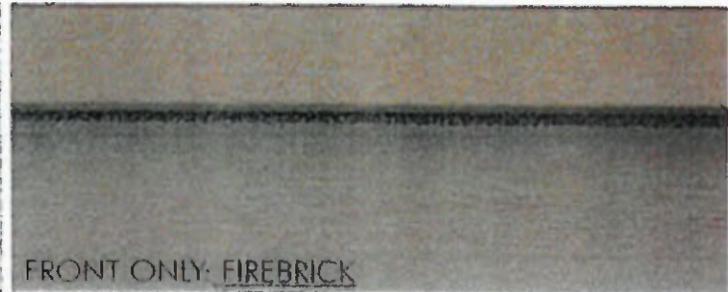
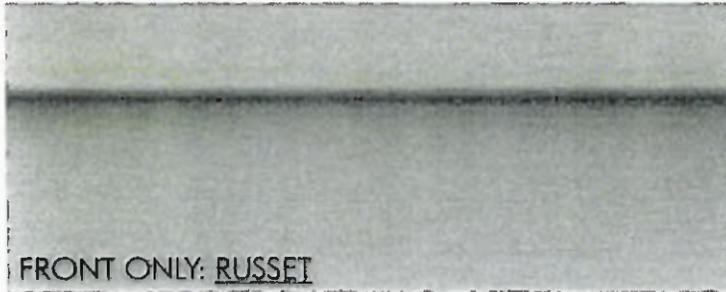


Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE



SIDING COLORS - BY NORANDEX



NOTES:

1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 4 OPTIONS
2. BUILDING SIDES AND REAR WILL VARY BETWEEN THE LOWER 2 OPTIONS
3. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

Planned Development Application

Scheduled Planning Commission Meeting
 (Held every 2nd and 4th Wednesday of the month at 9:30 a.m.)

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

Office Use Only

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

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR A PLANNED DEVELOPMENT CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at W SR 718, Troy, Ohio
(Street Address)

using lot number(s) C06-064930
(Parcel Identification Number)

OWNER	APPLICANT
Name: <u>PATRICIA HARSHBARGER</u>	Name: <u>REDWOOD USA, LLC / GREG THURMAN</u>
Address: <u>W ST RT 718</u>	Address: <u>7510 PLEASANT VALLEY RD</u>
City: <u>TROY</u>	City: <u>INDEPENDENCE</u>
State: <u>OHIO</u>	State: <u>OHIO</u>
Zip Code: <u>45373</u>	Zip Code: <u>44131</u>
Phone No: <u>N/A</u>	Phone No: <u>513-458-9810</u>
Fax No: <u>N/A</u>	Fax No: <u>N/A</u>
Email: <u>N/A</u>	Email: <u>GTHURMAN@BYPR</u>

The applicant is the DEVELOPER of the planned development application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

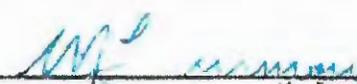
1. Documentary evidence that establishes the location of the parcel(s) and in the proposed plan.
2. The legal description of the parcel(s).
3. Written description of the proposed development. Attach as EXHIBIT "D-1".
4. A site plan prepared by an architect in duplicate drawn to such scale as to clearly show:
 - a. The zoning classification, existing and proposed uses. Attach as EXHIBIT "D-1".
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common.

See Original Copy Filed with City of Troy

Planned Development Application

- open space, if any, including parks, playgrounds, school sites, and recreational facilities. Attach as **EXHIBIT "D-2"**.
 - c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures. Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project. Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity. Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities. Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property. Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified. Attach as **EXHIBIT "E"**.
 6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified. Attach as **EXHIBIT "F"**.
 7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

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



(Applicant Signature)

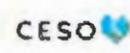
Subscribed and sworn to before me this 27 day of May 2022
My Commission Expires 05/10/2024



**See Original Copy Filed
with City of Troy**



(Notary Public)



Legal Description (Exhibit B)

COZATT ENGINEERING COMPANY CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

534 N. ELM ST. SUITE C
TROY, OHIO 45373
(937) 339-2921 • (937) 216-6320

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

November 15, 2019

DESCRIPTION

22.515 Ac. Tract
for
Patricia Harshbarger

Being a 22.515 acre tract located in the northwest quarter of Section 30, Town 5, Range 6E, Concord Township, Miami County, Ohio, and further bounded and described as follows:

Commencing for reference at a mag nail found at the northeast corner of the northwest quarter of Section 30 per Plat Book 27, Page 62 of the Miami County Recorder's Plat Records and being on the centerline of McKaig Road; thence South 89 deg.-30'-20" West for 424.02 ft. with the centerline of McKaig Road and north line of section 30 to a mag nail set and marking the true place of beginning;

thence South 00 deg.-14'-28" East for 1514.21 ft. to a mag nail set over a gin spindle found, being 2.0 ft. north of the centerline of State Route 718, witness passing an iron pin found at 30.00 ft. and also passing an iron pin found at 1480.26 ft.;

thence North 62 deg.-18'-27" West for 844.29 ft. to a mag spike set, being 0.89 ft. north of the centerline of State Route 718;

thence North 00 deg.-14'-28" West for 1115.40 ft. to a mag spike set on the centerline of McKaig Road and the north line of section 30, witness passing a 5/8" dia. capped iron pin set on the north right-of-way line of State Route 718 at 32.97 ft. and passing a 5/8" dia. capped iron pin set at 1085.40 ft.;

Page 1

Legal Description

thence North 89 deg.-30'-20" East for 745.93 ft. with the centerline of McKaig Road and north line section 30 to the mag nail at the place of beginning.

Containing a total of 22.515 Ac., including 0.342 Ac. in McKaig Road right-of-way and 0.554 Ac. in State Route 718 right-of-way and subject to all legal easements, rights-of-way, and restrictions of record.

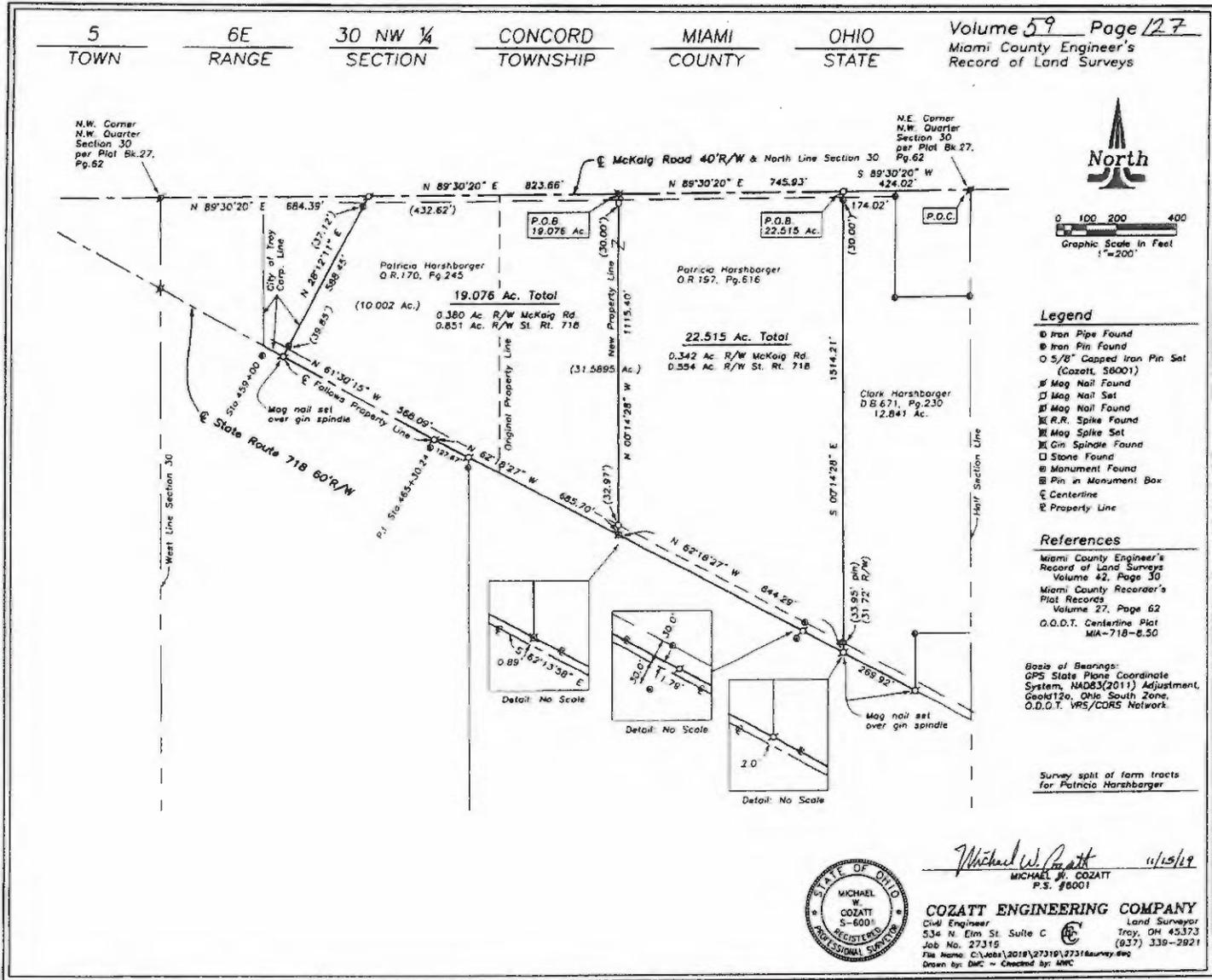
Bearings based on GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid12a, Ohio South Zone, O.D.O.T. VRS/CORS Network.

According to a survey performed by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm St. Suite C, Troy, Ohio 45373, on November 15, 2019, as filed in Volume _____, Page _____ of the Miami County Engineer's Record of Land Surveys.

Michael W. Cozatt	Date
P.S.#6001	

\\Dell: C:\Legal Descriptions\2019\27319.doc

Record of Land Survey



Plan Exhibits

- Illustrative PDR (Exhibits D-2 - D-6 & E)
- Existing Conditions
- Preliminary SWPPP
- Grading & Drainage Plan
- Pre/Post Developed Storm Water Exhibit
- Site & Utility Plan
- Autoturn Exhibit
- Overall Reference Plan
- Landscape Plans
- Open Space Plan
- Architectural Elevations



SITE DATA

PROPOSED ZONING	PLANNED DEVELOPMENT (RESIDENTIAL)
TOTAL SITE ACREAGE	± 22.5 AC
TOTAL UNITS (ALL 2 BEDROOM)	135
DENSITY	± 6.0 DU/AC
OPEN SPACE PROVIDED	± 6.5 AC (29%)
TOTAL PARKING	598
GARAGE	270
DRIVEWAY	270
GUEST PARKING	58

0 25 50 100
SCALE 1" = 50'-0"

EXHIBITS D2 - D6 & E





NO.	DATE	REVISION/DESCRIPTION



REDWOOD
REDWOOD TROY
 4040 S.W. 10TH AVE., SUITE 101

**EXISTING
 CONDITIONS**

ISSUE	
PRELIMINARY	
DATE	
JOB NO.	75784
DESIGN	MSJ
DRAWN	JSH
CHECKED	MRB
SHEET NO.	1

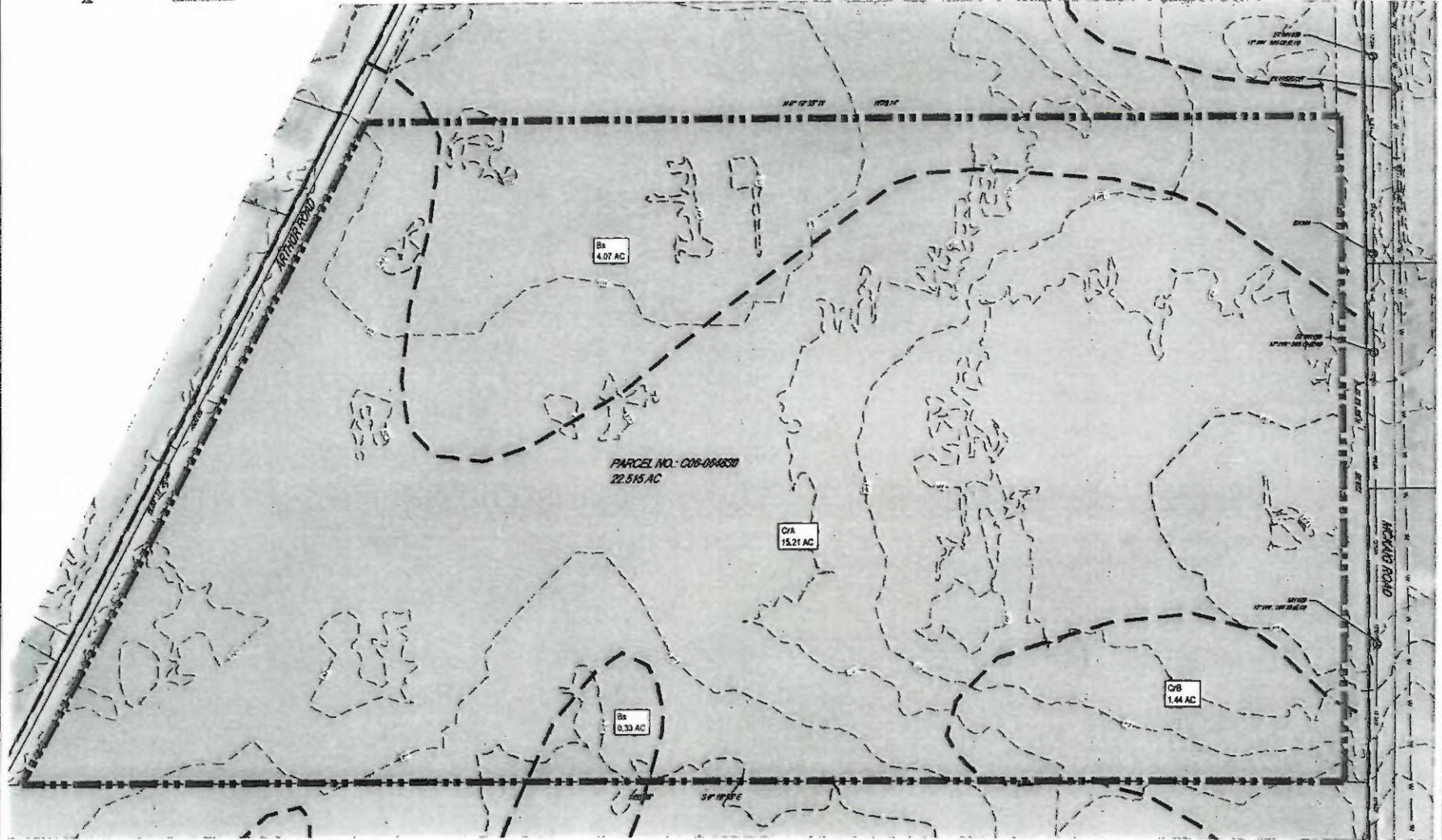


NOTE: EXISTING TOPOGRAPHY, PROPERTY LINES, AND UTILITIES ARE BASED OFF OF PUBLICLY AVAILABLE GIS DATA OR IMAGERY

SOIL INFORMATION		
Bs	BROOKSTONE SILTY CLAY LOAM - TYPE C/D	4.40 AC
CA	CROSBY SILT LOAM - TYPE C/D	15.21 AC
CB	CROSBY SILT LOAM - TYPE C/D	1.44 AC

