



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

MONDAY, APRIL 8, 2024, 6:00 PM

Community & Economic Development Committee

(Schilling [Chm.], Pierce, Snee)

1. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that Council approves the Final Record Plan of Phase 2 of the Halifax Villas and Patio Homes Planned Development (PD-R) as submitted based on conforming to the approved Revised General Plan and the Final Development Plan. This PD is located on the east side of N. Market Street.
2. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that Council accepts the dedication of 0.124 acres of current Inlot 11365 as Right-of-Way, located at 2765 McKaig Road.
3. Provide a recommendation to Council regarding accepting the dedication of a utility easement in conjunction with the Addison Landing development along North Dorset Road and that the Director of Public Service and Safety is authorized to execute the associated easement document.
4. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into an amendment with the professional services agreement with American Structurepoint, Inc. (for the update of the Comprehensive Plan and the Zoning Code) to include an update to the City's Subdivision Regulations in an amount not to exceed \$25,000, which would increase the total professional services agreement to \$225,000. So that the consultant's work can proceed on the additional element of the agreement, consideration of emergency legislation is requested.

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Curbside Recycling Program at a cost not to exceed \$535,000 per year for a contract for three years with up to two one-year mutually agreeable extensions.

Personnel Committee

(Snee [Chm.], Phillips, Pierce)

1. Provide a recommendation to Council regarding a Salary Ordinance amendment to add the position of a part-time Clerk-Typist for the Cemetery Department. Consideration of emergency legislation is requested so that the position can be filled without delay.

Other Committees/Items may be added.

4-5-2024

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



MEMORANDUM

TO: Mr. Lutz, President of Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: April 2, 2024
SUBJECT: REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION ON THE FINAL RECORD PLAN OF THE HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT – RESIDENTIAL

On March 13, 2024, the Troy Planning Commission considered the Final Record Plan of the Halifax Villas and Patio Homes Planned Development (PD-R) Phase 2. This PD is located on the east side of N. Market Street. The Planned Development process and any major revision thereto requires three steps for approval:

- The first step is the approval of the General Plan. A revised General Plan has been approved by the Planning Commission and by Troy City Council.
- The second step is the approval is the Final Development Plan, which only requires review and approval by the Planning Commission, and was done on March 13, 2024, as conforming to the Revised General Plan
- The third step is the approval is the Final Record Plan, which requires the review and recommendation of the Planning Commission to City Council for approval.

On March 13, 2024, the Troy Planning Commission approved a motion to recommend to Troy City Council approval of the Final Record Plan of Phase 2 of the Halifax Villas and Patio Homes Planned Development (PD-R) as submitted based on conforming to the approved Revised General Plan and the Final Development Plan.

A copy of the information reviewed by the Planning Commission is attached. The recommendation of the Troy Planning Commission on this subject is forwarded herewith for consideration of Troy City Council.

encl.

HALIFAX VILLAS AND PATIO HOMES PLANNED DEVELOPMENT PHASE 2

PT 9891 TROY MIAMI OHIO
INLOT CITY COUNTY STATE

PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASTERLY HALF OF NORTH MARKET STREET AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
HALIFAX LAND COMPANY, LLC

FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS DAY OF , 20 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC, FRANK D. HARLOW JR., ITS MANAGING MEMBER, TO BE KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

LION HOLDEN
GREENVILLE NATIONAL BANK
TROY BRANCH CENTER

BRAD BUELER
SENIOR VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MANAGER

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS DAY OF , 20 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BRANCH CENTER, BY BRAD BUELER, ITS SENIOR VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO BE KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

STATE OF OHIO, COUNTY OF MIAMI, S.S.

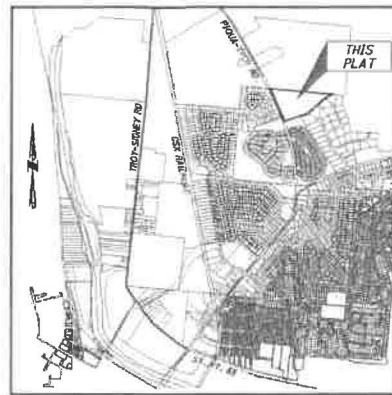
DATE: 20

FRANK D. HARLOW, JR., MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW, JR.
MANAGING MEMBER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS 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 PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

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

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE IMMEDIATE ACTION IS NECESSARY 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 HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENT 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, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITHIN THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES

1.) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS. ALL STORM SEWER MAINS ARE PRIVATE DITCHES, STORM WATER OUTFALLS.

