

MINUTES OF COUNCIL

A regular session of Troy Council was held on Monday, August 18, 2025, at 7:09 p.m. in Council Chambers, City Hall.

Members Attending: Marshall, Phillips, Schilling, Severt, Snee, Twiss, Westfall and Whidden.

Upon motion of Mr. Schilling, seconded by Mr. Whidden, Mr. Pierce was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William G. Rozell	President of Council
Others Present:	Robin I. Oda,	Mayor
	Patrick E. J. Titterington	Director of Public Service and Safety
	Grant D. Kerber	Director of Law
	John E. Frigge	Auditor

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

PUBLIC HEARING: At 7:11 p.m., Council President Rozell declared open a public hearing on Ordinance No. O-23-2025, rezoning of the land known as the Smith Annexation, 57.679 acres, Inlot 11851, from the Miami County Zoning of A-2, to the City zoning of R-4, Single-family Residence District.

-Carole Kerber, 326 S. Plum Street – agriculture land is a resource taking many years to form and cannot be replaced; detailed soil maps of Southwest Miami County show that the soil for this property is silt, which is best for agriculture use; perhaps brownfield land should be developed before prime agriculture land is considered; the question is what is best for the future of the community; she suggested there has not been sufficient planning for developments; and she asked if City offices discussed the City Comprehensive Plan with County officials.

-Loraine Wyatt, Ludlow Falls, Ohio – drives SR 55 several times a day using various roads and found there is considerable traffic on Wilson Road; people drive fast now; she is concerned that new development will add to the chaos of the area; the farm land is valuable and beautiful; she realizes the area is house poor, but other options should be considered; and she is concerned about school overcrowding.

-Brad Boehringer, 105 Crestwood Drive, Troy – lives on the north side of Troy and predicts the City will grow to where he lives; Miami County is losing the identity of being a farming county; the development will use valuable farmland, increase traffic and cause a strain on the schools; and more should be done for those needing starter homes.

-Will Harrelson, 9 W. Water Street Troy, legal counsel for the property owner – understands there is a sentiment regarding farm land; regarding comments about the lack of significant planning for this type of development and looking for other opportunities, the City did undertake a massive project of updating the Comprehensive Plan and included various consultants, engineers and analysts in that process; the land use portion of the Comprehensive Plan indicates that this parcel should be considered for single family development; the plan indicates that future rezonings and annexations should follow the Comprehensive Plan; some nearby parcels are also indicated for future residential development and others are recommended to remain agriculture; the plan shows a shortfall of 5,419 residential units and there is not enough development taking place to fill this shortfall; regarding a comment about developing brownfield areas, there is a developer now developing such land; and the rezoning before Council is in accordance with the Comprehensive Plan.

There being no further comments in this regard, at 7:26 p.m. Mr. Rozell declared this public hearing closed.

MINUTES: The Clerk gave a summary of the minutes of the August 4, 2025, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Twiss, seconded by Mr. Schilling, the minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

Law & Ordinance Committee: Mr. Whidden, Chairman, reported as follows:

1. Committee recommends that Ordinance No. O-22-2025, the rezoning of three parcels on Wilson Road from County A-2 to a City Planned Development – Residential (PD-R); and the approval of the General Plan for the Eagles Landing Subdivision PD-R, be adopted, as recommended by the Troy Planning Commission.
2. Committee recommends legislation be prepared authorizing the City to join the City of Columbus in filing an amicus brief with the Ohio Supreme Court in the case of City of North Canton v. CF Homes LLC related to property maintenance requirements. Committee supports emergency legislation as the brief is due on or before September 10, 2025.

Reports submitted by Marshall, Twiss and Whidden.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends the final consent legislation be prepared as provided by the Ohio Department of Transportation (ODOT) related to ODOT making safety improvements to the I-75 and SR 41 Interchange and constructing pedestrian facilities on SR 41, including the payment of \$67,261 for the current estimate of the City funding share of the project. Committee supports emergency legislation in accordance with the ODOT format and to meet the timing for return of all documents and the City's payment.