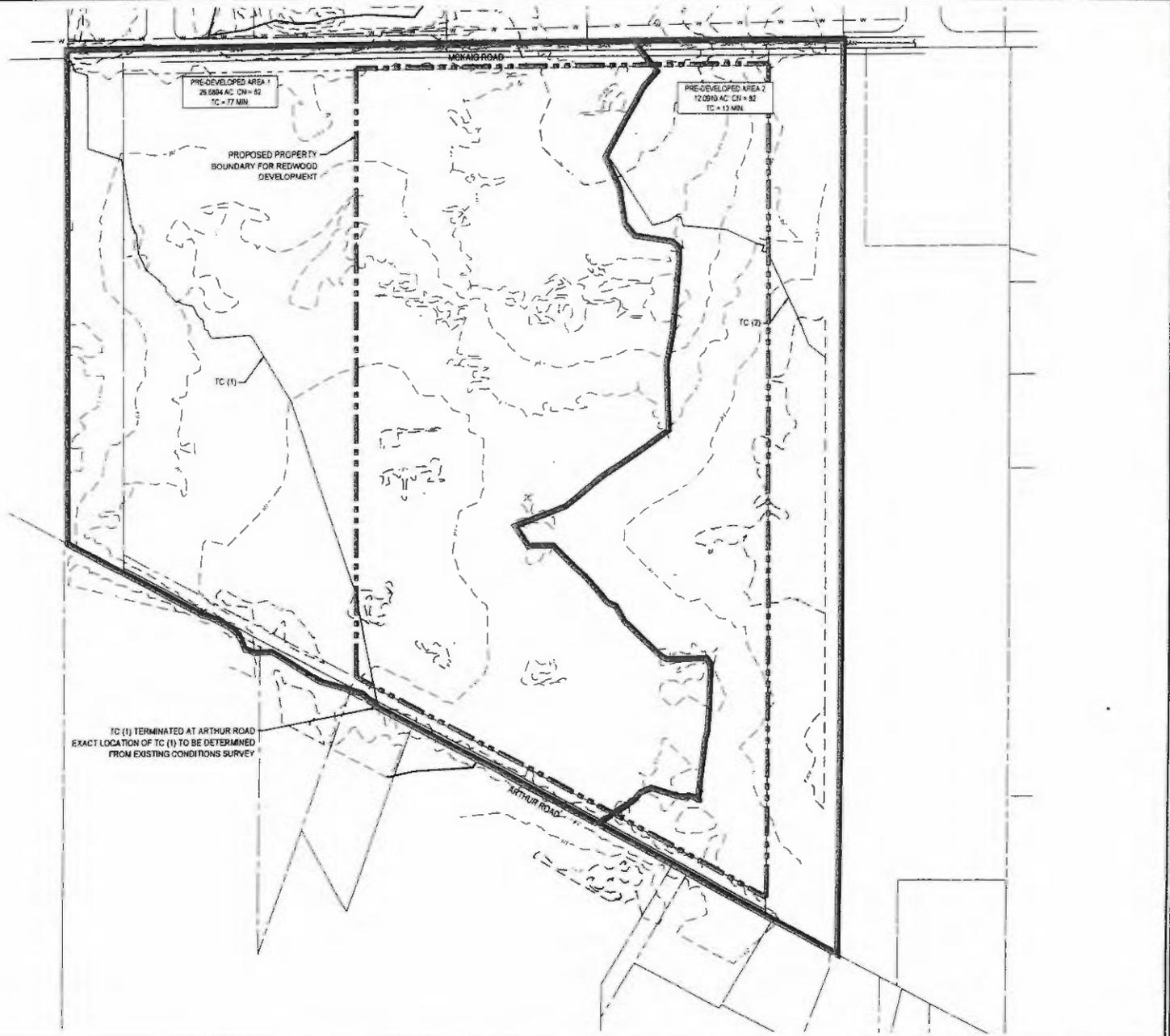
LEGEND

- PROPERTY BOUNDARY
- SOIL BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT



LEGEND

- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR



NOTE: EXISTING SURFACE IS BASED OFF OF PUBLICLY AVAILABLE GIS DATA. ACTUAL DRAINAGE AREAS AND TIME OF CONCENTRATION FLOW PATHS MAY VARY ONCE AN EXISTING CONDITIONS SURVEY IS PERFORMED. FINAL STORM WATER CALCULATIONS WILL BE UPDATED IN THE FUTURE TO REFLECT THE FINDINGS OF THE EXISTING CONDITIONS SURVEY.



CF&SO
WWW.CF&SO.COM

NO.	DATE	REVISION DESCRIPTION



REDWOOD
REDWOOD TROY
MICHAEL BROWN, PE, PLS, INC.

PRE-DEVELOPED STORM WATER EXHIBIT

ISSUE	DATE
PRELIMINARY	5/15/2020
JOB NO.	757584
DESIGN	JRH
DRAWN	JRH
CHECKED	MSD

SHEET NO.
4

Redwood Troy

Troy, Ohio

DATE: June 10, 2020

Planned Development Residential Landscape Plans

PROJECT NO. 19052

SHEET INDEX

L1.0	OVERALL REFERENCE PLAN
L1.1	MCKAIG RD LANDSCAPE PLAN
L1.2	NORTH LANDSCAPE PLAN
L1.3	SOUTH LANDSCAPE PLAN
L1.4	ARTHUR RD LANDSCAPE PLAN
L1.5	TYPICAL FOUNDATION PLANTING
L2.0	OPEN SPACE PLAN
SD1.0	SITE DETAILS

PREPARED FOR



Redwood Living
7510 Pleasant Valley Rd
Independence, Ohio 44131

PREPARED BY

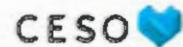


Columbus
100 Northwoods Blvd
Suite A
Columbus, Ohio 43235
p 614 255 3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614 360 3066

PODdesign.net

CONSULTANTS



175 Moothouse West Avenue, Suite 400
Aken, Ohio 44321

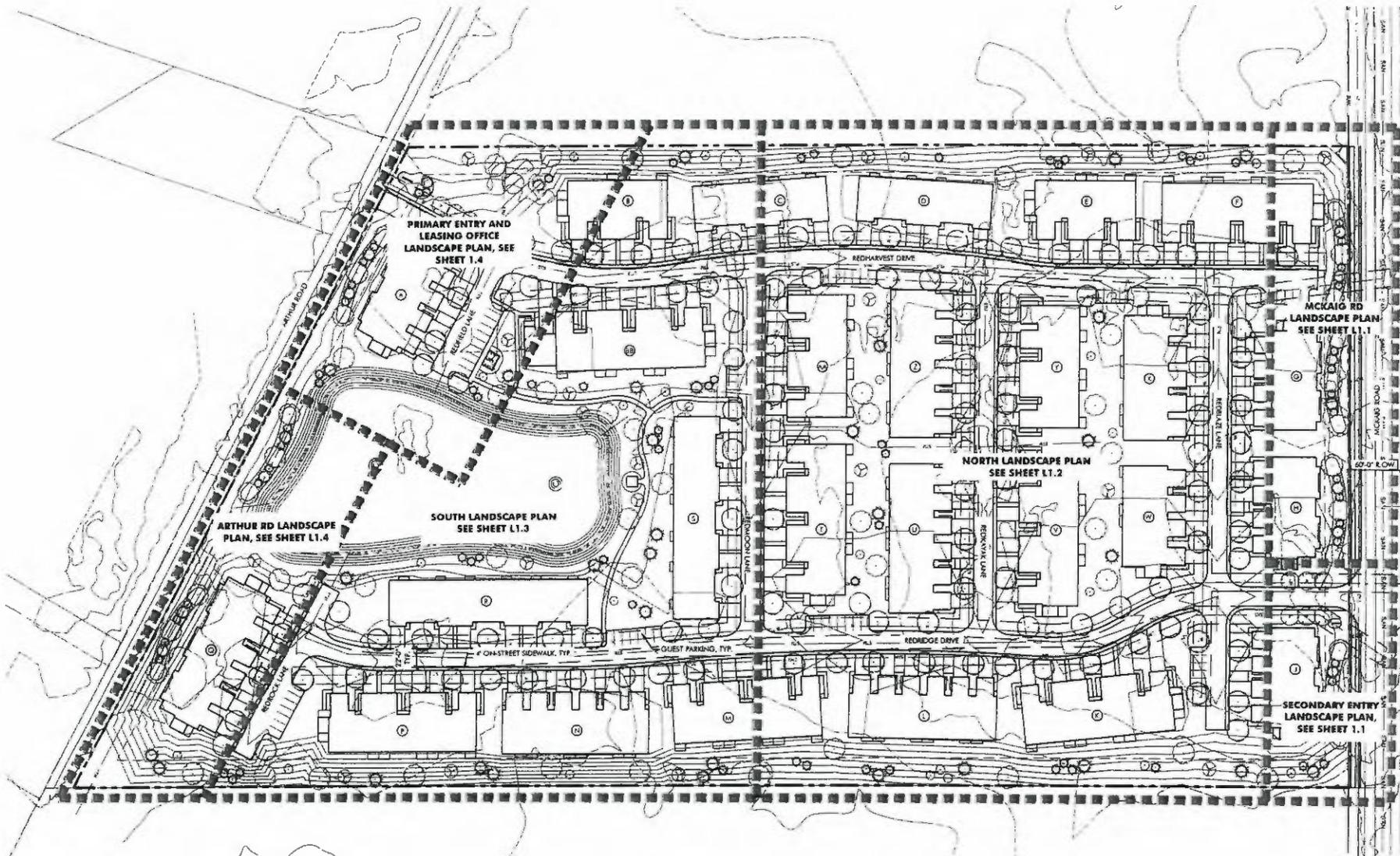
VICINITY MAP



NOT TO SCALE



NORTH



Overall Reference Plan
SCALE 1" = 30'



Columbus
120 Northtowne Blvd. Ste A
Columbus, Ohio 43235
p 614.255.3399

Client/rent
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3086

PODdesign.net

Project Name

**Redwood
Troy**

W. SR 718
Troy, Ohio 45378

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

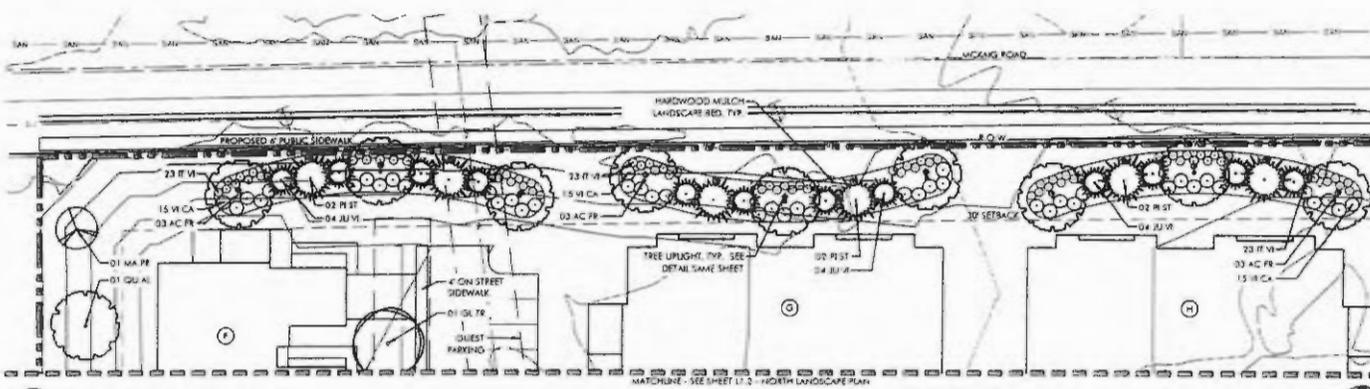
Revisions

Sheet Title

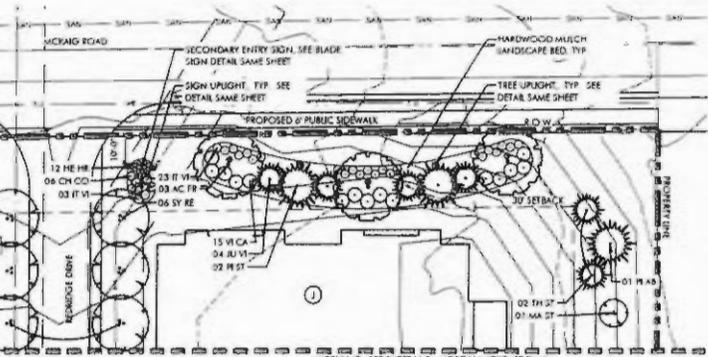
**OVERALL
REFERENCE
PLAN**

Sheet #

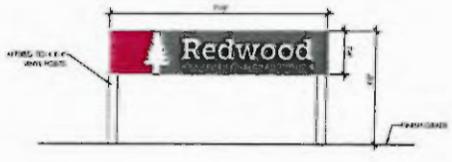
L1.0



McKaig Rd Landscape Plan
SCALE: 1" = 30'



Secondary Entry Landscape Plan
SCALE: 1" = 30'



Blade Sign
1/2" = 1'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC FR	<i>Acer x freemanii 'Amazing'</i>	Amazing Maple	2' cal.	B&B	As Shown
AC FR	<i>Acer rubrum 'October Glory'</i>	October Glory Maple	2' cal.	B&B	As Shown
OL TR	<i>Quercus macrocarpa f. maris 'Stellar'</i>	Stellar Honeylocust	2' cal.	B&B	As Shown
LI ST	<i>Liquidambar styraciflua</i>	American Sweetgum	2' cal.	B&B	As Shown
MA ST	<i>Magnolia stellata</i>	Star Magnolia	8' ht.	B&B	As Shown
MA PR	<i>Malus 'Prunifolia'</i>	Prunifolia Crabapple	8' ht.	B&B	As Shown
QU AL	<i>Quercus alba</i>	Red Oak	2' cal.	B&B	As Shown
QU BL	<i>Quercus bicolor</i>	Swamp White Oak	2' cal.	B&B	As Shown
SY RE	<i>Syringa reticulata 'Peary 528'</i>	Japanese Tree Lilac	1.5' cal.	B&B	As Shown
TA CY	<i>Taxodium distichum</i>	Bald Cypress	2' cal.	B&B	As Shown
TR CO	<i>Tilia cordata 'Greenspire'</i>	Greenspire Lilacleaf Linden	2' cal.	B&B	As Shown
UL AM	<i>Ulmus americana 'Frontier'</i>	Frontier Elm	2' cal.	B&B	As Shown
EVERGREEN TREES					
JU VI	<i>Juniperus virginiana</i>	Eastern Red Cedar	8' ht.	B&B	As Shown
PR AB	<i>Prunus alba</i>	Norway Spruce	8' ht.	B&B	As Shown
PI ST	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	B&B	As Shown
TH ST	<i>Thuja standishii 'pinnata Green Giant'</i>	Green Giant Arborvitae	8' ht.	B&B	As Shown
SHRUBS					
CH CO	<i>Chamaecyparis x compacta 'variegata'</i>	Variegated False Cypress	18" ht.	Cont.	As Shown
E GL	<i>Elaeagnus 'Dance'</i>	Dense Compact Holly	18" ht.	Cont.	As Shown
IT VI	<i>Ilex virginica 'Little Nancy'</i>	Little Nancy Virginia Sweetgum	18" ht.	Cont.	As Shown
JU CH	<i>Juniperus chinensis 'Hicks Compact'</i>	Hicks Compact Juniper	18" ht.	Cont.	As Shown
SP IA	<i>Spiraea japonica 'Goldflame'</i>	Goldflame Spirea	18" ht.	Cont.	As Shown
VI CA	<i>Viburnum cuneifolium</i>	European Viburnum	24" ht.	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
HE HR	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	#1	cont.	18" o.c.
MI SI	<i>Miscanthus sinensis</i>	Medusa Grass	#2	cont.	As Shown
PE GR	<i>Pennisetum 'Hotelski'</i>	Hotelski Fountain Grass	#1	cont.	As Shown

*Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect.