2.) ALL FRONT LOT LINES ARE SUBJECT TO A 30' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

4.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
5.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PROX-TRAY ROAD.

FEE \$

JESSIE A. LOPEZ
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS DAY
OF 20

MATTHEW W. DEARHART
MIAMI COUNTY AUDITOR

BY DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS DAY OF , 20 , THIS PLAT WAS APPROVED BY ORDINANCE NO. 0- , 20 , EFFECTIVE . 20

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 20.24 ACRES OUT OF PART OF SILET NUMBER 8891 OWNED BY HALIFAX LAND COMPANY, LLC, RECORDED AS INSTRUMENT 201009-0204.

AREA SUMMARY	
19 BUILDING LOTS	0.589 ACRES
1 OPEN SPACE LOT	0.303 ACRES
PRIVATE STREETS	0.000 ACRES
DEDICATED STREET R/W	0.000 ACRES
TOTAL	20.24 ACRES

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 6"X9" 30' FROM THIS PLAT CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

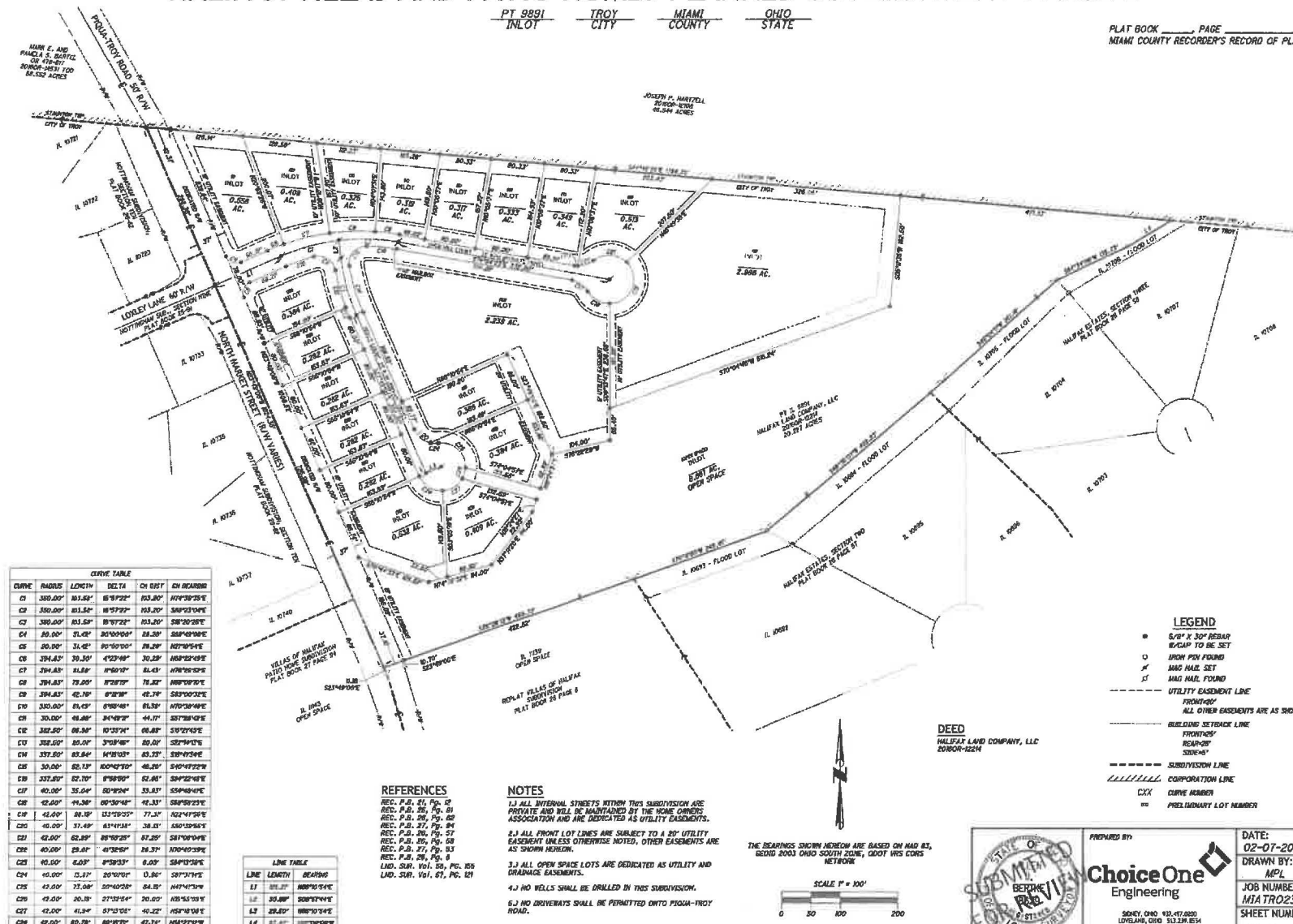
SENIOR, OHIO 917.491.2000
LANSING, OHIO 913.219.8114