Report submitted by Schilling, Westfall and Phillips.

Citizen Comments on Committee Reports or Agenda Items:

-Carole Kerber, 326 S. Plum Street, asked for a response to her question of if the City discussed the Comprehensive Plan update with County Officials.

-Mr. Titterington commented that he does not recall the County being involved in the City's Comprehensive Plan update process, he does not recall County representatives being a part of a focus group on the City's plan; the City was involved in the County's update of the County Comprehensive Plan; the City does not consult with the County on matters of annexation and zoning, but follows the City's Comprehensive Plan and land use map.

-Mrs. Kerber asked if there could not be a collaboration in the future on the important topic of housing expansion, commenting that every city in the area and citizens should be involved in these discussions.

-Mr. Titterington commented that within the last two years, as a part of the County CIC and landbank process, the County Development Department published a report on area issues including childcare, housing and transportation, and the process involved all the County entities and included participation by Troy representatives. He commented that the Comprehensive Plan looks at housing issues in the County, including using regional and state data, and the report discussed opportunities.

-Mr. Whidden commented that the Law & Ordinance Committee will try to have answers to questions when the committee meets on August 25.

RESOLUTION NO. R-44-2025

FINAL RESOLUTION AUTHORIZING CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR SAFETY IMPROVEMENTS AT THE INTERSTATE 75 AND STATE ROUTE 41 INTERCHANGE AND THE CONSTRUCTION OF PEDESTRIAN FACILITIES ON STATE ROUTE 41 WITHIN THE CORPORATION LIMIT OF THE CITY OF TROY, OHIO, AUTHORIZING PAYMENT OF THE CITY OF TROY SHARE OF THE PROJECT, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

Yes: Severt, Phillips, Snee, Marshall, Whidden, Twiss, Westfall and Schilling.

No: None.

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

Yes: Phillips, Snee, Marshall, Whidden, Twiss, Westfall, Schilling and Severt.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-45-2025

RESOLUTION AUTHORIZING THE CITY OF TROY, OHIO TO JOIN IN FILING AN AMICUS CURIA BRIEF WITH THE OHIO SUPREME COURT IN THE MATTER OF CITY OF NORTH CANTON V. CF HOMES, LLC (OHIO SUPREME COURT CASE NO. 2025-0458), AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

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

Yes: Snee, Marshall, Whidden, Twiss, Westfall, Schilling, Severt and Phillips.

No: None.

Discussion. Mr. Kerber explained that North Canton, Ohio has a rental registration program; Troy does not. In North Canton residents have a right to certain safety features (i.e., utilities, ingress/egress). A landlord refused to allow North Canton to inspect the property and determine if safety features were in place. As the case proceeded, the landlord has challenged North Canton's right to inspection based on the established law and has asked the court to require the city to prove probable cause of obvious safety issues, some of which may be almost impossible to prove. The closest provision Troy has is fire inspection for commercial properties. What is proposed is to make sure safety regulations stay in place; this is not breaking new ground but is being supportive of North Canton. The legislation would add Troy's name to the brief and there is no cost to the City to do so.

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

Yes: Marshall, Whidden, Twiss, Westfall, Schilling, Severt, Phillips and Snee.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-22-2025

AN ORDINANCE CHANGING THE ZONING OF PARCELS D08-107838, D08-107842, AND D08-107844, A TOTAL OF 86.88 ACRES IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO A PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) AND APPROVING THE GENERAL PLAN OF THE EAGLES LANDING SUBDIVISION PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)

This Ordinance was given first title reading on July 21, 2025.
Given public hearing and second title reading on August 4, 2025.
Given third title reading.

