



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

REVISED 7-9-2023 TO ADD A COMMITTEE MEETING OF THE WHOLE

MONDAY, JULY 10, 2023, 6:00 PM

Committee of the Whole

(Chaired by Council President Lutz)

1. Recess into executive session to confer with legal counsel concerning disputes that are the subject of pending or imminent court action.

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission regarding Ordinance No. O-37-2023, rezoning Parcel D08-105875 (1511 S. Market St.) & Parcel D08-251110 (1551 S. Market St.) from M-2, Light Industrial District, to B-2, General Business District.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Indianapolis, Indiana to provide a comprehensive update to the Comprehensive Plan and the Zoning Code at a cost not to exceed \$200,000.

Finance Committee

(Severt [Chm.], Phillips, Rozell)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to waive a 4" water meter tap-in fee for Busted Brick Realty Group, LLC for the building known as the Mayflower Art Theater, located at 9 West Main Street. This would be in exchange for monthly utility payments the duration of the 50 year lease associated with the public restroom to be established within the Mayflower building. Consideration of emergency legislation is requested so that the redevelopment of the public restrooms can commence without delay.

Streets & Sidewalks Committee

(Phillips [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a professional services agreement with LJB, Inc. for the Conceptual Design of the Downtown Safety and Streetscape Renovation Project at a total cost not to exceed \$225,000.
2. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to submit an application to the Ohio Public Works Commission (OPWC) for \$600,000 in funding for the Adams Street/Riverside Drive/Staunton Road Roundabout Project, and to execute any necessary agreements if funding is received. Based on the August 7 application deadline, consideration of emergency legislation is requested.

Other Committees/Items may be added.
7-7-2023 7-9-2023

cc: Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**

ORDINANCE No. O-37-2023

Dayton Legal Blank, Inc.

**AN ORDINANCE CHANGING THE ZONING OF PARCEL
NUMBERS D08-105875 AND D08-251110 IN THE CITY
OF TROY, OHIO FROM M-2, LIGHT INDUSTRIAL
DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT**

WHEREAS, a request for a zoning change was presented to the Planning Commission of the City of Troy, Ohio to rezone Parcel Number D08-105875 (1511 South Market Street) and Parcel Number D08-251110 (1551 South Market Street) in the City of Troy, Ohio, from M-2, Light Industrial District, to B-2, General Business District; and

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

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

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

SECTION I: That the zoning of Parcel Number D08-105875 (1511 South Market Street) and Parcel Number D08-251110 (1551 South Market Street) in the City of Troy, Ohio, from M-2, Light Industrial District, to B-2, General Business District, be approved.

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

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: June 6, 2023
SUBJECT: **PROPOSED REZONING - 1511 S. MARKET STREET (PARCEL ID D08-105875) AND 1551 S. MARKET STREET (PARCEL ID D08-251110), TROY, OHIO, FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT**

On May 24, 2023, the Troy Planning Commission considered the rezoning of 1511 S. Market Street (Parcel ID D08-105875, a parcel of 1.25 Acres) and 1551 S. Market Street (Parcel ID D08-251110, a parcel of 2.5 Acres), Troy, Ohio, from M-2, Light Industrial District, to B-2 General Business District. The two parcels are located on South Market Street, south of Dye Mill Road. The property owner is Troy Station LLC and the applicant is Mandeep Singh. The applicant indicated that the proposed rezoning is for future mercantile developments.

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

The Commission discussion included: the 2005 Comprehensive Plan identifies this area as future industrial, but the Comprehensive Plan does not clearly define the boundaries of the future industrial development; the Comprehensive Plan is slated to be updated, commencing in 2023; the intent of the B-2 General Business District is to be mapped along major thoroughfares; and that due to the age of the 2005 Comprehensive Plan, staff advised that future industrial development is not warranted based on the current surrounding uses.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that 1511 S. Market Street (Parcel ID D08-105875, a parcel of 1.25 Acres) and 1551 S. Market Street (Parcel ID D08-251110, a parcel of 2.5 Acres), Troy, Ohio, be rezoned from M-2, Light Industrial District, to B-2 General Business District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code,
- The proposed rezoning is consistent with the surrounding zoning districts to the north, and
- The use is consistent with permitted uses in the B-2 District.