PLANT INSTALLATION NOTES

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT 800.348.2744. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL OBTAIN.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND DESIGN CONSULTANT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOO AND PLANTING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS: COMTEC ORGANIC COMPOST (OR EQUIV.) AVAILABLE AT OHIO MULCH, 720 SHAW ROAD, LINDSEY, OHIO 43222, 937-436-1998.
PERENNIAL BED AREAS: SPREAD 3" OF ORGANIC COMPOST OVER EXISTING SOIL FROM PLANT PIT DECATATION. IF INDICATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
TREES AND SHRUBS: MIX 30% ORGANIC COMPOST TO 70% EXISTING SOIL FROM PLANT PIT DECATATION. IF INDICATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK 2014 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. IF ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT AND HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUSHES OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTRIBUTE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND DESIGN CONSULTANT PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SOODED AS SHOWN AND NOTED.
- FINISHED TURF SOO TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
 - MOWING - MINIMUM ONCE PER WEEK.
 - TRIMMING - SHRUBS, TREES AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
 - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
 - BED FOOTING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH GROSS WOOD MULCH IN FALL AND SPRING.



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x 614.360.3066

PODdesign.net

Project Name

**Redwood
Troy**
W. SR 718
Troy, Ohio 45373

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 19052
Date 06/10/20
By S.O. TF
Scale As Noted

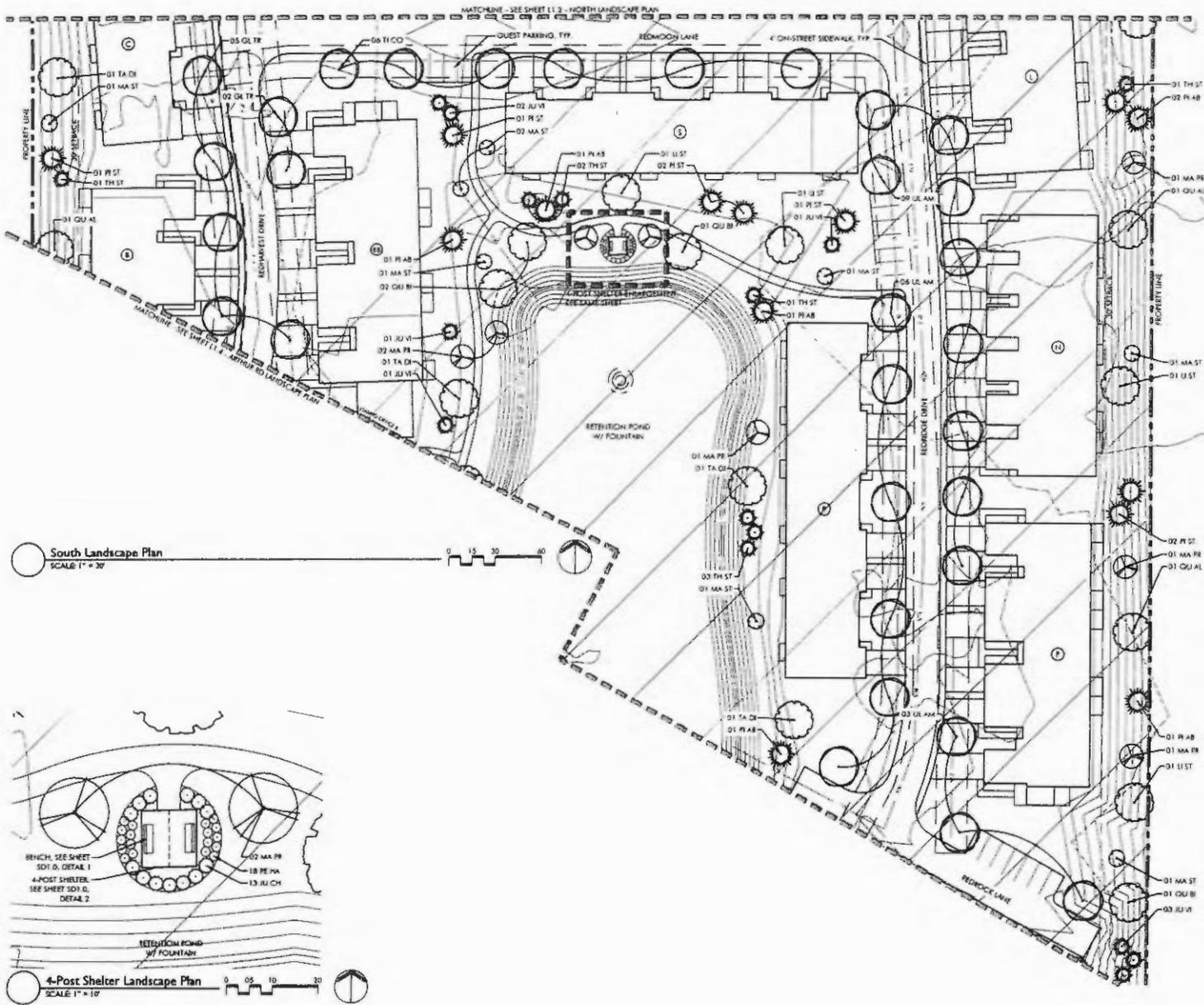
Revisions

Sheet Title

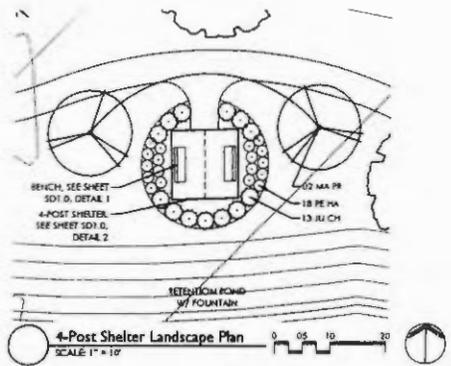
**MCKAIG RD
LANDSCAPE
PLAN**

Sheet #

L1.1



South Landscape Plan
SCALE: 1" = 30'



4-Post Shelter Landscape Plan
SCALE: 1" = 10'



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Project Name
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W. SR 718
Troy, Ohio 45373

Prepared For
Archand Living
7510 Pleasant Valley Rd
Independence, OH 44131

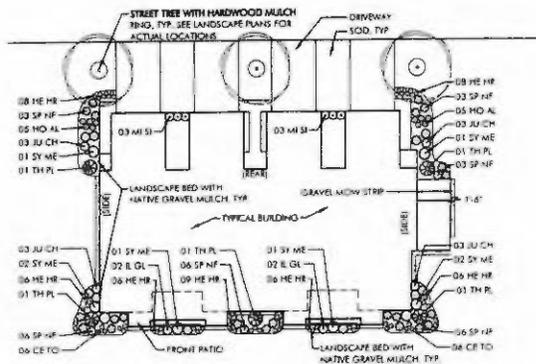


Project Info
Project # 19052
Date 06/10/20
By SQ, TP
Scale As Shown

Revisions

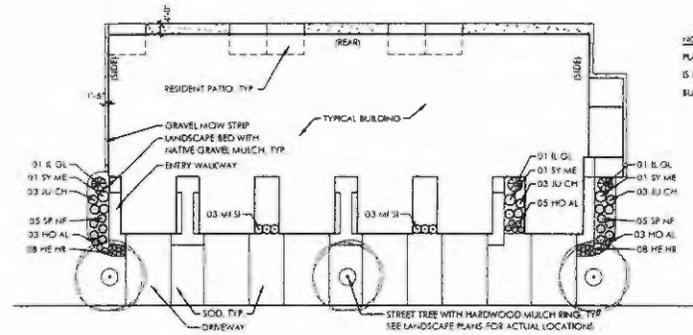
Sheet Title
SOUTH LANDSCAPE PLAN

Sheet #
L1.3



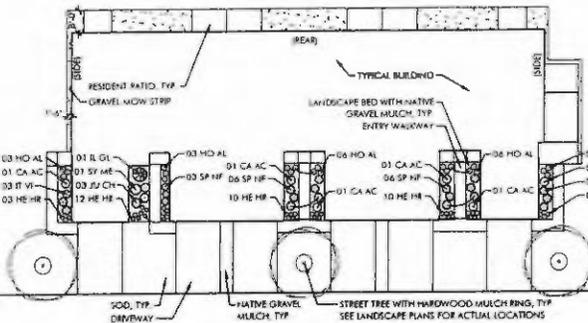
NOTE
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS A, G, H, I, & G

Haydenwood Foundation Planting
SCALE: 1" = 20'



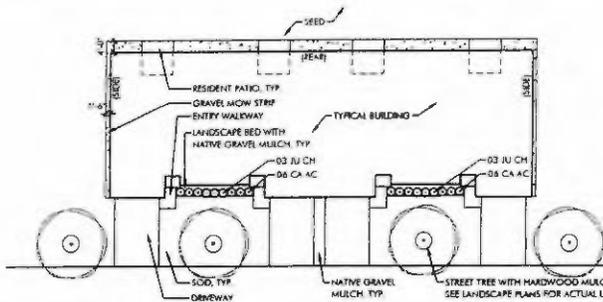
NOTE
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS L, H, U, W, X, & Z

Breezewood Foundation Planting
SCALE: 1" = 20'



NOTE
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS B, E, F, K, M, P, T, V,
& AA, & BB

Meadowwood/Capewood/Forestwood Foundation Planting
SCALE: 1" = 20'



NOTE
PLANTING TREATMENT SHOWN
IS REPRESENTATIVE OF
BUILDINGS C, D, R, & S

Willowood Foundation Planting
SCALE: 1" = 20'

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
SHRUBS					
E GL	<i>Saxifraga 'Dense'</i>	Dense Compact Inhairy	18" hgt.	Cont.	As Shown
JU CH	<i>Asperula chlorostachya 'Nicks Compact'</i>	Nicks' Compact Juniper	18" hgt.	Cont.	As Shown
SP HF	<i>Spiraea x Helen Frost</i>	Frost's Rose Spirea	18" hgt.	Cont.	As Shown
SY ME	<i>Syringa meyeri</i>	Pedicular Lilac	30" hgt.	Cont.	As Shown
TH PL	<i>Thunbergia 'Goldenland'</i>	Goldenland Western Arborvitae	4' hgt.	Cont.	As Shown
PERENNIALS & ORNAMENTAL GRASSES					
CA AC	<i>Calluna vulgaris 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	2 gal.	Cont.	As Shown
CE TO	<i>Centaurea jacobina</i>	Snow in the Summer	1 gal.	Cont.	As Shown
HE HR	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	1 gal.	Cont.	As Shown
HO AL	<i>Hosta Fortune Albomarginata</i>	Variiegated Hosta	1 gal.	Cont.	As Shown
MI SI	<i>Miscanthus sinensis 'Gracillimus'</i>	Woolen Grass	1 gal.	Cont.	As Shown

Note: Contractor may substitute plant species based on availability



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Project Name

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Troy, Ohio 45373

Prepared For

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7510 Reservoir Valley Rd.
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Project Info

Project # 19052
Date 06/10/20
By SO, TF
Scale As Noted

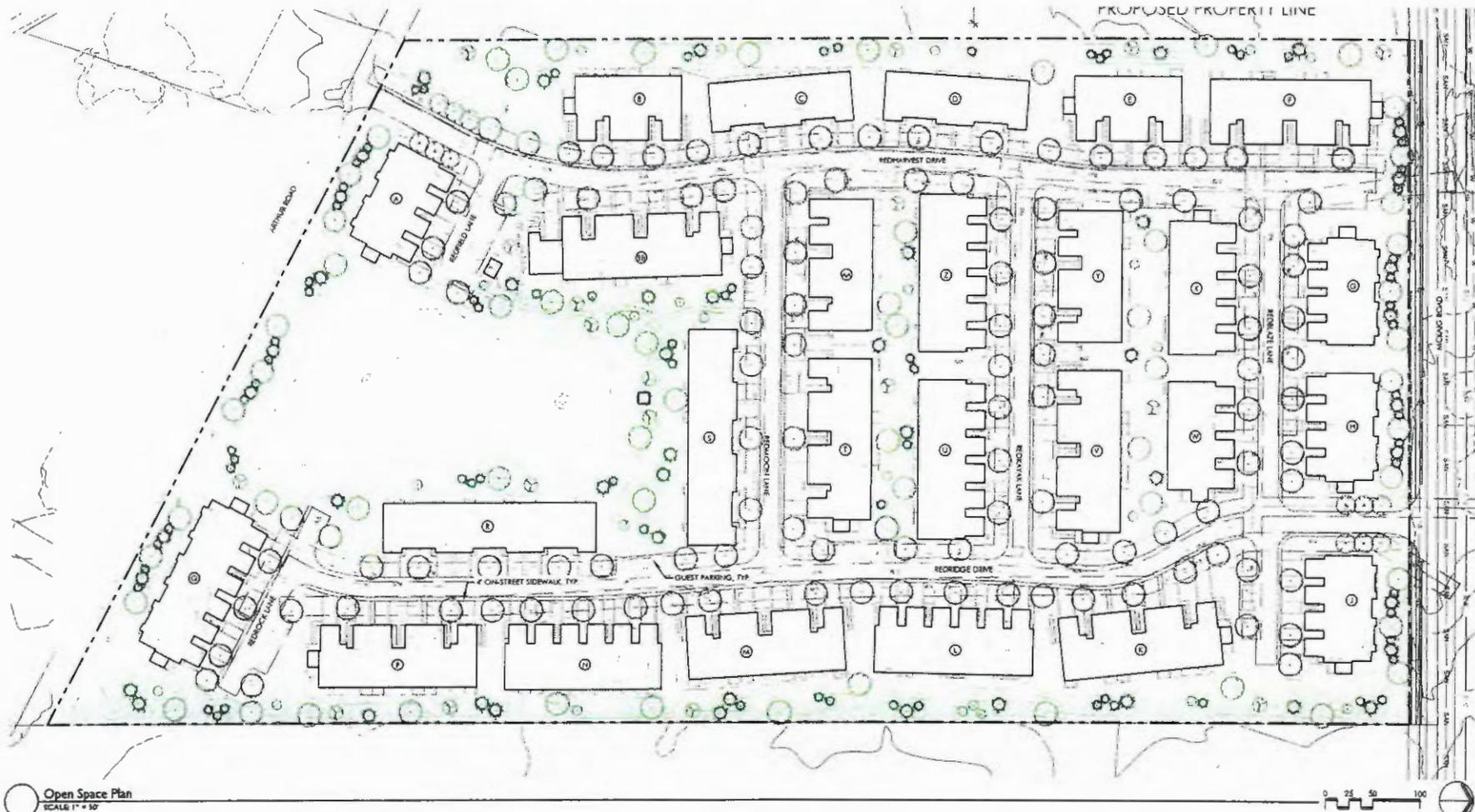
Revisions

Sheet Title

**TYPICAL
FOUNDATION
PLANTING**

Sheet #

L1.5



Open Space Plan
SCALE: 1" = 50'



SITE DATA:
 TOTAL ACREAGE = 22.5 AC
 OPEN SPACE REQUIRED = 2.25 AC (10%)
 TOTAL OPEN SPACE PROVIDED = 5.7 AC (25%)

LEGEND:
 [Green Circle] OPEN SPACE



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 7510 Pleasant Valley Rd.
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Project Info
 Project # 19052
 Date 06/10/20
 By SO, TP
 Scale As Planned