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

Yes: Whidden, Twiss, Westfall, Schilling, Severt, Phillips, Snee and Marshall.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-23-2025

AN ORDINANCE CHANGING THE ZONING OF 57.679 ACRES, INLOT 11851, IN THE CITY OF TROY, OHIO, FROM THE MIAMI COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY ZONING OF R-4, SINGLE FAMILY RESIDENCE DISTRICT

This Ordinance was given first title reading on August 4, 2025.
Given public hearing and second title reading,

COMMENTS OF THE MAYOR:

Mayor Oda noted that a number of public engagement meetings were held regarding the City's Comprehensive Plan update.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY:

Mr. Titterington noted that Trick or Treat will be held October 30, 6-8 p.m., and that citizens can start to remove decorations from gravesites in Riverside and Rosehill Cemeteries, ahead of the annual fall cemetery cleanup in October.

-In response to a question about the low head dam, Mr. Titterington stated dam has been opened and will remain open until contractors remove it next year.

-Mr. Titterington advised that he will provide Council with a list of City representatives involved in the update of the County Comprehensive Plan.

COMMENTS OF COUNCIL MEMBERS:

-Mr. Phillips commented that he represented the Mayor in welcoming new Troy teachers and reading the Proclamation at the August 16 Historical Marker Unveiling, a Tribute to the Men of the 54th and 55th Massachusetts Regiment from the Civil War. It was noted that several men from Troy, who were members of the Regiment are buried in Riverside Cemetery where the marker was placed.

-Mrs. Marshall and Mrs. Snee provided good wishes for students starting a new school year.

-Mrs. Westfall commented that she appreciated the concerns voiced by Mrs. Kerber regarding farmland, noting that sometimes families no longer wish to farm land and then they sell the land. She also noted that a lot of work goes into a Comprehensive Plan.

-Mrs. Snee noted that the next "Ask A Council Member" meeting hosted by the At-Large Council Members will be held September 13, 2025, from 9-10 a.m. at the Hobart Institute of Welding Technology, 400 Trade Square East.

-Mr. Severt stated his appreciation of the work of Sonia Holycross over three years in attaining the Historic Marker in Riverside Cemetery to recognize the service of people from Troy who served the Country by serving in the 54th and 55th Massachusetts Regiment during the Civil War. He also commented that a Planet Fitness facility will be locating in Troy.

-Mr. Rozell asked Mr. Titterington to provide a list of City representatives involved in the County Comprehensive Plan process. Mr. Titterington commented that he would provide that information and that he participated as well as representatives of the Development Department.

CITIZEN COMMENTS:

-Evan and Drew Goffena, residents of Sidney, Ohio and owners of the Ashley Furniture Store, 1831 Towne Park Drive, stated their frustration regarding signage obtained for their building to help persons easily find the store. They commented that their contractor misunderstood Troy's sign provisions and ordered signage that cannot be placed based on the Sign Code requirements for sign size. Mr. Titterington explained that staff has had communication

with the Goffena family, that the contractor misinterpreted the City's code, which allows for a total of 100 square footage of signage, and ordered twice the signage size that is allowed. He stated the signage ordered cannot be permitted to be placed in violation of the Sign Code. Mr. Titterington stated that in a future Sign Code update, staff may recommend some allowance for increased signage when a building abuts the highway. In response to Mrs. Westfall, Mr. Goffena stated the company invested between \$40,000-\$50,000 on signage that cannot be used.

-Steve Hendriksen, 975 Dickerson Drive, inquired about the results of the Park and Recreation Master Plan survey, with Mr. Titterington commenting that it is hoped the survey data will be compiled in the coming weeks to provide Council with data and determining the next steps.

-Brad Boehringer, 105 Crestwood Drive, asked about the City having a multi-year Capital Improvement Plan (CIP), with Mr. Titterington stating the City has maintained a 5-year CIP and it is available online.

-Sandy Schilling, resident of the Morris House, 1 W. Franklin Street, asked the City to look at further inspections when a property is being renovated as the Morris House is adjacent to an older downtown building that is being renovated, and she is concerned with the impact on Morris House residents due to dust created and chemicals being used.

There being no further business, Council adjourned at 8:14 p.m.

Clerk of Council

President of Council