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

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

encl.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning and Zoning Manager

DATE: May 24, 2023

SUBJECT: 1511 S. Market Street and 1551 S. Market Street – Rezoning Request

BACKGROUND:

A request by applicant Mandeep Singh for the Planning Commission to consider the rezoning of 1511 S. Market Street, Parcel ID: D08-105875 (1.25 Acres) and 1551 S. Market Street, Parcel ID: D08-251110 (2.5 Acres) from the M-2 Light Industrial District to the B-2 General Business District. The property is located on S. Market Street south of Dye Mill Road.

The land is currently vacant. The surrounding zoning districts include the B-2 General Business District to the north, M-2 Light Industrial district to the east and south, and County Zoning of A-2 General Agriculture to the west. See attached Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed B-2 zoning district as “intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City. The uses permitted are intended to accommodate the general retail consumer.”

The Comprehensive Plan’s Future Land Use Map (Figure 14-4) displays this property as existing schools, institutional, and religious uses with Future Industrial to the southeast of the subject properties. However, it is important to note that the Comprehensive Plan was adopted in 2005 and is currently in the process of being updated. The Comprehensive Plan mentions the physical constraints flood hazard areas to the east of the of the subject properties with the potential of recreational opportunities but does not provide much detail on future proposed uses. It is also important to note that the future industrial land use boundary is not clearly defined, rather just an oval drawn in the general vicinity to the east. It is staff’s opinion that the proposed B-2 district meets the intent of retail uses mapped along major thoroughfares.

A copy of Figure 14-4 has been attached to this report.

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

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

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

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the retail uses that exist to the north of the referenced properties.

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

The proposed use is compatible with uses to the north of the referenced properties.

(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.

Adequate utilities can be provided to the reference property.

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

In the vicinity of the subject property, there is no unavailable vacant land for development with the B-2 zoning classification.

(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.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the intent of the Zoning Code, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired development. However, the Comprehensive Plan identifies this area as future industrial, the Comprehensive Plan does not clearly define the boundaries of the future industrial development. The intent of the B-2 General Business District is to be mapped along major thoroughfares. Due to the age of the 2005 Comprehensive Plan future industrial development is not warranted based on the current surrounding uses.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from the M-2 Light Industrial District to the B-2 General Business District, based on the following:

1. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
2. The proposed rezoning is consistent with the surrounding zoning districts to the north; and