Revisions

Sheet Title
OPEN SPACE PLAN

Sheet #
L2.0

PRELIMINARY

NOTE!!
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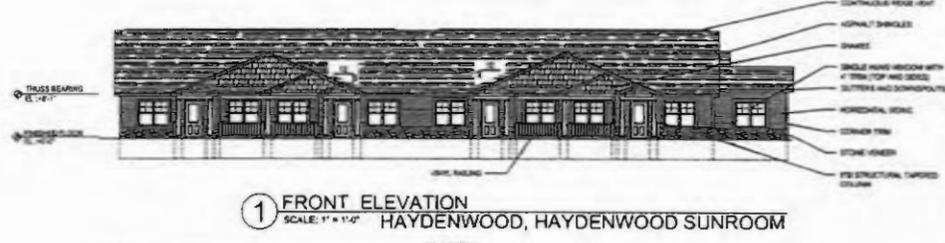
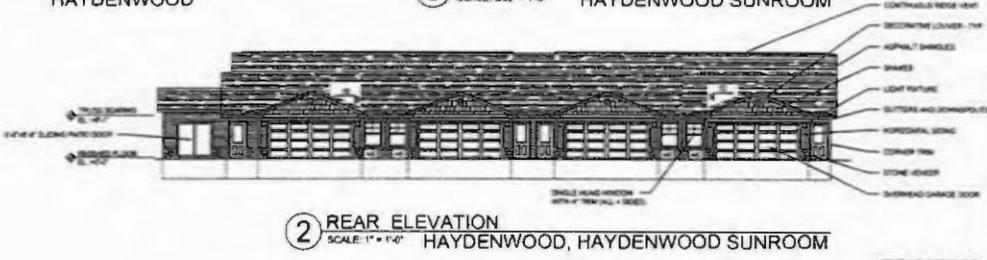
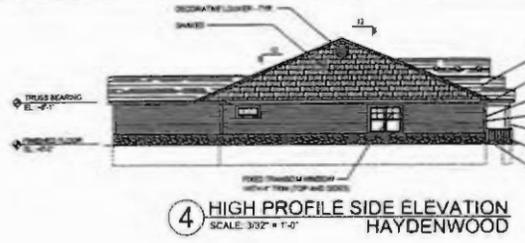
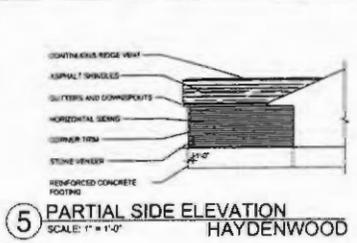
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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 13120
DATE: MAY 27, 2020
REDWOOD TROY
TROY, OHIO

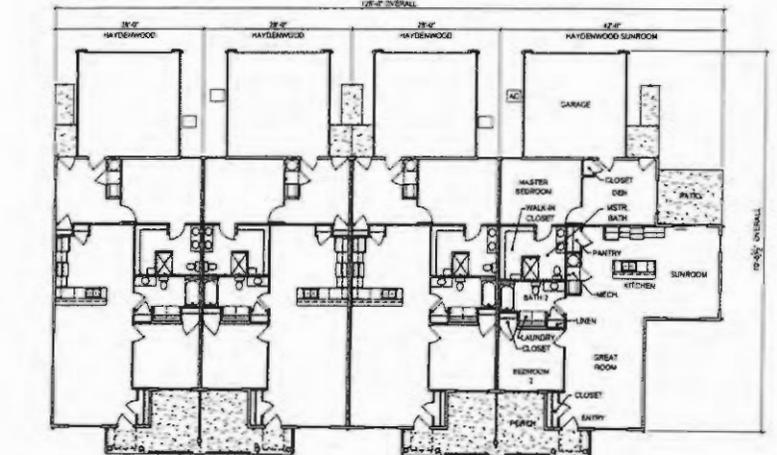
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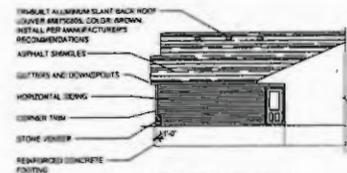
EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREPARED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VAREB
SHAKES	VINYL	VAREB
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	DRG WHITE VSN
OVERHEAD GARAGE DOOR	RAISED PANEL P/W STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6\"/>		

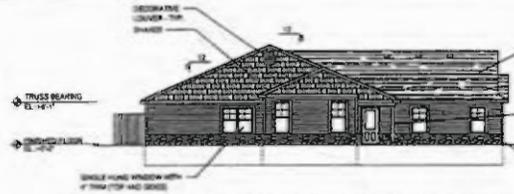
NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"



⑤ PARTIAL SIDE ELEVATION
 FORESTWOOD
 SCALE: 1" = 1'-0"



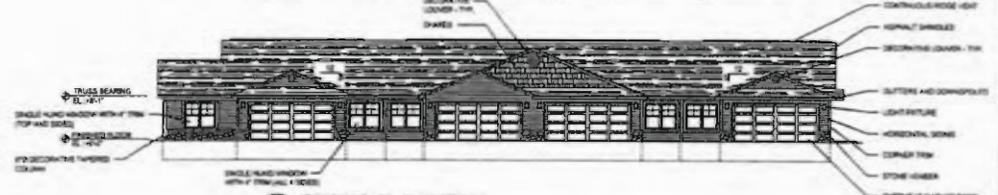
④ HIGH PROFILE SIDE ELEVATION
 CAPEWOOD
 SCALE: 3/32" = 1'-0"



③ STANDARD SIDE ELEVATION
 MEADOWOOD
 SCALE: 3/32" = 1'-0"



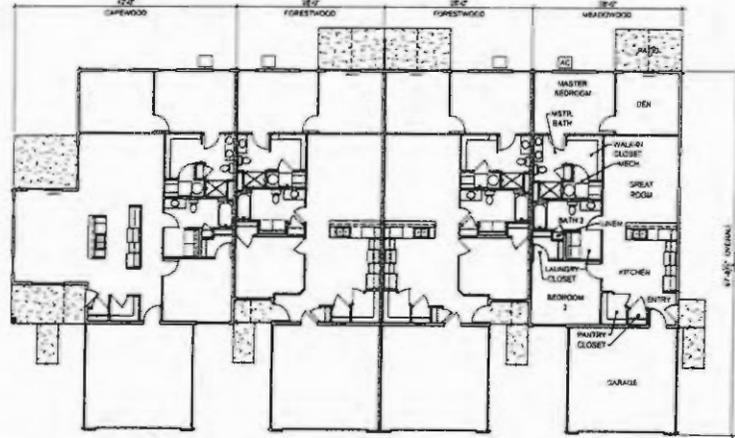
② REAR ELEVATION
 FORESTWOOD, MEADOWOOD, CAPEWOOD
 SCALE: 1" = 1'-0"



① FRONT ELEVATION
 FORESTWOOD, MEADOWOOD, CAPEWOOD
 SCALE: 1" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	REFRESHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIABLE
SHAKES	VINYL	VARIABLE
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	IVORY WHITE VENEER
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLORED PATTERN FLAT GLOSS
6" x 4" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
 ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



OVERALL FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 FORESTWOOD, MEADOWOOD, CAPEWOOD - 4 UNITS

PRELIMINARY
 NOTE!!!
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REVISIONS

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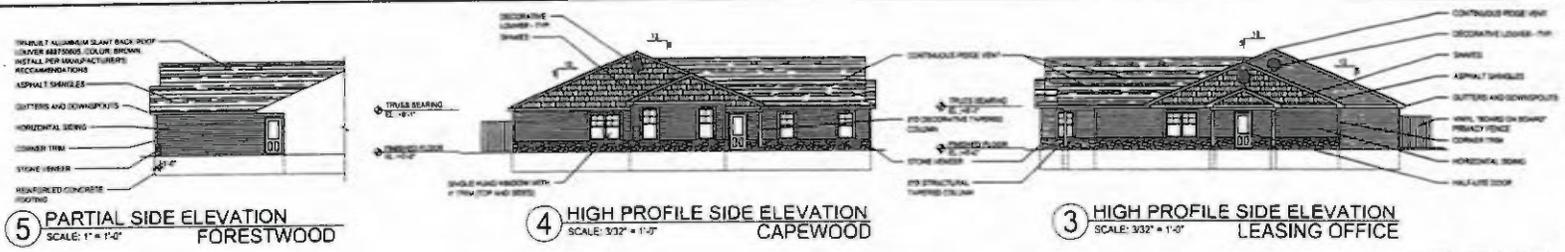
MPG
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 3660 Embassy Parkway
 Fallawn, OH 44133
 mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 13120
 DATE: MAY 27, 2020

REDWOOD TROY
 TROY, OHIO

A4.2



5 PARTIAL SIDE ELEVATION FORESTWOOD
SCALE: 1" = 1'-0"

4 HIGH PROFILE SIDE ELEVATION CAPEWOOD
SCALE: 3/32" = 1'-0"

3 HIGH PROFILE SIDE ELEVATION LEASING OFFICE
SCALE: 3/32" = 1'-0"



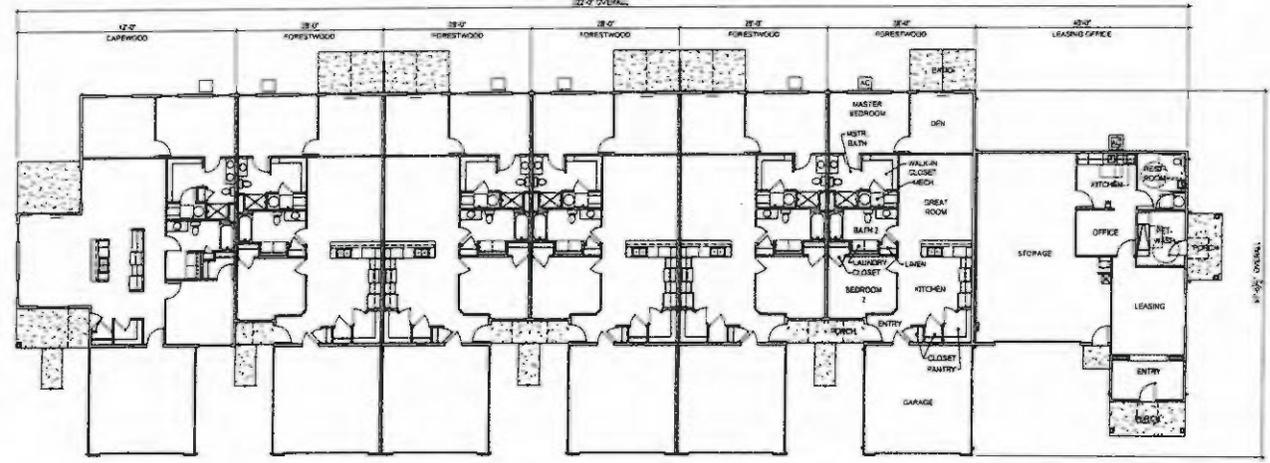
2 REAR ELEVATION FORESTWOOD, CAPEWOOD, LEASING OFFICE
SCALE: 1" = 1'-0"



1 FRONT ELEVATION FORESTWOOD, CAPEWOOD, LEASING OFFICE
SCALE: 1" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL / STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
CUTTERS AND DOWNPOUTS	UNFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIABLES
SHAKES	VINYL	VARIABLES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PREFINISH	OHIO WHITE VENEER
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLORED PATTERN FLAT GRDS
6'-0" X 6'-0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" FORESTWOOD, CAPEWOOD - 6 UNITS & LEASING OFFICE

PRELIMINARY
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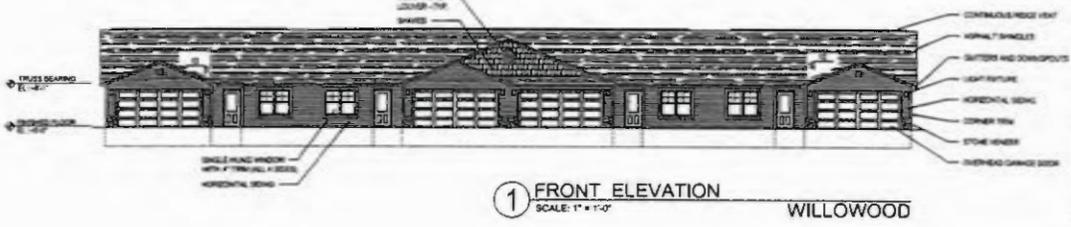
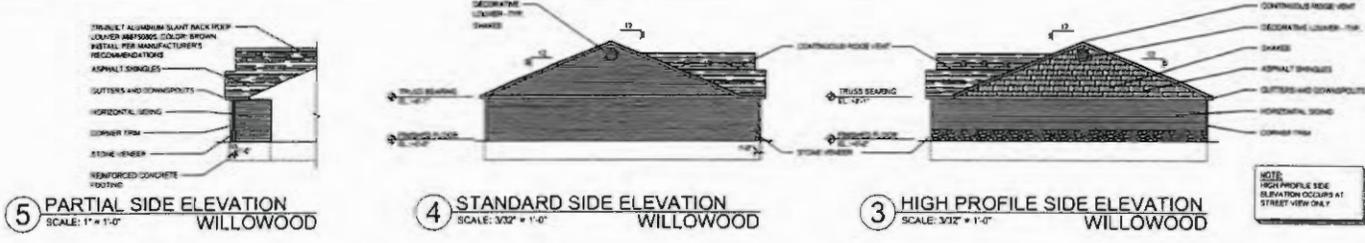
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BUILDING FLOOR PLAN AND ELEVATIONS
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TROY, OHIO

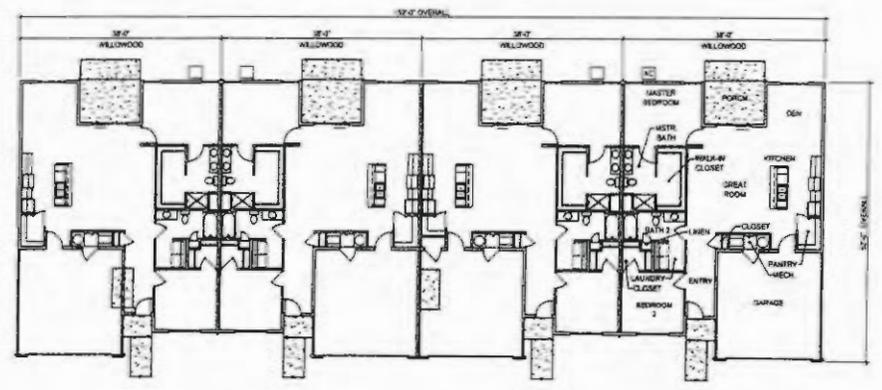
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EXTERIOR FINISH MATERIAL SELECTIONS

ITEM	MATERIAL & STYLE	COLOR
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	UNFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIABLE
SHAKES	VINYL	VARIABLE
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	CRUD WHITE VEN
OVERHEAD GARAGE DOOR	RAISED PANEL PWR STEEL	WHITE
SINGLE HUNG WINDOW	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GLASS
8' 0" x 8' 0" SLIDING PATIO DOOR	VINYL	WHITE

NOTE: ACCESSORIES FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR POND.