WWW.CHOICEONEENGINEERING.COM

DATE:
02-07-2024
DRAWN BY:
MPL
JOB NUMBER:
MIATRO2320
SHEET NUMBER
1 OF 2

PT 9891	TROY	MIAMI	OHIO
INLOT	CITY	COUNTY	STATE

PLAT BOOK _____, PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS



CROSS TABLE						
CHUR	RADIUS	LONGITUDE	DELTA	DB DIST	CH READING	
C1	330.00	81.53	18°52'22"	103.80	187°30'45"	
C2	330.00	81.52	18°52'22"	103.80	187°30'45"	
C3	330.00	81.53	18°52'22"	103.80	187°30'45"	
C4	330.00	81.00	18°50'00"	78.30	187°43'00"	
C5	330.00	81.00	18°50'00"	78.30	187°43'00"	
C6	334.35	79.30	18°23'46"	70.20	186°52'15"	
C7	334.35	81.88	18°50'42"	81.00	187°02'15"	
C8	334.35	78.00	18°50'42"	78.85	186°50'15"	
C9	334.35	81.70	18°50'42"	78.85	186°50'15"	
C10	330.00	81.00	18°50'00"	61.50	187°30'45"	
C11	330.00	81.00	18°50'00"	61.50	187°30'45"	
C12	330.00	81.00	18°50'00"	61.50	187°30'45"	
C13	337.50	81.54	18°41'00"	65.35	187°30'45"	
C14	337.50	82.00	18°41'00"	65.35	187°30'45"	
C15	337.50	81.00	18°41'00"	51.88	187°30'45"	
C16	420.00	35.00	20°07'00"	33.83	183°00'00"	
C17	420.00	44.00	20°07'00"	42.33	183°00'00"	
C18	420.00	31.00	18°33'00"	77.31	182°43'00"	
C19	420.00	31.00	18°33'00"	77.31	182°43'00"	
C20	420.00	31.00	18°33'00"	77.31	182°43'00"	
C21	420.00	29.00	18°33'00"	87.85	182°43'00"	
C22	420.00	29.00	18°33'00"	87.85	182°43'00"	
C23	420.00	29.00	18°33'00"	87.85	182°43'00"	
C24	420.00	29.00	18°33'00"	87.85	182°43'00"	
C25	420.00	29.00	18°33'00"	87.85	182°43'00"	
C26	420.00	29.00	18°33'00"	87.85	182°43'00"	
C27	420.00	29.00	18°33'00"	87.85	182°43'00"	
C28	420.00	29.00	18°33'00"	87.85	182°43'00"	
C29	420.00	29.00	18°33'00"	87.85	182°43'00"	
C30	420.00	29.00	18°33'00"	87.85	182°43'00"	

LINE TABLE		
LINE	LENGTH	BEARINGS
1.1	301.27'	N08°10'34"E
1.2	30.88'	S08°37'44"E
1.3	27.85'	N08°10'34"E
1.4	37.40'	N08°10'34"E

REFERENCES

REC. P.S. 21, Pg. 52
REC. P.S. 26, Pg. 81
REC. P.S. 28, Pg. 62
REC. P.S. 37, Pg. 84
REC. P.S. 20, Pg. 57
REC. P.S. 25, Pg. 68
REC. P.S. 27, Pg. 83
REC. P.S. 29, Pg. 8
LND. SUR. Vol. 58, PG. 158
LND. SUR. Vol. 67, PG. 121

NOTES

1.3 ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE DEDICATED AS UTILITY EASEMENTS.