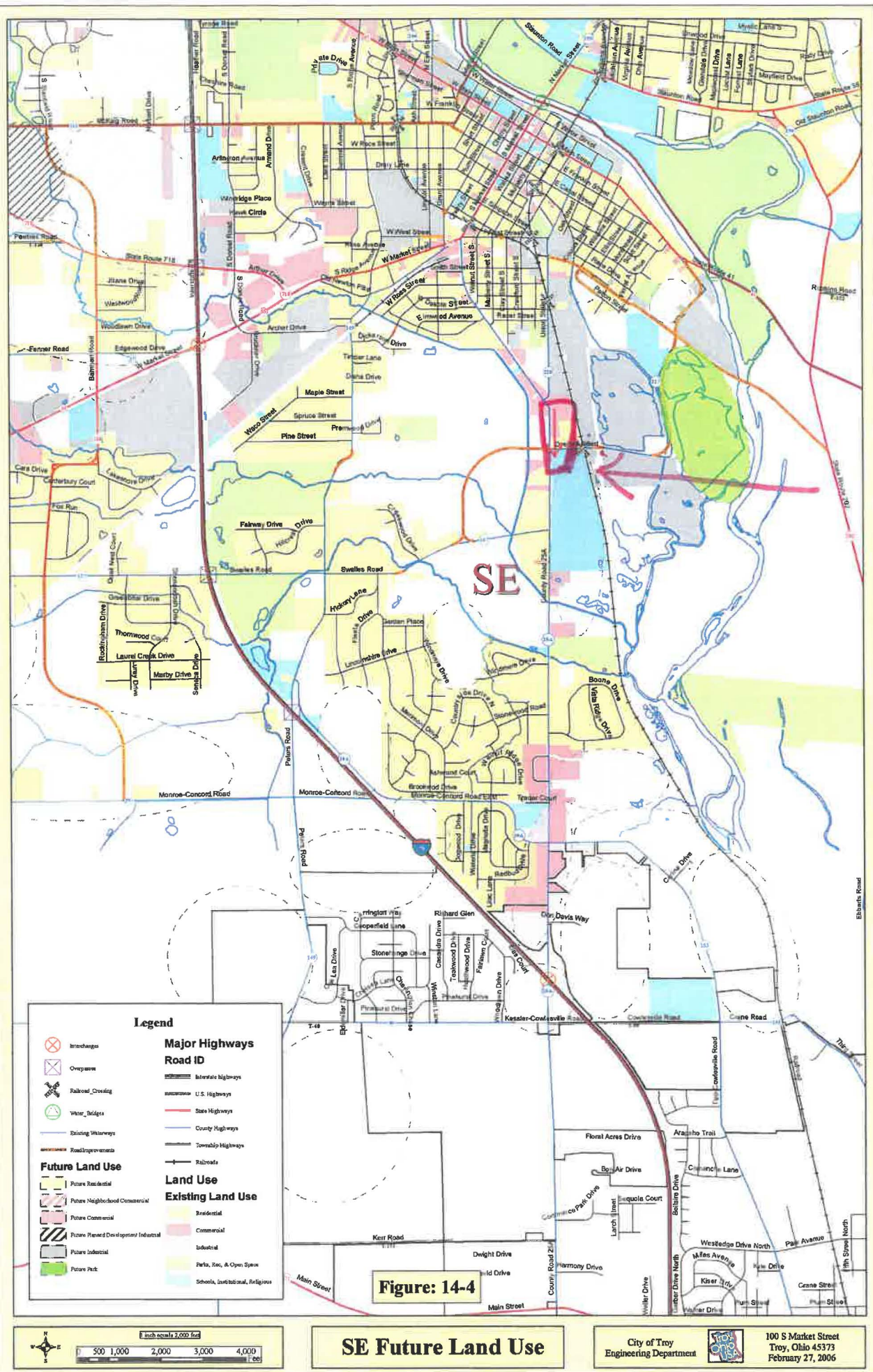
3. The use is consistent with permitted uses in the B-2 district.

Zoning Map

Legend

-  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: 6,000 SqFt.
-  R-6 Two Family Residential: 3,000 SqFt./DU
-  R-7 Multiple Family Residential: 3,000 SqFt./DU
-  OR-1 Office-Residential: 3,000 SqFt./DU
-  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





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

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

Office Use Only

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

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

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

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 1511 S. Market Street, Troy OH 45373

being lot number(s) D08-105875 from M-2 to B-2
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name Troy Station LLC
Address 1511 S. Market Street
City Troy
State OH
Zip Code 45373
Phone No. 513-307-4240
Fax No. 513-672-2545
Email mandeepaulkh@gmail.com

APPLICANT

Name Mandeep Singh
Address 8050 Vegas Cir
City West Chester
State OH
Zip Code 45069
Phone No. 513-307-4240
Fax No. 513-672-2545
Email mandeepaulkh@gmail.com

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

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

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

Mamdep Sir
(Applicant Signature)

Subscribed and sworn to before me this 4th day of May, 2023

My Commission Expires 06/23/27
(Month/Date/Year)



Amie Hacker
(Notary Public)

REQUIRED DOCUMENTS:

- ☐ EXHIBIT A Reasons for Zoning Reclassification
- ☐ EXHIBIT B Legal Description
- ☐ EXHIBIT C Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
- ☐ EXHIBIT D Site Map with Zoning & Owners within 250 feet of parcel
- ☐ EXHIBIT E Property Owners List within 250 feet of parcel
- ☐ Labels Two (2) Sets of Mailing Labels of Property Owners
- ☐ Copies (1) Complete Sets in a reproducible format 11"x17"
- ☐ Map(s) One (1) County Tax Map(s)
- ☐ Filing Fee Check issued to City of Troy for \$250.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

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

COUNCIL COMMITTEE RECOMMENDATION
Approved: _____ Denied: _____ CITY COUNCIL ACTION
Ordinance Number: _____
Effective Date: _____

Revised 10/25/11

From

Troy Station LLC

1511 S. Market St

Troy, OH 45373

To

Development Department

City of Troy

100 S. Market St

Troy, OH 45373

SUB: Reason for Zoning Reclassification

We are requesting a re-zoning classification for the parcel number D08-105875 located just south of County Road 25-A and Dye Mill Rd. for the purposes of future mercantile developments. This requires the current zoning to be changed from Industrial to B-2.