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"
WILLOWOOD - 4 UNITS

PRELIMINARY
NOTE!!! THIS DRAWING IS NOT FOR CONSTRUCTION

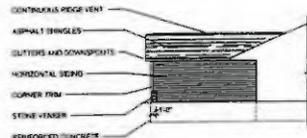
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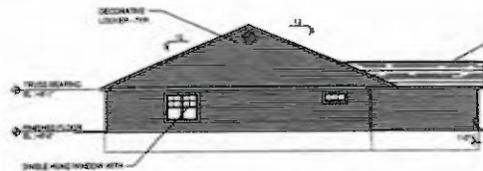
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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 13120
DATE: MAY 27, 2020
REDWOOD TROY
TROY, OHIO

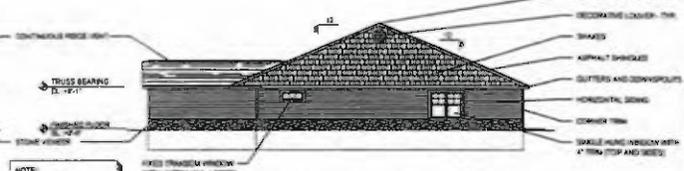
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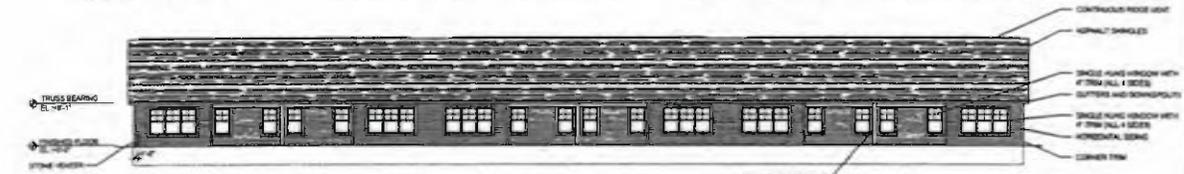
5 PARTIAL SIDE ELEVATION
SCALE: 1" = 1'-0" BREEZEWOOD



4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD



3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" BREEZEWOOD



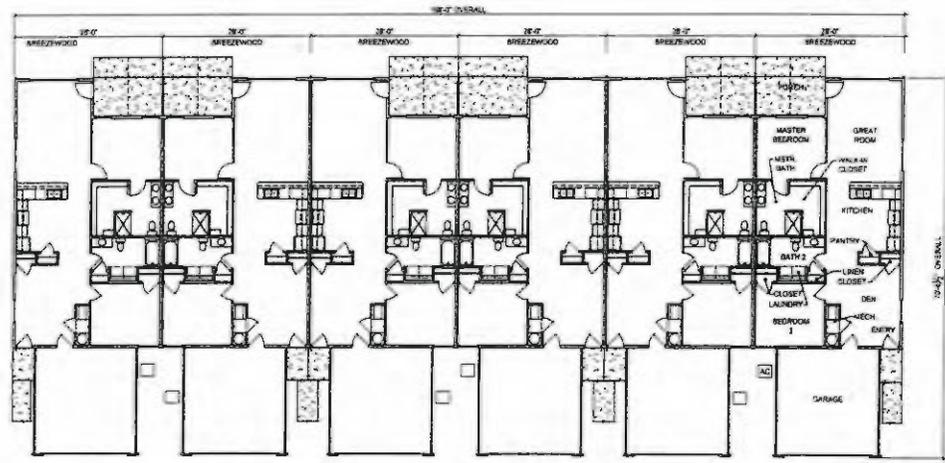
2 REAR ELEVATION
SCALE: 1" = 1'-0" BREEZEWOOD



1 FRONT ELEVATION
SCALE: 1" = 1'-0" BREEZEWOOD

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL / STYLE	COLORS
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	THREEDIMENSIONAL 3/4\"/>	
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIABLE
SHAKES	VINYL	HARBOR
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLORFUL PATTERN FLAT GREY
8'4\"/>		

NOTE: ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OF FRONT.



OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0" BREEZEWOOD - 6 UNITS

PRELIMINARY
NOTE!!!
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FOR CONSTRUCTION

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BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT #: 13120
DATE: MAY 27, 2020
REDWOOD TROY
TROY, OHIO

A4.5

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2765 MCKAIG RD
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STONEBRIDGE NEIGHBORHOOD
ASSOCIATION INC
P.O. Box 153
TROY, OH 45373

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HAWKINS, JESSICA A
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TROY, OH 45373

WELLS, STEPHEN F & JODI A.
2585 MCKAIG RD
TROY, OH 45373

BARNETT, CAMERON & EDEN
2570 SR 718
TROY, OH 45373

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EDUCATION
2811 SR 718 W
TROY, OH 45373

CARROOTS, WILLIAM A
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HOTCHKISS, MARGARET
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TROY, OH 45373

MORRETT, BRUCE A & SUSAN K
850 WILLOW CREEK WY
TROY, OH 45373

HARSHBARGER, PATRICIA
2811 SR 718 W
TROY, OH 45373

CAWLEY, TED A
860 WILLOW CREEK WY
TROY, OH 45373

HARSHBARGER, CLARK
2811 SR 718 W
TROY, OH 45373

KELLER, JON P & LORI L
860 CARTWRIGHT CT
TROY, OH 45373

FLORY, LOREN D & A SUE
PEEBLES RD W
TROY, OH 45373

MCKEE, ROBERT L. & FRELA I
850 CARTWRIGHT CT
SOUTH LEBANON 45065

LEISTNER, JEFFREY K & CHRISTINE J
MCELDOWNEY
2588 SR 718 W
TROY, OH 45373

STONEROCK, MARK E & MARCIA A
855 CARTWRIGHT CT
TROY, OH 45373

CONCORD TWP TRUSTEES
2678 SR 718
TROY, OH 45373

STILES, CHARTLET M
865 CARTWRIGHT CT
TROY, OH 45373

Redwood Rezoning



6/19/2020, 8:37:14 AM

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt.

R-2 Single Family Residential: 20,000 SqFt.

R-3 Single Family Residential: 15,000 SqFt.

R-3B Single Family Residential: 12,000 SqFt

R-4 Single Family Residential: 9,000 SqFt.

R-5 Single Family Residential: 8,000 SqFt.

R-6 Two Family Residential: 3,000 SqFt/VDU

R-7 Multiple Family Residential: 3,000 SqFt/VDU

OR-1 Office-Residential: 3,000 SqFt/VDU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

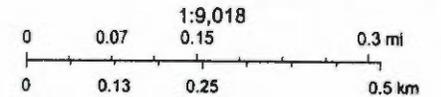
PUD Planned Unit Development

WO Wellhead Operation District

City Administered County Zoning

TroyAerials2017

Red: Band_1



ORDINANCE No. 0-38-2020

Dayton Legal Blank, Inc.

AN ORDINANCE CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA KNOWN AS THE DOWNTOWN TROY DESIGNATED OUTDOOR REFRESHMENT AREA, AND ENACTING REGULATIONS

WHEREAS, a municipality with a population of less than thirty-five thousand (35,000) is permitted to create a Designated Outdoor Refreshment Area (DORA) pursuant to the provisions of Section 4301.82 of the Ohio Revised Code; and

WHEREAS, on July 16, 2020, the Mayor and the Director of Public Service and Safety of the City of Troy, Ohio submitted an application to Troy City Council for approval of a DORA in a specified section of the City of Troy to establish the Downtown Troy Designated Outdoor Refreshment Area (the DORA Application). The DORA Application is attached and incorporated herein as Exhibit A; and

WHEREAS, pursuant to Section 4301.82(C) of the Ohio Revised Code, notice of the filing of the DORA Application was published in a newspaper of general circulation in the City of Troy, Ohio; and

WHEREAS, Section 4301.82(F)(1) requires the City to establish requirements that the City determines necessary to ensure public health and safety in the area and Section 4301.82(F)(2) of the Ohio Revised Code provides for notice of this proposed action to be published in a newspaper of general circulation once a week for two (2) consecutive weeks, such notice having been published on July 17, 2020 and July 24, 2020; and

WHEREAS, there was a public hearing as part of the August 3, 2020 meeting of Troy City Council, during which public testimony was solicited; and

WHEREAS, the DORA Application as submitted includes the premises of the permit holders located at the street addresses in Exhibit "A", attached hereto and made a part hereof, meets the requirements of Section 4301.82(B)(1 through 5) of the Ohio Revised Code, it being further clarified that the boundary of the DORA includes the premises of the permit holders located at the street addresses listed in Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, approval of the Designated Outdoor Refreshment Area will serve to enhance the experiences of the patrons of the business establishments and special events within Downtown Troy Designated Outdoor Refreshment Area.

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

SECTION I: That this Council approves the DORA Application as having met the requirements of Section 4301.82(B)(1-5) of the Ohio Revised Code, and approves the establishment of a Downtown Troy Designated Outdoor Refreshment Area comprised of the area as depicted on Exhibit "A", attached hereto and made a part hereof, such area to include and encompass the premises of the permit holders located at the street addresses listed in Exhibit "A", as is required to be included pursuant to Section 4301.82(F)(1)(a) of the Ohio Revised Code.

SECTION II: That this Council determines that all public notice requirements of Section 4301.82 of the Ohio Revised Code prior to the passage of this Ordinance have been met.

SECTION III: That in order to ensure public health and safety and in accordance with Section 4301.82(F)(1)(b) of the Ohio Revised Code, the number, spacing, and type of signage designating the DORA boundary shall be as set forth in Exhibit "A", attached hereto and made a part hereof.

SECTION IV: That The DORA encompasses not fewer than four (4) qualified permit holders, all of which are identified in Exhibit "A", attached hereto and made a part hereof, by business name, address, liquor permit type and liquor permit number. Also included in Exhibit "A", attached hereto and made a part hereof, and in accordance with Section 4301.82(F)(1)(c) of the Ohio Revised Code are the hours of operation for the DORA, which will apply to all activities within the DORA, only as may be limited or suspended by approval of special event planning or at the request of Troy City Council. Hours of operation shall be Wednesday through Friday from the hours of 5:00 PM to Midnight and Saturday through Sunday from the hours of 12:00 Noon to Midnight. The City shall have the right to suspend a qualified permit holder's ability to serve DORA beverages for any violation of the DORA rules.

SECTION V: That the Safety Plan as described in Exhibit "A", attached hereto and made a part hereof, is hereby approved as meeting the requirements of Section 4301.82 (F)(1)(d) of the Ohio Revised Code, including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION VI: That the Sanitation Plan that will help maintain the appearance and public health of the area as described in Exhibit "A", attached hereto and made a part hereof, is hereby approved as meeting the requirements of Section 4301.82(F)(1)(e) and 4301.82(F)(1)(f) of the Ohio Revised Code, including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION VII: That as is required by Section 4301.82(F)(1)(g) of the Ohio Revised Code, beer and intoxicating liquor shall only be served in plastic cups, which shall be provided by the qualified permit holders in a readily-identified container that identifies that the DORA approved labeling.

SECTION VIII: That the Clerk of Council is hereby instructed to forward a copy of this Ordinance to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with Sections 4301.82(C) and 4301.82(F)(3) of the Ohio Revised Code.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

APPLICATION TO THE TROY CITY COUNCIL
DOWNTOWN TROY
DESIGNATED OUTDOOR REFRESHMENT AREA
ORC 4301.82



The Office of the Director of Public Service and Safety for the City of Troy, Ohio respectfully submits the following application to the Troy City Council to approve and enact a Designated Outdoor Refreshment Area in Downtown Troy in accordance with ORC 4301.82.

Submitted: 7-16, 2020

By: Robert J. Dale Mayor

By: [Signature] Director of Public Service and Safety

EXHIBIT "A"

Rec 7/16/2020
See Knight,
Clerk of Council

I. INTRODUCTION AND SUBMITTAL OF APPLICATION

The Office of the Director of Public Service and Safety of Troy respectfully submits the following application to City Council of Troy, Ohio to approve and establish a Designated Outdoor Refreshment Area (hereinafter "DORA"), pursuant to Ohio Revised Code ("ORC") § 4301.82. The proposed application meets all the state requirements.

Effective April 30, 2017 Section 4301.82 of the Ohio Revised Code authorizes municipalities under 35,000 in population to create Designated Outdoor Refreshment Areas or "DORAs." A DORA is an area where the open carry restrictions do not apply at particular hours, and adults are permitted to possess and consume alcohol in public, with certain restrictions. In order to consider the creation of a DORA, the City Manager must file an application with City Council which meets certain statutory requirements outlined below. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, City Council may approve or disapprove of the application by ordinance or resolution.

The Downtown business community in coordination with Troy Main Street submitted a letter on July 7, 2020 to the Troy City Council proposing the creation of a DORA in Downtown Troy. The creation of a DORA will provide additional economic enhancement for attracting patrons to Downtown Troy and highlight the area as a destination for dining and entertainment. Over the past three months, Troy Main Street and city staff have engaged the downtown community stakeholders for input and feedback on the DORA concept. The community engagement concluded with expressed general support for the concept to pursue the creation of DORA.

The purpose of this application is to request that the City Council create and approve a Designated Outdoor Refreshment Area (DORA) in the City of Troy. The application includes the following sections:

- SECTION II. BOUNDARY MAP OF THE PROPOSED DORA
- SECTION III. NATURE AND TYPES OF ESTABLISHMENTS
- SECTION IV. QUALIFIED PERMIT HOLDERS
- SECTION V. LAND USE AND ZONING
- SECTION VI. SAFETY PLAN
- SECTION VII. PUBLIC HEALTH PLAN
- SECTION VIII. SIGNAGE PLAN
- SECTION IX. DORA RULES OF OPERATION

II. BOUNDARY MAP OF THE PROPOSED DORA

In accordance with ORC 4301.82(B)(1)(b), the boundaries of the DORA are depicted in the map provided in Exhibit A. The map includes a list of establishments that have the required Class D liquor permits within the area. Currently, fourteen (14) establishments have been identified that qualify to be included in the DORA. The proposed DORA boundary encompasses 40.65 acres in size which is below the requirements

of the area being 150 acres or less. The following is the list of street addresses of real property included within the specific boundaries of the DORA.

Street Name	Address Range	Even/Odd
W. Water St.	9-111	Even & Odd
E. Water St.	3-301	Even & Odd
W. Main St.	2-220	Even & Odd
E. Main St.	2-121	Even & Odd
W. Franklin St.	1-19	Odd
E. Franklin St.	10	Even
W. Canal St.	0	
E. Canal St.	9-18	Even & Odd
N. Cherry St.	20	Even & Odd
S. Cherry St.	12-19	Even & Odd
S. Plum St.	12	Even & Odd
N. Walnut St.	11-31	Even & Odd
S. Walnut St.	0	
Pearson Ct.	1-9	Odd
N. Mulberry St.	16-113	Even & Odd
S. Mulberry St.	214-229	Even & Odd
N. Market St.	1-113	Even & Odd
S. Market St.	4-224	Even & Odd
S. Short St.	0	
W. Race St.	0	
E. Race St.	19-150	Even & Odd
NE Public Square	121	Odd
NW Public Square	101	Odd
SE Public Square	217-303	Odd
SW Public Square	319-405	Odd

III. NATURE AND TYPES OF ESTABLISHMENTS

In accordance with ORC 4301.82(B)(2), the nature and types of establishments that will be within or adjacent to the DORA are primarily businesses in the retail, restaurant, entertainment and services sectors.

Within the DORA, the majority of the buildings have businesses consisting of retail, restaurants and commercial services on their first floor. The upper-level floors have a mixture of office space and residential units. There are also institutional uses typical of a historic downtown such as the Troy Historic Public Library, Troy City Hall, Troy Police Department, and city-owned park land.

Examples of the retail, restaurant, service, and institutional establishments located in the DORA:

RETAIL	
Establishment	Address
Echo Boutique	101 S. Market St.
Pachamama Market	116 S. Market St.
Poppy Boutique	103 S. Market St.
Three Weird Sisters	15 S. Market St.

FINANCE/SERVICE COMMERCIAL	
Establishment	Address
AllState Insurance	220 W. Main St.
Benefits Analysis Corporation	101 W. Water St.
Carr Insurance Group	115 S. Market St.
Edward Jones	101 Public Square

DINING	
Establishment	Address
Bakehouse Bread & Cookie Company	317 Public Square
Basil's on Market	18 N. Market St.
Submarine House	14 N. Market St.
The Caroline	5 S. Market St.

INSTITUTIONAL/GOVERNMENT	
Establishment	Address
Masonic Temple	107 W. Main St.
Troy City Hall	100 S. Market St.
Troy Police Department	124 E. Main St.
Historical Library	100 W. Main St.

Residential housing within the DORA is limited and consists primarily of urban apartments and the Metropolitan Housing Authority units which exists within the Central Business District. There are a limited number of single-family residential units along the periphery of the DORA.