2.3 ALL FRONT LOT LINES ARE SUBJECT TO A 30' UTILITY EASEMENT UNLESS OTHERWISE NOTED, OTHER EASEMENTS ARE AS SHOWN HEREON.

3.3 ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

4.3 NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

5.3 NO DRIVEWAYS SHALL BE PERMITTED ONTO PIGMA-PROV RD#4.

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83
GEOID 2003 OHIO SOUTH ZONE, GDOT VRS CORS
NETWORK

SCALE 1" = 100'



CHOICE ONE
Engineering

SIDNEY, OHIO 937.477.0200
LOVELAND, OHIO 513.239.8534

www.CHOICEONEENGINEERING.com

DATE:
02-07-2024
DRAWN BY:
MPL
JOB NUMBER:
MIA TRO2320
SHEET NUMBER
2 OF 2



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: March 28, 2024

SUBJECT: REPORT OF THE PLANNING COMMISSION
DEDICATION OF RIGHT-OF-WAY: McKAIG ROAD REPLAT (2765 McKaig Road)

At the March 27, 2024 meeting of the Troy Planning Commission, the Commission reviewed a submittal regarding the dedication of 0.124 acres of Inlot 11365 as Right-of-Way, located at 2765 McKaig Road.

The City Engineer recently approved a replat to combine existing Inlots 11365 and 11366, located on McKaig Road, into a single new lot totaling two acres. The replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval. The replat provides the opportunity to formally dedicate a portion of Right-of-Way, which can only be approved by Council.

As a matter of information, the roadway and drainage easements were recorded by deed in 2008, and the parcels were annexed into the City of Troy in 2020. The existing drainage easement will remain as previously accepted and recorded.

By unanimous vote, the Troy Planning Commission approved a motion recommending that Troy City Council accept the dedication of 0.124 acres of current Inlot 11365 as Right-of-Way. This is as shown on the attached McKaig Road Replat map.

This is forwarded herewith for consideration of Council.

encl.

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AS SHOWN HEREON.

OWNERS

LINDA F. ROCCO

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME LINDA F. ROCCO, UNMARRIED, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LENDER, PNC BANK, FKA NATIONAL CITY BANK

AGENT

PRINTED NAME AND TITLE

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, AGENT FOR PNC BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS/HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF TROY PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT OF THE ALLEY VACATION WAS APPROVED BY ORDINANCE _____, EFFECTIVE _____, 20____.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

CITY OF TROY ENGINEER

THIS RECORD PLAT WAS REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____.

MCKAIG ROAD REPLAT
REPLAT OF INLOTS 11365 & 11366
CITY OF TROY, MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOTS 11365 & 11366 AS CONVEYED TO LINDA F. ROCCO, UNMARRIED, BY DEED BOOK 368, PAGE 542 AND OFFICIAL RECORD 220, PAGE 913 OF THE MIAMI COUNTY RECORDER'S RECORDS, AS ANNEXED IN PLAT BOOK 28, PAGE 51, TO THE CITY OF TROY, MIAMI COUNTY, OHIO.

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20____.

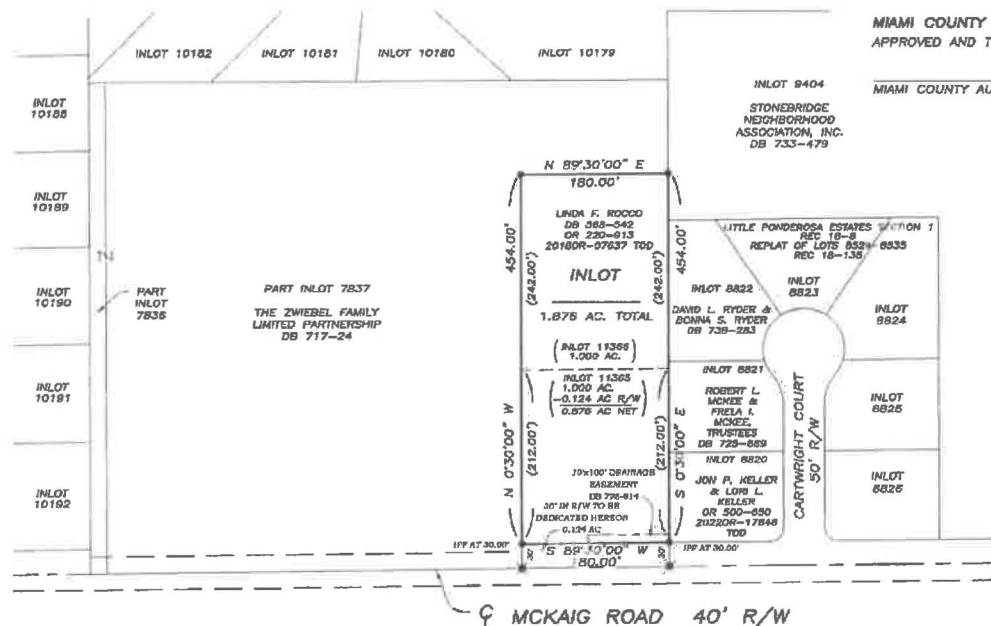
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