Please let me know if you need any additional documents.

Thanks

A handwritten signature in black ink, appearing to read "Mandeep Singh".

Mandeep Singh



DocId:8215526

Tx:4114312

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

Annette Nehman
JUN 08 2022

Total Fee: \$ 375.00
ORC 319.54 \$ 187.50
ORC 322.02 \$ 187.50
Exempt ☐

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY 12 DATE 6-8-22

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2022OR-09035
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/09/2022 01:05:16 PM
REFERENCES 0
RECORDING FEE 34.00
PAGES 2

Warranty Deed

Know All Men by These Presents:

That WACO Historical Society, Inc., an Ohio Non-Profit Corporation, for valuable consideration paid grants, with general warranty covenants, to Troy Station, LLC, an Ohio Limited Liability Company, its successors and assigns forever, whose tax mailing address is 8050 Vegas Circle, Westchester, Ohio 45069, the following real property:

Situate in the State of Ohio, County of Miami and City of Troy and being described as follows:

Being all of Inlot number 11508 in said City of Troy, Ohio as the same appears of record at Volume 29, Page 59 of the Miami County Recorder's Record of Plats and being subject to all easements, restrictions, covenants, building setback lines and legal highways of record.

The above-described Real Estate shall be subject to the following covenants, conditions and restrictions which shall run with the above-described Real Estate and which shall be binding upon the Grantee herein and his/her/its heirs, personal representatives, successors and assigns forever and which shall be enforceable by the Grantor and its successors and assigns forever:

- A. The Grantor owns real estate, which is east of and adjacent to the above-described Real Estate which is licensed by the Federal Aviation Administration as a "Privately Owned Public Use Airport" and no buildings, structures, towers, trees or other improvements shall be erected, placed or allowed to remain upon the above-described Real Estate which would in any way impair or adversely affect the Grantor's ability to continue to use its said adjacent real estate as a Federal Aviation Administration licensed Privately Owned Public Use Airport;
- B. All development of the above-described Real Estate shall conform to and comply with all building and subdivision rules, regulations and requirements of the City of Troy, Ohio;
- C. Applicable zoning rules and regulations notwithstanding, the above-described Real Estate shall not be used at any time for any of the following uses, purposes and/or occupations: agricultural implement sales and service; auction sales, automobile parking garages; automobile parking lots; automobile repair garages, including body work; bakeries; wholesale sales; beverage distribution and/or bottling plants; bone, canvas, cellophane, clay, cloth, cork, feathers and felt manufacturing, assembling, compounding or treatment; cash advance businesses; cement block and formed products manufacturing; cold storage plants; contractor sales, storage and equipment

yards; crematoriums, both human and animal; dairy and food product processing and packaging; driver training schools; dry cleaning; equipment rental services, including cars, trucks and trailers; exterminating services; fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textile, tobacco, wax, wire and wood manufacturing, assembling, compounding or treatment; frozen food lockers, bulk storage of liquid fuel, petroleum products, petroleum and volatile oils; meat processing, packaging and slaughtering; manufacturing, compounding, assembling or treatment of metal products; pawn shops; pool halls; private clubs; railroad stations, depots, train yards, sawing and planing mills; sexually oriented businesses; sign painting and manufacturing; tattoo parlors; truck repair facility; truck sales and service; trucking and motor freight terminals; and water filtration plants and pumping stations;

- D. No building, structure, tower, tree, shrub or other improvement shall be erected, placed or allowed to remain within the detention basin located upon the above-described Real Estate and no fill material of any nature whatsoever shall be placed or allowed to remain within said detention basin;
- E. The exterior finish materials of all buildings, structures and other improvements constructed or placed upon the above-described Real Estate shall be brick, split-faced block, EIFS, cementitious siding, architectural panel, or other exterior finish materials with the prior written consent of the Grantor, which consent may be granted or withheld in the sole and absolute discretion of the Grantor.