IV. QUALIFIED PERMIT HOLDERS

In accordance with ORC 4301.82(B)(3), the DORA will encompass not fewer than four qualified permit holders as defined by ORC § 4301.82 (A). The City of Troy has identified 14 qualified permit holders that will likely be included in the DORA, which are identified as follows:

PERMIT NO.	PERMIT HOLDER	DBA	ADDRESS	PERMIT CLASS
6548218	111 W WATER LLC	DBA BREWERY 1ST & 2ND FL WESTSIDE ONLY	111 W. Water St.	D5
6551088	116 WEST MAIN LLC		116 W. Main St.	D1, D2, D3, D3A
08984010833	BPOE LODGE0833 TROY		17 W. Franklin St.	D4
41529790222	IORM TRIBE0222 TONQUAS		103 1/2 E. Main St.	D4
51274320005	LEOS LA PIAZZA INC		2 E. Main St.	D1, D2, D3, D6
6083150	MOJO ENTERPRISES LLC	DBA MOJOS BAR & GRILL 1ST FL & BSMT	107-109 E. Main St.	D5
6253015	MUSIC & SPIRITS LLC	DBA LEAF & VINE 1ST FL BSMT & MEZZANINE & PATIO	108 W. Main St.	D1, D2, D3, D3A

8311412	STEVE & MELANIE SMITH LLC	DBA THE CAROLINE 1ST FL PATIO & MEZZANINE	5 S. Market St.	D1, D2, D3, D6
8652655	STUDIO 14 CREATIVE ARTS CENTER LLC	DBA STUDIO 14 CREATIVE ARTS CENTER	8 N. Market St.	D2
86730300006	SUBMARINE TYME LLC	DBA SUBMARINE HOUSE NO 6	14 N. Market St.	D5, D6
8774977	TABERNACLE BREWING COMPANY LLC	DBA MOELLER BREW BARN	214 W. Main St.	A1A, A1C
9138509	TODD M UHLIR	DBA BASILS ON MARKET	18 N. Market St.	D5, D6
89587650005	TOKYO PEKING RESTAURANT INC	DBA TOKYO PEKING RESTAURANT 1ST FL & BSMT	3 N. Market St.	D5
90626350005	TROJAN RENTALS INC	DBA ONE STOP DRIVE THRU	211 S. Market St.	C1, C2

V. LAND USE AND ZONING

In accordance with ORC 4301.82(B)(4), the land uses within the DORA are zoned B-3 Central Business District (CBD), B-1 Local Retail District, OR-1 Office-Residential District, R-7 Multiple Family District and M-2 Light Industrial District and are in accordance with the City of Troy Comprehensive Plan as the provided for in **Exhibit B**.

The Troy Comprehensive Plan designates the CBD as the Downtown District with the primary focus to preserve and enrich Downtown Troy. This designation's objective is to maintain, enhance, and grow the Downtown District as a vibrant, mixed-use gathering place and cultural center with an emphasis on retail, arts, and entertainment uses. The Downtown District maintains a highly urban, pedestrian-focused environment through building and streetscape.

The 2017 Troy Downtown Riverfront Strategic Development Study identifies key initiatives to maintain and enhance the special character of Troy's downtown and riverfront corridor, protect its sense of place, encourage investments, and create a dynamic commercial and residential district by attracting residents and visitors to enjoy downtown by creating additional programs to enhance local businesses and existing events. The properties within the proposed DORA are located within, or surround, the Central Business District which exemplifies the mixed-use development pattern within Downtown Troy.

The creation of a DORA in downtown Troy aligns with the City's Comprehensive Plan and objective to define this area as a popular destination for dining and entertainment within the City. The DORA is focused around the Central Business District wherein restaurants, bars, taverns, brewpubs and microbreweries are permitted uses and may operate under the current regulations.

VI. SAFETY PLAN

In accordance with ORC § 4301.82 (B)(5) and (F)(1)(d), a Safety Plan has been developed to ensure public safety in the DORA. A copy of which is attached hereto as **Exhibit C**. The Safety Plan can be executed with existing staff.

VII. SANITATION PLAN

In accordance with ORC § 4301.82 (B)(5), (F)(1)(e), and (F)(1)(f), a Sanitation Plan has been developed that will help maintain the appearance and public health of the area within the DORA. A copy is attached hereto as **Exhibit D**. The Sanitation Plan can be executed with existing staff.

VIII. SIGNAGE PLAN

In accordance with the ORC § 4301.82 F(1)(b), a minimum of forty (40) signs will be displayed throughout the boundary of the DORA. The signs will be located at street intersections along the boundary of the DORA. The location and spacing of the signs are shown on attached **Exhibit D**.

IX. RULES OF OPERATION

A. Hours of Operations

In accordance with ORC § 4301.82 (F)(1)(c), the hours of operation for the DORA will be Wednesday through Friday from 5:00p.m. to 12 a.m. (midnight) and Saturday through Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).

The applicant requests that City Council reserve the right to temporarily suspend DORA operations in order to accommodate the permitting of special events that may occur within the boundaries of the DORA.

B. Official DORA Cup

In accordance with ORC § 4301.82 (F)(1)(g), beer, wine, and intoxicating liquor shall only be consumed within the DORA as follows:

Beer, wine, and intoxicating liquor shall only be served and consumed within the DORA in the specifically designated plastic cup approved by the City (the "Official Cup"). The Official Cup will be distinctly marked. No other container will be permitted. Used cups must be disposed of before entering any establishment of a qualified permit holder.

C. Additional Requirements

In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:

1. A person may have in the person's possession an open container of beer, wine, or intoxicating liquor at an outdoor location within the DORA if the open container of beer, wine, or intoxicating liquor was purchased from a qualified permit holder to which both of the following apply:

- The permit holder's premises is located within the DORA; and
- The permit held by the permit holder has an outdoor refreshment area designation; and
- The open container consists of an official DORA cup.

2. No person shall do any of the following:

- Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere, or

- b. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

EXHIBIT A: DORA BOUNDARY

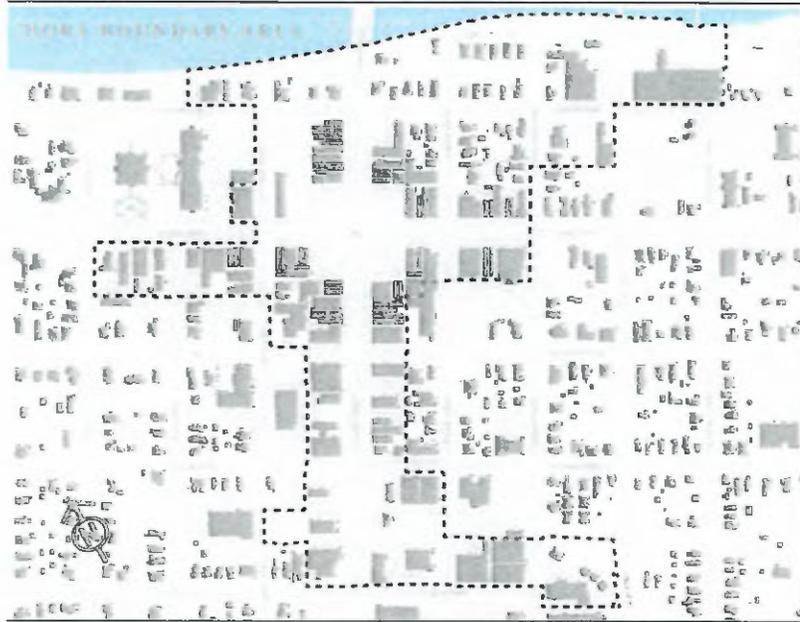


EXHIBIT B: OFFICIAL ZONING MAP OF DORA

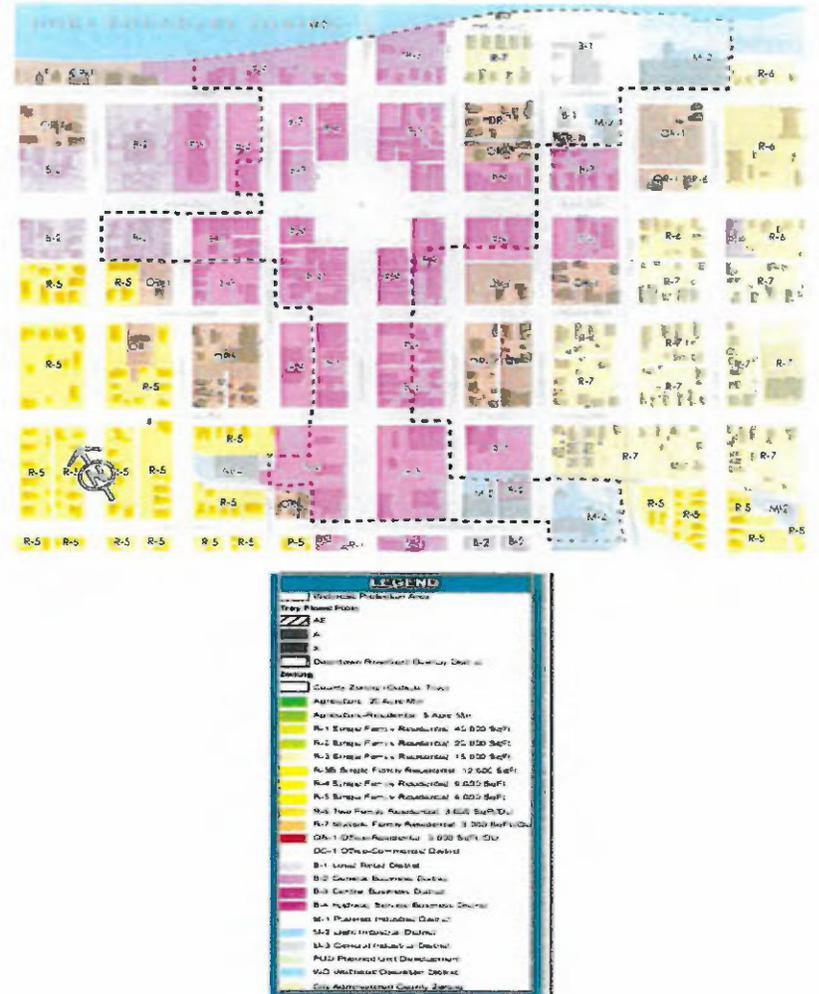


EXHIBIT B: COMPREHENSIVE PLAN (APPENDIX L): 2017 TROY DOWNTOWN RIVERFRONT STRATEGIC DEVELOPMENT STUDY

EXHIBIT C

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area (DORA) are as follows:

PUBLIC SAFETY PLAN

City of Troy Police Department and Fire Department will be responsible for providing public safety within the DORA through law enforcement and fire/EMS services.

Law Enforcement Responsibilities

The Troy Police Department will be responsible for providing law enforcement services within the DORA. The Police Department Headquarters is located within the DORA boundary. A uniformed officer will be assigned to the DORA as part of their routine patrol route with responsibility for providing services within the DORA.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. In the event that an above-average number of people are in the DORA, the on-duty supervisor may assign additional officers and/or assign an officer to specifically patrol the DORA. The use of foot patrol and bicycle patrol will be considered as alternate methods of patrolling in the DORA.

For planned events in the DORA that may draw a larger than normal attendance, the Chief of Police may have additional officers and/or other agency personnel assigned specifically to the DORA.

Fire/EMS Responsibilities

The Troy Fire Department will be responsible for providing Fire, Rescue, and EMS within the DORA. Station One is currently located within the DORA boundary. Estimated response time would be between two and three minutes to any area within the DORA.

For planned events in the DORA that may draw larger than normal attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

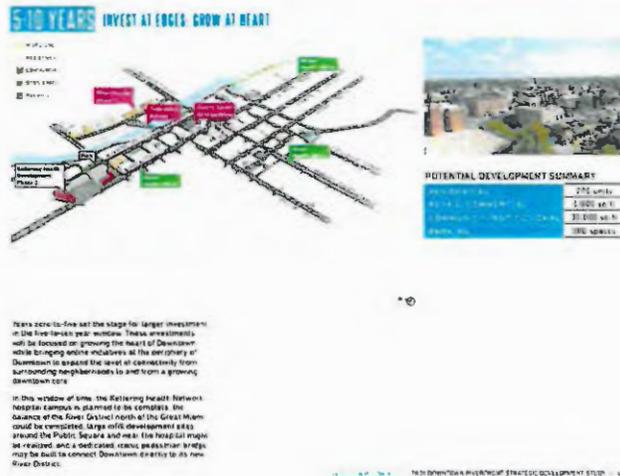
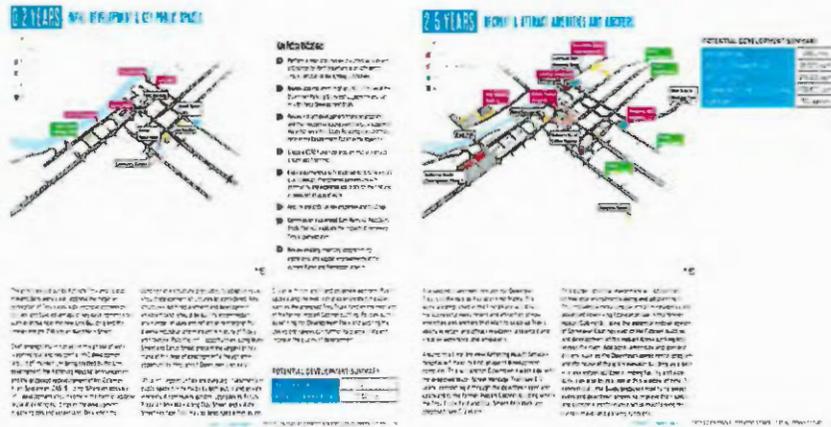


EXHIBIT D

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public health within the Designated Outdoor Refreshment Area (DORA) are as follows:

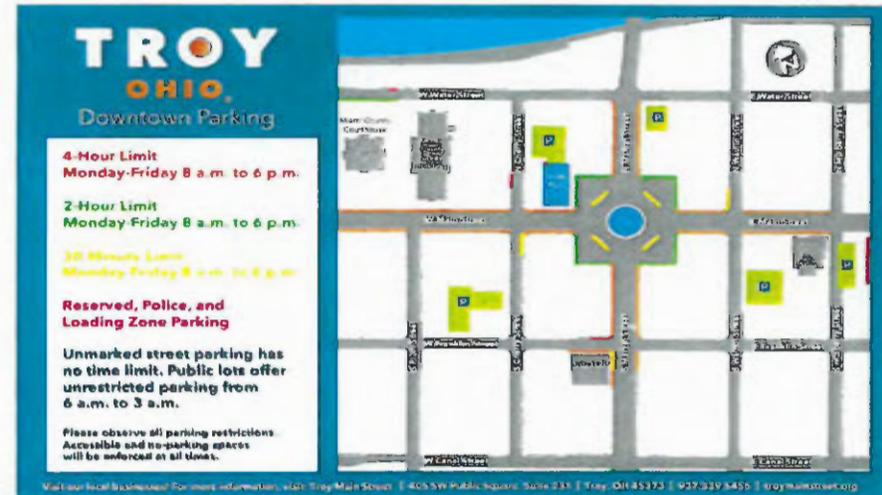
SANITATION PLAN

City of Troy Public Works Department will be responsible for maintaining the appearance and public health within the DORA through trash collection, street sweeping, and routine maintenance.

Exhibit A shows that there are currently twenty-seven (27) permanent trash receptacles placed along throughout the DORA that are serviced multiple times per week (shown in green). The City is proposing the installation of three (3) new trash receptacles within the Designated Outdoor Refreshment Area (shown in red) and a combination of twenty-one (21) trash cans with signage attached. This combination will allow for fifty-one (51) total trash receptacles. Additional collections will be done on an as-needed basis. The City's Street Department will monitor the receptacles and coordinate additional collections if needed.