LEGEND

- IRON PIN FOUND
- ✕ RAILROAD SPIKE FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
PLAT BOOK 18, PAGE 135
PLAT BOOK 28, PAGE 51
DEEDS AS SHOWN HEREON
MIAMI COUNTY ENGINEER'S RECORDS OF LAND SURVEYS:
VOLUME 28, PAGE 145
VOLUME 32, PAGE 84
VOLUME 36, PAGE 38
VOLUME 51, PAGE 28



SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 7433-37.

MONUMENTATION STATEMENT

MONUMENTATION IS CORRECT AS SHOWN AND IN GOOD CONDITION UNLESS SHOWN OTHERWISE.

OCCUPATION STATEMENT

MONUMENTED PROPERTY LINES GENERALLY FIT OCCUPATION WHERE OCCUPATION EXISTS.



REPLAT FOR LINDA ROCCO
IN THE CITY OF TROY
PREPARED BY:

MICHAEL W. COZATT, P.S. #6001

DATE

COZATT ENGINEERING COMPANY

CIVIL ENGINEER
1100 WAYNE ST., SUITE 1140
JOB NO. _____
MARCH 8, 2024
LAND SURVEYOR
TROY, OH 45373
(937) 339-2921

TO: CITY OF TROY PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: MARCH 21, 2024
SUBJECT: Dedication of right-of-way along 2765 McKaig Road

Attached is a copy of a plat for the dedication of right-of-way along the property of 2765 McKaig Road. The right-of-way to be dedicated is 0.124 acres of current Inlot 11365. The replat was requested to combine existing Inlots 11365 and 11366, totaling two acres, into a single new lot. The replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval. The replat provides the opportunity to formally dedicate a portion of right-of-way. City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission. The existing drainage easement will remain as previously accepted and recorded.

The roadway and drainage easements were recorded by deed in 2008, and the parcels were annexed into the City of Troy in 2020.

The replat has been reviewed by the City Engineer and staff is requesting that Planning Commission make a positive recommendation to the City Council to dedicate 0.124 acres of current Inlot 11365 as right-of-way.





C + ED

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

MEMORANDUM

TO: William G. Rozell, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: April 5, 2024
SUBJECT: **DEDICATION OF UTILITY EASEMENT IN CONJUNCTION WITH ADDISON LANDING**

RECOMMENDATION:

That Council approves the dedication of a utility easement in conjunction with Addison Landing along North Dorset Road.

BACKGROUND:

Addison Landing is proposing a new development along North Dorset Road. In conjunction with this development, the City is rerouting the existing Dorset Road Lift Station to the proposed Addison Landing Lift Station in order to minimize the number of lift stations in our collection system. The Addison Landing Lift Station is being built as a part of the Phase 1 improvements beginning later this year.