Prior Instrument Reference: Volume 676, Page 56 of the Deed Records of Miami County, Ohio.

Witness its hand this 22nd day of June, 2022.

WACO HISTORICAL SOCIETY, INC.,
an Ohio Non-Profit Corporation

By James A. McGarry
James A. McGarry, its President

State of Ohio, County of Miami, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named WACO Historical Society, Inc., an Ohio Non-Profit Corporation, by James A. McGarry, its President, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed individually and the duly authorized free act and deed of WACO Historical Society, Inc..

In testimony whereof, I have hereunto set my hand and official seal this 22nd day of June, 2022.



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

This instrument was signed by: William J. Fulker, Esq., 12 S. Cherry Street, Troy, Ohio 45373, (937) 335-8324.

William J. Fulker
Notary Public

[illegible]

TROY CONVENIENCE STORE & SPORTS BAR
1500 SOUTH GARDENWAY, SUITE 100
TROY, MI 48064

LETSMAN ENGINEERING & ASSOC.
10000 WOODBURN, SUITE 100
TROY, MI 48064



DRAWING TITLE

ZONING PLAN

WALL NO.	DATE
PROJ. NO.	8/22/25
DRW.	DRWNO.
47	24

DRAWING NO.

C1

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

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

Office Use Only

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

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

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

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at **1551 S. Market Street, Troy OH 45373**

being lot number(s) **D08-251110** from **M-2** to **B-2**
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name **Troy Station LLC**
Address **1551 S. Market Street**
City **Troy**
State **OH**
Zip Code **45373**
Phone No. **513-307-4240**
Fax No. **513-672-2545**
Email **mandeepaulkh@gmail.com**

APPLICANT

Name **Mandeep Singh**
Address **8050 Vegas Cir**
City **West Chester**
State **OH**
Zip Code **45069**
Phone No. **513-307-4240**
Fax No. **513-672-2545**
Email **mandeepaulkh@gmail.com**

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

PLEASE PROVIDE THE FOLLOWING:

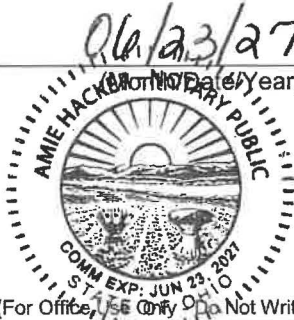
1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
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 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

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

Mamelyp Sis
(Applicant Signature)

Subscribed and sworn to before me this 4th day of May, 20 23

My Commission Expires 06/23/27
(Month/Day/Year)



Amie Hacker
(Notary Public)

REQUIRED DOCUMENTS:

- ☐ EXHIBIT A Reasons for Zoning Reclassification
- ☐ EXHIBIT B Legal Description
- ☐ EXHIBIT C Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
- ☐ EXHIBIT D Site Map with Zoning & Owners within 250 feet of parcel
- ☐ EXHIBIT E Property Owners List within 250 feet of parcel
- ☐ Labels Two (2) Sets of Mailing Labels of Property Owners
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Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

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

COUNCIL COMMITTEE RECOMMENDATION
Approved: _____ Denied: _____ CITY COUNCIL ACTION
Ordinance Number: _____
Effective Date: _____

Revised 10/25/11

From

Troy Station LLC

1551 S. Market St

Troy, OH 45373

To

Development Department

City of Troy

100 S. Market St

Troy, OH 45373

SUB: Reason for Zoning Reclassification

We are requesting a re-zoning classification for the parcel number D08-251110 located just south of County Road 25-A and Dye Mill Rd. for the purposes of future mercantile developments. This requires the current zoning to be changed from Industrial to B-2.

Please let me know if you need any additional documents.