DOWNTOWN PUBLIC PARKING MAP



OFFICIAL DORA CUPS, LOGO, RECEPTABLES, DECAL and SIGNS



ORDINANCE No. 0-39-2020

Dayton Legal Black, Inc.

ORDINANCE ACCEPTING THE FINAL PLAT OF THE FOX HARBOR SUBDIVISION SECTION 7 IN THE CITY OF TROY, OHIO AND DEDICATING RIGHT-OF-WAY

WHEREAS, the final plat of the Fox Harbor Subdivision Section 7 was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat involves the dedication of right-of-way, and

WHEREAS, such plat has been submitted to this Council for approval,

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

SECTION I: That the final plat in the City of Troy, Ohio, known as Fox Harbor Subdivision Section 7, attached hereto as Exhibit A, presented to Council and now on file with the Clerk of Council, is hereby approved and accepted.

SECTION II: That the roadways described in the plat are hereby dedicated to a public purpose.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

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

Adopted: _____

President of Council

Approved: _____

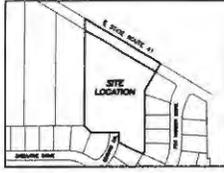
Attest: _____

Clerk of Council

Mayor

FOX HARBOR SECTION 7

LOCATED IN
 CITY OF TROY, MIAMI COUNTY, OHIO
 3.891 ACRES
 JULY 10, 2020



VICINITY MAP
 -NTS-

DEDICATION
 THE UNDERSIGNED, BEING THE OWNERS OF 3.891 ACRES OF LAND, BEING LOT 10878, BEING MORE PARTICULARLY DESCRIBED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, TO HEREBY ASSIGN TO AND ADOP THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 7, AND SO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASE MADE AND PROVIDED, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENTS
 UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE TELEVISION, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OF FUNCTION CONDUCTED, MAINTAINED OR OPERATED BY ANY AGENCY OR AGENCY OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BURDEN OF OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS. NO PART OF THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES. (2) MAINTAIN THE LAND SUPPORT OF SAID FACILITIES; (3) MAINTAIN THE ABILITY TO MAINTAIN THE FACILITIES; OR (4) CREATE A HAZARD.

DRAINAGE EASEMENTS
 THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANGES OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY. THE CITY OF TROY SHALL NOT BE RESPONSIBLE FOR THE EASEMENT AREA. NO STRUCTURAL PLANTING OR OTHER MATERIAL SHALL BE PLACED OR POSITIONED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

RIGHT OF WAY
 THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO ADJUST SUCH INTERIOR STREETS, ACCESS EASEMENTS, WALKWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

STORM WATER DETENTION BASINS
 THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER AND DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE MAINTENANCE ACTION TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES. PROVIDED HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST MAKE A REASONABLE PERIOD OF THE TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, TO THE ASSOCIATION HAS DECIDED TO ERECT. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND SHALL BE THE OWNERS, SUCCESSORS, AND ASSIGNS (LESSORS AND UNITS). A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HARBOR WEST LAND CO., LLC
 FRANK G. HARLOW JR.
 MANAGING MEMBER

LENY HOLLER

ANNETTE BAKER
 DOMESTIC FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, OHIO, STATE, PERSONALLY CAME THE OWNER, BY ITS MANAGING MEMBER, FRANK G. HARLOW JR., AND PERSONALLY CAME THE LAY MEMBER, DOMESTIC FEDERAL BANK BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK G. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC, BEING DULY SWORN THIS _____ DAY OF _____, 2020 SAY THAT ALL FOREGOING AND CONTAINED TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK G. HARLOW JR., MANAGING MEMBER
 HARBOR WEST LAND CO., LLC

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
 MY COMMISSION EXPIRES _____

DESCRIPTION
 BEING A SUBDIVISION CONTAINING A TOTAL OF 3.891 ACRES COMPRISED OF PART PLOT 1448 ACQUIRED BY HARBOR WEST LAND CO., LLC BY 201304-111338 AND RECORDED IN VOLUME 36, PAGE 37 OF THE MIAMI COUNTY RECORDER'S OFFICE AND THE MIAMI COUNTY ENGINEER'S RECORD OF LAND SURVEYS.

HOME OWNERS ASSOCIATION RESTRICTIONS
 ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION AS RECORDED IN THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING ON ALL LOTS IN THE SUBDIVISION.

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED ON THE _____ DAY OF _____, 20____.

MATTHEW W. LEONARDI
 AUDITOR, MIAMI COUNTY, OHIO

BY DEPUTY AUDITOR

AFFIDAVIT
 ME, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 6 AND ON THE _____ DAY OF _____, 20____.

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY ORDINANCE NO. _____

 MAYOR

 PRESIDENT OF COUNCIL

 CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 20____.

THE PLAT HAS BEEN REVIEWED AND APPROVED.

 CHAIRPERSON

 SECRETARY

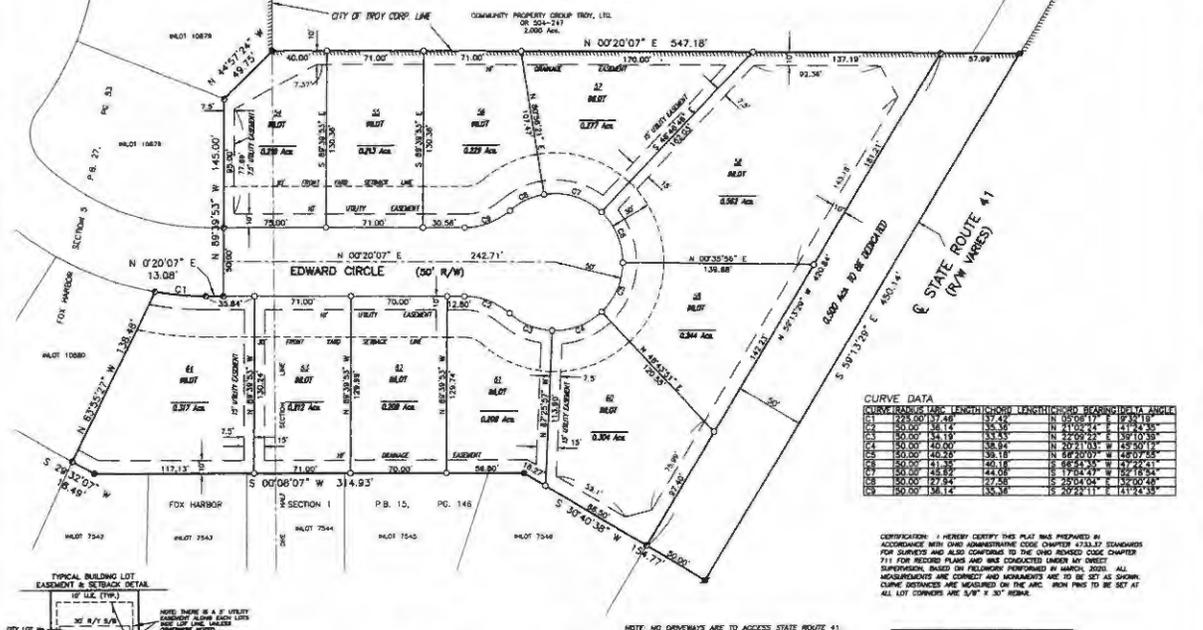
JOHN J. BRUMBALOUGH
 ENGINEER

PROFESSIONAL SURVEYOR #8819

2770 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45363
 (937) 888-3000
 PAGE 1 OF 2

FOX HARBOR SECTION 7

LOCATED IN
 CITY OF TROY, MIAMI COUNTY, OHIO
 3.891 ACRES
 JULY 10, 2020

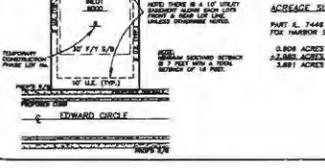


CERTIFICATION I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4313.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED IN MARCH, 2020. ALL MEASUREMENTS ARE CORRECT AND UNBIAISED AND ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" x 30" REBAR.

JOHN J. BRUMBALOUGH
 ENGINEER

PROFESSIONAL SURVEYOR #8819

2770 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45363
 (937) 888-3000
 PAGE 2 OF 2



ACREAGE SUMMARY
 PART 4, 7448 D08-09889
 FOX HARBOR SECTION 7

REFERENCES
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ORDINANCE No. O-40-2020

Dayne Legal Bldg, Inc.

AN ORDINANCE APPROVING THE RELOCATION PROJECT AGREEMENT FILED BY PELLA CORPORATION FOR THE EMPLOYEE CREATION INCENTIVE PROGRAM IN THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

WHEREAS, the retention and creation of jobs and employment opportunities is integral to the continued economic health of the City of Troy, Ohio, and its citizens; and

WHEREAS, the use of governmental resources for the promotion of economic development in the community is in the public interest and is a proper exercise of municipal powers as per Article VIII, Section 13 of the Ohio Constitution; and

WHEREAS, Article XVIII, Section 3 of the Ohio Constitution gives municipalities the authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws; and

WHEREAS, Section 718.15 of the Ohio Revised Code authorizes a municipal corporation to grant a credit against its tax on income to a taxpayer; and

WHEREAS, pursuant to Article VIII, Section 13 and Article XVIII, Section 3 of the Ohio Constitution and Ohio Revised Code Section 718.15, the Council of the City of Troy, Ohio created an Employee Creation Incentive Program by approval of Ordinance No. O-22-2020 on March 30, 2020 to provide incentives to business to retain, create and expand employment opportunities within the City of Troy without utilizing tax revenues or impact negatively upon the local school system; and

WHEREAS, the application of Pella Corporation to receive job creation tax credits was approved by the Ohio Tax Credit Authority on July 27, 2020; and

WHEREAS, the Relocation Project Agreement Application filed by Pella Corporation on June 18, 2020 for the City of Troy Employee Creation Incentive Program has been determined by City Staff to meet the requirements provided by Ordinance No. O-22-2020, and the City of Troy and Pella Corporation have entered into an agreement on the employee incentive credit on July 21, 2020, contingent upon City Council approval.

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

SECTION I: That the Council of the City of Troy, Ohio, hereby approves the Relocation Project Agreement Application filed by Pella Corporation on June 18, 2020.

SECTION II: That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare and safety of the City of Troy, Ohio, and for the further reason that the applicant needs to be advised of the approval of the Relocation Project Agreement Application without delay in order to move forward on the relocation and create jobs; **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. 0-41-2020

Dayton Legal Blank, Inc.

AN ORDINANCE APPROVING THE EXPANSION PROJECT AGREEMENT FILED BY TROY LAMINATING AND COATING, INC. FOR THE EMPLOYEE CREATION INCENTIVE PROGRAM IN THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

WHEREAS, the retention and creation of jobs and employment opportunities is integral to the continued economic health of the City of Troy, Ohio, and its citizens; and

WHEREAS, the use of governmental resources for the promotion of economic development in the community is in the public interest and is a proper exercise of municipal powers as per Article VIII, Section 13 of the Ohio Constitution; and

WHEREAS, Article XVIII, Section 3 of the Ohio Constitution gives municipalities the authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws; and

WHEREAS, Section 718.15 of the Ohio Revised Code authorizes a municipal corporation to grant a credit against its tax on income to a taxpayer; and

WHEREAS, pursuant to Article VIII, Section 13 and Article XVIII, Section 3 of the Ohio Constitution and Ohio Revised Code Section 718.15, the Council of the City of Troy, Ohio created an Employee Creation Incentive Program by approval of Ordinance No. O-22-2020 on March 30, 2020 to provide incentives to business to retain, create and expand employment opportunities within the City of Troy without utilizing tax revenues or impact negatively upon the local school system; and

WHEREAS, the Expansion Project Agreement Application filed by Troy Laminating and Coating, Inc. on June 22, 2020 for the City of Troy Employee Creation Incentive Program has been determined by City Staff to meet the intent of the requirements provided by Ordinance No. O-22-2020, and the City of Troy and Troy Laminating and Coating, Inc. have entered into an agreement on the employee incentive credit on July 21, 2020, contingent upon City Council approval.

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

SECTION I: That the Council of the City of Troy, Ohio, hereby approves the Expansion Project Agreement Application filed by Troy Laminating and Coating, Inc. on June 22, 2020.

SECTION II: That this Ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public peace, health, welfare and safety of the City of Troy, Ohio, and for the further reason that the applicant needs to be advised of the approval of the Expansion Project Agreement Application without delay in order to move forward on the employment retention plan and plant improvements; **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

ITEMS OF INTEREST

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

FROM: Patrick E. J. Titterington, City Director

DATE: July 31, 2020



We are providing the following for your information:

- Recreation Director Ken Siler has provided the following:
 - Summer ice has been extended until August 12. Ice usage has been very good this summer. This will provide additional ice to user groups and still provide staff with the time needed for equipment maintenance before the start up of ice in early September for the fall/winter season.
 - Average attendance at the Troy Aquatic Park has been 212 people per day. There have been minimal issues with lines and people following the social distancing guidelines.
 - Staff has been working on refunding tickets for the Rend Collective and the Travis Tritt concerts.
 - Summer recreational programming has gone well and most classes have concluded.
- Contract Awards:
 - 15 bids were received for the Demolition of 110 East Canal Street and 212 South Mulberry Street ranging from \$138,387.50 to \$380,000.00. Council authorized \$350,000 for the project. The contract was awarded to Charles Jergens Construction, the lowest and best bidder, in the amount of \$138,387.50.
- Employment Information:
 - Mike Hinnegan was promoted to the mechanic position at the Wastewater Treatment Plant effective July 20.
- As a reminder, the County-wide Trick or Treat date be Thursday, October 29 from 6:00 p.m. to 8:00 p.m.

Upcoming Events in Downtown Troy

July 31	8:30 p.m.	Friday's on Prouty – Fries Band
Aug. 7	5:30 p.m.	Troy Main Street First Friday – Non Profit Night
Aug. 14	7:30 p.m.	Friday's on Prouty - MojoFlo Party Band



Upcoming Events at Treasure Island Park

Aug. 1 7:30 p.m. Concert – The American Kings

Calendar of Meetings

Aug. 3 7:00 p.m. Council
Aug. 6 6:30 p.m. Human Relations Commission
Aug. 10 5:30 p.m. Council Committee and Work Session
Aug. 12 3:30 p.m. Planning Commission
Aug. 17 7:00 p.m. Council
Aug. 18 4:00 p.m. Board of Park Commissioners Annual Tour of City Parks
Aug. 19 4:00 p.m. Recreation Board
Aug. 24 5:30 p.m. Council Committee and Work Session
Aug. 26 3:30 p.m. Planning Commission

5/20
HIC

Reports from other departments are attached.