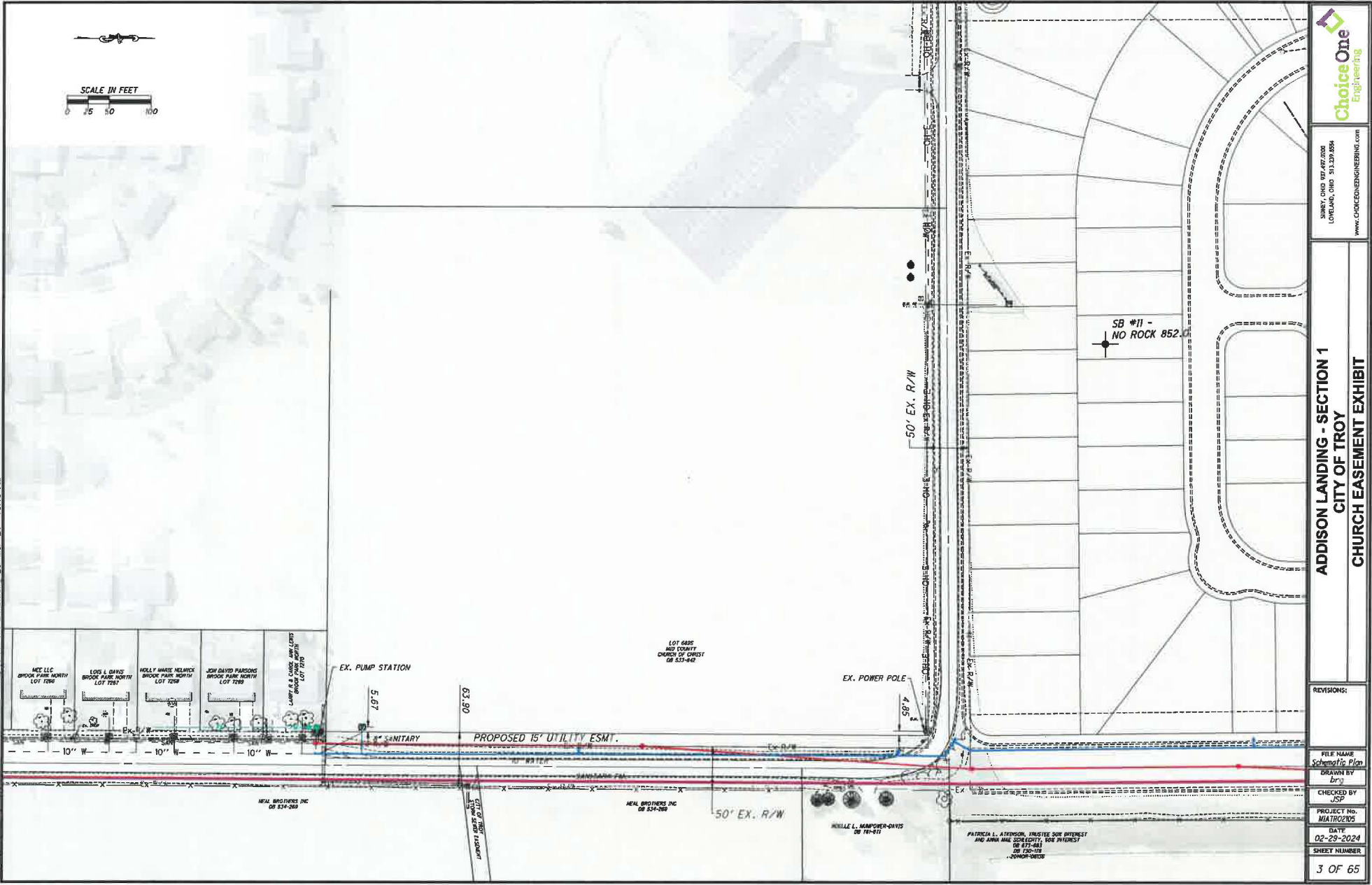
The utility easement is 15 feet wide and is along the west side of the North Dorset Road. The Mid-County Church of Christ has dedicated the utility easement to the City. An attached exhibit shows the layout of the proposed easement and proposed water and sanitary sewer mains to be installed through this area. The proposed water and sanitary sewer mains will become the City's infrastructure after development and acceptance.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of accepting the dedication of a utility easement in conjunction with the Addison Landing development along North Dorset Road and that the Director of Public Service and Safety is authorized to execute the associated easement document.

encl.