Thanks


Mandeep Singh



MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: July 3, 2023

SUBJECT: **AUTHORIZE PROFESSIONAL SERVICES FOR REWRITE OF COMPREHENSIVE PLAN AND ZONING CODE**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to enter into a professional services agreement with American Structurepoint, Inc. of Indianapolis, IN to perform the rewrite of the Comprehensive Plan and Zoning Code at a cost not to exceed \$200,000.

BACKGROUND:

This rewrite of the Comprehensive Plan and Zoning Code is expected to be completed in two phases: Phase I: Comprehensive Plan and Phase II: Zoning Code.

Phase One: Comprehensive Plan. The Comprehensive Plan was adopted in 2005, with further updates in 2010, 2015, and 2019. The Comprehensive Plan was designed to be a 20-year plan. The Comprehensive Plan serves as a guide when considering policy changes, land use planning, budget preparation, economic development initiatives, and capital improvement programs. This plan acts as a flexible blueprint to guide future decision making by the city staff, Planning Commission and City Council.

There are two primary goals for the new Comprehensive Plan. First, the Plan should identify and articulate a community vision for the next 20 years, with 5-year updates, based on input from citizens and various other stakeholders within the City. Second, the Plan should provide a series of realistic projects, programs, etc. that can be implemented to achieve the City's vision. Overall, the plan must contain practical strategies to implement the recommended projects, and plans that will promote the sustainable development of the community in a coordinated, consistent manner and which will be embraced by community decision-makers and officially adopted by the Planning Commission.

Phase Two: Zoning Code. The current Zoning Code has an emphasis on land use separation and density control. It has undergone numerous updates to address new issues that arise in the City as well as deficiencies in the existing code, but has not undergone a comprehensive rewrite. As a result, many regulations and permitted uses are outdated and may not encourage the highest and best use for development. A comprehensive rewrite is necessary to eliminate inconsistencies and incorporate planning and zoning best practices with the priorities established in the Comprehensive Plan.

In April, the City sought a Request for Proposal (RFP) from multi-disciplined, professional land use planning consulting firms to lead the rewrite of our Comprehensive Plan and Zoning Code in a phased approach. The City received eleven (11) RFPs and interviewed four (4) firms that best met





the evaluation criteria. Of those firms, American Structurepoint, Inc. received the highest evaluation score from staff.

There was originally \$125,000 budgeted for this project in the 2023 Budget (Fund 558) with another estimated \$80,000 placed into the 'Future Potential Priorities' for 2025. By committing the funds this year, we will get consistency with the Comprehensive Plan and Zoning Code as the same firm will be able to complete each rewrite simultaneously rather than rebidding the Zoning Code rewrite in 2025, which may result with a different firm. In addition, the cost of this project is most likely to increase in 2025 as inflation continues to rise.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a professional services agreement with American Structurepoint, Inc. of Indianapolis, IN to perform the rewrite of the Comprehensive Plan and Zoning Code at a cost not to exceed \$200,000.

Cc: Mayor Oda



FINANCE COMMITTEE



MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: June 28, 2023

SUBJECT: **WAIVER OF TAP-IN FEE, MAYFLOWER BUILDING – (9 WEST MAIN STREET)**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to waive a 4" water meter tap-in fee for Busted Brick Realty Group, LLC for the building known as the Mayflower Art Theater, located at 9 West Main Street.

BACKGROUND:

Providing public restrooms for downtown patrons has been a long-term goal for the City of Troy that has been supported by Troy Main Street, and listed as a recommended improvement in the 2017 Troy Downtown Riverfront Strategic Development Study. With the renovation of the Mayflower Art Theater building (9 West Main Street), an opportunity surfaced to create public restrooms in the east side of the Mayflower building, located directly off of Prouty Plaza.