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

Enclosure

cc: Department Head



**Operations
Items of Interest**
July 31, 2020

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 280 tons of residential trash since the last report of 285 tons
- Handled four trash complaints and six recycling complaints
- Collected yard waste bags and bundled brush
- Continued painting the downtown parking stalls
- Inspected guard rails within the City and making a list of needed repairs
- Mowed rights-of-way
- Changed the first two block of East Main Street to reverse angle parking
- Continued asphalt operations. We have repaired over 70 areas in the street marked for rehab, using 296 tons of asphalt.
- Continued to improve the new brine making system that will allow us to have over 20,000 gallons of brine in storage at all times. This will allow us to apply the pre-treatment more frequently and to brine more roads as weather dictates.
- Made catch basin and manhole repairs to alley behind Garden Gate Realty on West Main Street

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Safety report for the month of August has been completed at the Maintenance Facility
- Repaired several LED lights on the trees downtown
- Repaired a PED signal at the West Main Street and Cherry Street intersection
- Installed a new variable frequency drive (VFD) on the center jet at the fountain
- Installed a new parking lot light at Fire Station 2 to replace the one that was damaged from an accident
- Department wired-up the sludge thickening pumps at the Wastewater Treatment Plant
- Department troubleshot the battery charger on the east well field generator
- Removed the American Flags from Staunton Road and in the downtown square

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
- Upgraded water services on Dakota Street, East Canal Street, and Union Street
- Started testing a new water line on Troy-Urbana Road
- Repaired an 8" main break on Stonyridge Avenue
- Changed 6" meters on Brukner Drive and on South County Road 25-A
- Televised lines on Morehead Street and Race Drive
- Replaced five catch basins on Skylark Drive
- Mowed storm ditches

Wastewater Treatment Plant – Ken Parks

- Mike Hinnegan has been promoted to the position of mechanic. Mike has been employed by the City since 2002, became a Wastewater Operator in 2013, and has a Class 3 Wastewater Operator certification from the OEPA.
- The operator position posting closes on July 31. This position became open with the promotion of Mike Hinnegan. At this time, five applicants have applied for the position.
- Parts have been delivered to the plant for the Parkson Screen rebuild and the contractor is onsite. If all goes according to plan, the screen will be rebuilt and back online by the end of next week.

Water Treatment Plant – Jeff Monce

- Newly installed Slaker 2 was placed in service on July 20.
- Electronic upgrades to the lime bin vibrator on Slakers 1 and 2 have greatly improved performance.
- Well 17 at Miami Shores Golf Course is performing perfectly after numerous repairs were made in the past four months. All ten production wells are in operation.
- A small leak in the WTP High Service Pressure piping was repaired by a welding vendor on July 22.

**Items of Interest
Engineering Department
July 31, 2020**

PROJ #	PROJECT TITLE	PROJECT STATUS
2019-27	Madison Street Lift Station Pump Rehab	Staff prepared a CDBG Critical Infrastructure grant application for funding to assist with the costs of the repair/rehabilitation of the Madison Street Stormwater Lift Station. The grant application was submitted in June 2020.
2019-23	Traffic Signal - West Main Street and Kings Chapel Drive	ODOT awarded safety funding to the project; the scope and LPA agreement is being finalized with ODOT. Design continues and environmental review is progressing for the signal design.
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 Street. Staff plans to proceed with bidding the work.
2020-03	WWTP Aeration Blower Replacement	Council has approved the agreement with Hazen & Sawyer for the analysis of the existing biological process at the Wastewater Treatment Plant. The consultant will also design the replacement of the existing blowers at the plant that are from the 1970s. A kickoff meeting occurred and the study of the aeration system is progressing.

ANNUAL PROJECTS

	2020 Paving Program	Paving Contract has been awarded to John R. Jurgensen Company of Springfield, Ohio. The paving program was reduced by approximately \$250,000 due to budget cuts. Paving is ongoing.
	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. The contract has been awarded to L.J. DeWeese Co., Inc. and work will begin in September.

**Items of Interest
Engineering Department
July 31, 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 Clubhouse is being presented to Planning Commission and Council as a major modification to the Planned Development.
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. Section 7 has been recommended for approval by the Planning Commission. Legislation will be on Council's August 3 agenda.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies. Home construction is ongoing in Sections 6 and 7. Staff is working with the developer to finalize the outstanding items in the subdivision and the final course of asphalt.
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	Section 3 street improvements are completed with final course of asphalt. 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: July 31, 2020
SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from July 15, 2020 to July 29, 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 19 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 20 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

July 15, 2020 - July 29, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1020 MYSTIC LANE NORTH	1	Zoning-Accessory-Residential	SHED	Robert Watson	7/23/2020	\$25.00
1307 WRIGHT CIR	1	Zoning-Accessory-Residential	SHED	Robert Watson	7/22/2020	\$25.00
686 King Richard Ct	2	Fence Permit	FENCE	Robert Watson	7/21/2020	\$10.40
922 ARROW DR	2	Zoning-Accessory-Residential	COVERED PATIO	Robert Watson	7/19/2020	\$26.00
905 Haverhill Dr.	2	Zoning-Accessory-Residential	SHED	Robert Watson	7/17/2020	\$26.00
122 DRONEFIELD RD	2	Zoning-Accessory-Residential	ABOVE GROUND POOL	Robert Watson	7/15/2020	\$25.00
304 MOREHEAD ST	3	Fence Permit	FENCE	Robert Watson	7/28/2020	\$10.00
180 E Race St.	3	Zoning-Accessory-Residential	SHED	Robert Watson	7/23/2020	\$26.00
1224 HIGH ST	4	Zoning-Accessory-Residential	PORCH ADDITION	Robert Watson	7/27/2020	\$25.00
2620 ALEXANDER COURT	4	Fence Permit	FENCE	Robert Watson	7/22/2020	\$10.00
2475 Renwick Way	4	Zoning-Accessory-Residential	SHED	Robert Watson	7/16/2020	\$26.00
520 S Ridge Ave	4	Fence Permit	FENCE	Robert Watson	7/15/2020	\$10.40
1015 MCKAIG AVE	5	Fence Permit	FENCE	Robert Watson	7/28/2020	\$10.00
403 S RIDGE AVE	5	Fence Permit	FENCE	Robert Watson	7/23/2020	\$10.00
665 WILLOW CREEK WAY	6	Zoning-Accessory-Residential	POOL HOUSE	Robert Watson	7/28/2020	\$25.00
1121 Red Maple Dr	6	Fence Permit	FENCE	Robert Watson	7/27/2020	\$10.40
2222 Patterson LN E	6	Zoning-Accessory-Residential	SHED	Robert Watson	7/23/2020	\$26.00
1124 Red Maple DR.	6	Zoning-Accessory-Residential	PATIO	Robert Watson	7/23/2020	\$26.00
Washington Road (Parcel D08-106776)	6	Sign Permit-Temporary	IDENTIFICATION SIGN (Reserve at Washington)	Robert Watson	7/20/2020	\$30.16

Violation Activity Summary

July 15, 2020 - July 29, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200420	7/28/2020	Robert Watson	1144 STEPHENSON DR	1	TALL GRASS/WEEDS	Open	7/28 RW, tall grass and weeds on parcel D08059493 , Mgmt Co mowed, but left a lot tall and not trimmed. Sending Certified Follow Up 8/14
20200417	7/22/2020	Robert Watson	1020 N MYSTIC LN	1	ZONING PROBLEM	Closed	7/22 RW, noticed new wood and what appears to be the making of a shed. Made contact with tenant. They'll come apply for permit by Monday. 7/23 RW, permit applied for, Closed.
20200408	7/15/2020	Robert Watson	1442 LEE RD	1	TRASH & DEBRIS	Open	7/14 RW, trash and furniture at curb, not collected by city. Sending Certified, Follow Up 7/27
20200409	7/15/2020	Robert Watson	1360 LEE RD	1	TALL GRASS/WEEDS	Open	7/14 RW, complaint of tall grass and weeds. Follow Up 7/24. 7/22 RW, mowed by owner, Follow Up 8/7
20200400	7/9/2020	Robert Watson	444 N MADISON	2	ZONING PROBLEM	Open	7/8 RW, inspected property, new gravel driveway installed, not hard surface, Sending Certified, Follow Up 8/9
20200410	7/15/2020	Robert Watson	251 MERRY ROBIN RD	2	TRASH & DEBRIS	Closed	7/14 RW, Trash and debris, not meeting collection standards. Called Real Estate Agent, home listed as pending. She's to get owner to remove. 7/15 RW, owner removed, Closed.
20200413	7/16/2020	Robert Watson	321 S WALNUT ST	3	TRASH & DEBRIS	Closed	7/16 RW, trash, debris, and hot tub with stagnant water. Sending Certificate, Follow Up 7/24. 7/21 RW, cleaned by owner, Closed.
20200414	7/16/2020	Robert Watson	321 S WALNUT ST	3	TALL GRASS/WEEDS	Open	7/16 RW, tall grass and weeds on the property. Sending Certificate, Follow Up 7/24
20200401	7/10/2020	Robert Watson	237 S CRAWFORD	3	SHRUBBERY OVERGROWN	Open	7/9 RW, overgrown shrubs blocking alley. Sending Certificate Follow Up 7/24
20200402	7/10/2020	Robert Watson	239 S CRAWFORD ST	3	SHRUBBERY OVERGROWN	Closed	7/9 RW, overgrown shrubs blocking alley. Sending Certificate, Follow Up 7/24. 7/21 RW, cleaned by owner. Closed.
20200403	7/10/2020	Robert Watson	241 S CRAWFORD	3	SHRUBBERY OVERGROWN	Closed	7/9 RW, overgrown shrubs blocking the alley. Sending Certified, Follow Up 7/24. 7/21 RW, cleaned by owner, Closed.
20200404	7/10/2020	Robert Watson	243 S CRAWFORD ST	3	SHRUBBERY OVERGROWN	Closed	7/9 RW, overgrown shrubs blocking the alley, Sending Certificate, Follow Up 7/24. 7/21 RW, cleaned by owner, Closed.
20200418	7/28/2020	Robert Watson	704 W MARKET ST	4	PROPERTY MAINTENANCE	Open	7/28 RW, neighbor complaint of water run off, only thing is the gutters appear to be full adding to the issue. Sending Certified, Follow Up 8/28
20200412	7/15/2020	Robert Watson	1014 PETERS RD	4	PROPERTY MAINTENANCE	Open	7/15 RW, property has exposed wood and other exterior issues. Sending Certified Mail, Follow Up 8/28
20200421	7/28/2020	Robert Watson	422 LAKE ST	5	PROPERTY MAINTENANCE	Open	7/28 RW, house continues to have issues, sending Certified, Follow Up 8/28
20200411	7/15/2020	Robert Watson	728 LYMINGTON RD	5	TALL GRASS/WEEDS	Open	7/14 RW, complaint of weeds sending Certificate. Follow Up 7/24. 7/24 RW, mowed by owner, Follow Up 8/7
20200419	7/28/2020	Robert Watson	50 TROY TOWN DR	6	TALL GRASS/WEEDS	Open	7/28 RW, tall grass and weeds, Sending Certified, Follow Up 8/14
20200416	7/21/2020	Robert Watson	1845 W MAIN ST	6	SIGN VIOLATION	Closed	7/21 RW, Feather Flag at this business. Talked with the owner, and explained regulations. He'll remove this week. 7/24 RW, removed by owner, Closed.
20200406	7/15/2020	Robert Watson	1801 W MAIN ST	6	PROPERTY MAINTENANCE	Open	7/9 RW, complaints of pot holes in entrance drive. Sending Certified, Follow Up 8/21
20200407	7/15/2020	Robert Watson	1803 W MAIN ST	6	PROPERTY MAINTENANCE	Open	7/9 RW, complaint of pot holes in entry driveway. Sending Certified, Follow Up 8/31

TROY POLICE DEPARTMENT

Monthly Report to Council

Jun-20

	Previous Month	Present Month
Traffic Citations Issued	125	114
Misdemeanor Arrest	142	160
Felony Arrest	15	14
Number of Calls	1938	1914

Traffic Crashes			
Non-Injury	37	Injury	9
		Fatal	0

Parking			
Type	Written	Paid	Amount
Other Parking Violations	112	47	\$1,110.00

Vehicle Information		
Miles Driven	Gas Consumed	Average M.P.G.
Patrol Cars	2050.7	10.4
Un-marked Vehicles	265	14.4
Total	2315.7	10.8

TROY POLICE DEPARTMENT

ACCIDENTS AND ANALYSIS

Jun-20

CRASH RELATED TO

MOTOR VEHICLE	TOTAL
Alcohol-Related	2
Bicycle-Related	1
Buggy-Related	
Commerical Related	
Deer Related	1
Distracted-Related	4
Drug-Related	1
Failure To Yield Related	9
Mature Related 55older	17
Motorcycle-Related	
OVI-Related	3
Pedestrian-Related	
Ran Red Light/Stop Sign	1
School Bus-Related	
Speed Related	1
Teen Related 15-19 YO	5
Unbelted Related	3
Work Zone-Related	
Youth Related 15 -24 YO	15
TOTAL	62

SEVERITY OF ACCIDENT

OCCUPANT INJURIES	TOTAL
Minor Injury	3
Injury Possible	6
Property Damage Only	37
TOTAL	46

DAYS OF WEEK

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5	8	9	6	10	6	2

TIME OF DAY

Crashes By Hour	%
12-12:59 AM	0
1 - 1:59 AM	0
2 - 2:59 AM	0
3 - 3:59 AM	0
4 - 4:59 AM	0
5 - 5:59 AM	0
6 - 6:59 AM	4.3
7 - 7:59 AM	2.2
8 - 8:59AM	0
9 - 9:59 AM	2.2
10 - 10:59 AM	8.7
11 - 11:59 AM	4.3

Crashes By Hour	%
12-12:59 PM	13
1 - 1:59 PM	6.5
2 - 2:59 PM	4.3
3 - 3:59 PM	8.7
4 - 4:59 PM	13
5 - 5:59 PM	15.2
6 - 6:59 PM	6.5
7 - 7:59 PM	4.3
8 - 8:59PM	2.2
9 - 9:59 PM	0
10 - 10:59 PM	4.3
11 - 11:59 PM	0

TROY POLICE DEPARTMENT

ACCIDENTS AND ANALYSIS

June 2019

ANALYSIS OF TRAFFIC ACCIDENTS & INVESTIGATION

MOTOR VEHICLE WITH	TOTAL ACCIDENT	NUMBER FATAL	NUMBER INJURED	PROPERTY DAMAGE
Pedestrian				
Other Moving Vehicle	49		9	40
Railroad Train				
Bicycle	1		1	
Hit Skip	3			3
Fixed Object	4			4
Non-Collision				
Leaving the Curb	1			1
Other Motor Vehicle	2		1	1
TOTAL	60	0	11	49

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			1	1	4	3
Railroad Train						
Bicycle			1			
Hit-Skip						
Fixed Object						
Non-Collision						
Leaving Curb						
Other Motor Vehicle						
TOTAL	0	0	2	1	4	3

AGE OF CAUSATIVE FACTOR

12-15	16-18	19-21	22-30	31-40	41-50	51 & OVER
	4	6	10	8	7	16

TROY POLICE DEPARTMENT

Monthly Report to Council

June 2019

	Previous Month	Present Month
Traffic Citations Issued	168	166
Misdemeanor Arrest	125	138
Felony Arrest	36	36
Number of Calls	2279	2570

Traffic Crashes			
Non-Injury	49	Injury	11
		Fatal	0

Parking			
Type	Written	Paid	Amount
Parking Meter Tickets	0	0	\$0.00
Other Parking Violations	133	109	\$2,570.00
Parking Meters	N/A	N/A	\$0.00
Total	133	109	\$2,570.00

Vehicle Information		
Miles Driven	Gas Consumed	Average M.P.G.
Patrol Cars 20498	1958.2	10.5
Un-marked Vehicles 5813	357.4	16.3
Total 26311	2315.6	11.4

August 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 City Council Meeting 7:00 p.m. Bravo Room @ Hobart Arena	4	5	6 Human Relations Commission 6:30 p.m. Bravo Room @ Hobart Arena	7	8
9	10 Council Committee/Workshop 5:30 p.m. Council Chambers	11	12 Planning Commission 3:30 p.m. Council Chambers	13	14	15
16	17 City Council Meeting 7:00 p.m. Bravo Room @ Hobart Arena	18 Park Board Annual Tour of City Park 4:00 p.m.	19 Recreation Board 4:00 p.m. Hobart Arena	20	21	22
23	24 Council Committee/Workshop 5:30 p.m. Council Chambers	25	26 Planning Commission 3:30 p.m. Council Chambers	27	28	29
30	31					