ChoiceOne
Engineering

SURETY, OHIO 937.457.0002
LOVELAND, OHIO 513.379.8594
WWW.CHOICEONEENGINEERING.COM

ADDISON LANDING - SECTION 1
CITY OF TROY
CHURCH EASEMENT EXHIBIT

REVISIONS:

FILE NAME	Schematic Plan
DRAWN BY	B-3
CHECKED BY	JSP
PROJECT NO.	MIATRO205
DATE	02-29-2024
SHEET NUMBER	3 OF 65



TROY
OHIO

C + 10

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

MEMORANDUM

TO: Mr. Rozell, President of Council

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

PJT

DATE: April 4, 2024

SUBJECT: **AMENDING PROFESSIONAL SERVICES AGREEMENT WITH AMERICAN STRUCTUREPOINT, INC. TO INCLUDE UPDATE TO THE SUBDIVISION REGULATIONS**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to enter into an amendment to the professional services agreement with American Structurepoint, Inc. to include an update to the Subdivision Regulations.

BACKGROUND:

In July of 2023, Council authorized a professional services agreement with American Structurepoint, Inc. of Indianapolis, Indiana to provide updates of the City's Comprehensive Plan and the Zoning Code in an amount not to exceed \$200,000. Work is progressing on both elements of the project. On March 27, a representative of American Structurepoint, Inc. provided the Planning Commission with an update, noting that the Comprehensive Plan portion should be completed prior to the end of the year, and that initial work has started on the Zoning Code to have it completed by September, 2025. In addition, there are either in person or zoom meetings between staff and the consultant on a bi-weekly basis. In those meetings, it has become apparent that there is benefit to a review and update of the Subdivision Regulations in conjunction with the Zoning Code to assure that there are no conflicts within the documents and that they continue to support one another and provide guidance to citizens, developers and staff. The Subdivision Regulations have not undergone a comprehensive review since 2009. American Structurepoint, Inc. has provided an additional cost of \$25,000 to include the review and recommended update of the Subdivision Regulations, and has indicated such work should be completed by December of 2025. Staff is supporting having the consultant work on the Subdivision Regulations concurrent with the scope of work covered by the current agreement.

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 an amended agreement with American Structurepoint, Inc. to include an update to the City's Subdivision Regulations in an amount not to exceed \$25,000, which would increase the total professional services agreement to \$225,000. So that the consultant's work can proceed on the additional element of the agreement, consideration of emergency legislation is requested.



FINANCE COMMITTEE



TROY
OHIO

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

MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: APRIL 1, 2024

SUBJECT: **BIDDING AUTHORIZATION – RECYCLING PROGRAM**

RECOMMENDATION:

That the Director of Public Service and Safety is authorized to advertise for bids and enter into a contract for the curbside recycling program at an annual cost not to exceed \$535,000.

BACKGROUND:

The City of Troy contracts for the curbside recycling program. The current contract with Rumpke will expire during the month of May 2024. The 2023 annual cost for the contract was approximately \$425,000. Staff requested \$535,000 in the 2024 budget due to an estimate of what the new contract might look like due to analyzing neighboring municipalities and jurisdictions that recently bid for new refuse and/or recycling contracts. Rumpke recently has relayed information that costs will increase. Other municipal corporations that contract with Rumpke have had significant increases.

The 2024 Budget includes the estimated annual cost of \$535,000. The contract term recommended is three-years, with up to two one-year mutually agreed upon extensions.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and safety to advertise for bids and enter into a contract for a curbside recycling program at a cost not to exceed \$535,000.

cc: Mayor Oda



PERSONNEL COMMITTEE



TROY
OHIO



Patrick E. J. Titterington
Director of Public Service & Safety
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MEMORANDUM

To: Mr. Rozell, President of Council

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

DATE: April 4, 2024

SUBJECT: **AMENDING SALARY ORDINANCE TO ADD A PART-TIME CLERK-TYPIST POSITION FOR THE CEMETERY DEPARTMENT**

RECOMMENDATION:

That Council amends the Salary Ordinance for a part-time Clerk-Typist position in the Cemetery Department.

BACKGROUND:

The 2024 Budget discussion noted that funding had been included in the Cemetery Budget (Fund 205) for a part-time Clerk Typist position. However, because of timing of the budget approval and enacting salary ordinances, along with allowing time for the new Cemetery Foreman to become acclimated with his position and assisting in determining all the functions of a clerical position, that position was not included in salary ordinance legislation.

Staff is now in a position to move forward to fill the position after interviewing interested persons. However, the appropriate salary ordinance will need to be amended first.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council amending the appropriate salary ordinance to establish the position of Clerk-Typist in the Cemetery Department, which will be a part-time position with of an hourly wage of \$22.37 per hour. Consideration of emergency legislation is also requested so that the position can be filled.