In June, a Ground Lease Agreement was entered into between the City of Troy and the Community Improvement Corporation (CIC), related to a ten-foot (10') strip of land on the west side of Prouty Plaza abutting the property line with the Mayflower Art Theater property. This agreement allows for access to the public restrooms from Prouty Plaza. Also, the CIC entered into a Building and Ground Lease agreement with the property owner, Busted Brick Realty Group, LLC, to establish rental terms, obligations, and other items. As part of the agreement, monthly utilities payments will be needed for the use of electric, water, and sewer for the operation of the public restrooms. In exchange for monthly utility payments, the CIC has requested the City to waive a 4" meter tap-in fee (\$15,000) for the duration of the lease agreement (50 years). The waiver for this one-time fee would cover the monthly utility cost for the duration of the Lease Agreement.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of authorizing the Director of Public Service and Safety to waive a 4" water meter tap-in fee for Busted Brick Realty Group, LLC for the building known as the Mayflower Art Theater, located at 9 West Main Street.

So that the redevelopment of the public restrooms can commence without delay, consideration of emergency legislation is requested.



STREETS & SIDEWALKS COMMITTEE



TROY
OHIO

S&S

Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.titterington@troyohio.gov

MEMORANDUM

TO: Mr. Lutz, President of Council

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

DATE: July 6, 2023

SUBJECT: **AUTHORIZE A PROFESSIONAL SERVICES AGREEMENT WITH LJB, INC. FOR A DETAILED CONCEPTUAL DESIGN FOR THE DOWNTOWN SAFETY AND STREETScape RENOVATION PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into a professional services agreement with LJB, Inc. for the Conceptual Design of the Downtown Safety and Streetscape Renovation Project at a total cost not to exceed \$225,000.

BACKGROUND:

Phase One of the engineering design process is the Conceptual Design phase that builds on the KZF-completed study of the materials, streetscape patterns and goals of the City to define the anticipated improvements. This includes an enhanced review of the pedestrian movements/vehicle conflicts and crossing safety, as well as a traffic operations study and preliminary layouts of alternatives to modify the center circle and improve the business and pedestrian opportunities in the quadrants. It also includes a public involvement plan to include city staff, stakeholders, and the public in a series of meetings to collect feedback and refine the concepts.

The primary deliverable from the Conceptual Design Phase of the project will be the Conceptual Design Report, which will include the description, layout, budgetary construction cost estimate, and construction schedule for the preferred alternative. This will lead to a future authorization which will be the complete development of the detailed construction design and documents.

A total of \$250,000 was included in the 2023 Budget for this phase of the design project -- \$200,000 in the Capital Improvement Budget (Fund 441) and \$50,000 in the Water Fund Budget (Fund 710).

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to enter into a professional services agreement with LJB, Inc. for the Conceptual Design of the Downtown Safety and Streetscape Renovation Project at a total cost not to exceed \$225,000.





MEMORANDUM

TO: Mr. William Lutz, President of Council

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

DATE: July 6, 2023

SUBJECT: **OPWC ROUND 38 GRANT APPLICATION – ADAMS STREET/RIVERSIDE DRIVE/STAUNTON ROAD ROUNDABOUT PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to submit an application to the Ohio Public Works Commission (OPWC) for funding of a roundabout at the intersection of Adams Street with Riverside Drive and Staunton Road and to execute any necessary agreements if funds are awarded.

BACKGROUND:

It was originally intended that Troy would use this round of OPWC funds to make improvements at the South Stanfield/Experiment Farm and West Main Street intersection. At this point, staff is researching additional funding mechanisms to supplement the rising estimated costs for that intersection.

For OPWC Round 38, staff is requesting funds to make improvements to the Adams Street and Staunton Road intersection with Riverside Drive. A standard one lane roundabout will replace the current 4-way stop and improve the traffic flow in this area, particularly during events at Hobart Arena and heavier traffic from events at Duke Park.

The pre-design estimate for the new roundabout is approximately \$1,400,000, with \$600,000 being requested in OPWC funding for the project. The scope of this project is the reconstruction of roadway for the new roundabout as well as associated sidewalk and storm improvements. Sanitary and water lines will be relocated for conflict points. All of the adjacent properties are owned by the City of Troy or the Troy Board of Park Commissioners, so there is no need to coordinate with or obtain property easements from other owners.

The schedule is that the project would be designed in 2024 for construction in 2025.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to submit an application to OPWC for funding for the Adams Street/Riverside Drive/ Staunton Road Roundabout Project, and to execute any necessary agreements if funding is received. Based on the August 7 application deadline, consideration of emergency legislation is requested.

