



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

MONDAY, NOVEMBER 25, 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 enact legislation to amend the Zoning Code to prohibit Adult Use Cannabis Operators and to provide for Adult Use Testing Laboratory as a permitted use in the M-3 General Industrial District.

Recreation & Parks Committee

(Westfall [Chm.], Marshall, Whidden)

1. Provide a recommendation to Council regarding the recommendation of the Board of Park Commissioners that the parcels that make up Archer Park are combined into one parcel in the name of the Board of Park Commissioners.

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing legislation approving the ODOT preliminary consent legislation for the ODOT urban paving project of a portion of West Main Street from Experiment Farm Road to the western Corporation Limit is approved by Council. Work is planned in the third quarter of State FY 2026. Troy's estimated project share is \$224,294.40. In accordance with the ODOT format, consideration of emergency legislation

Other Committees/Items may be added.

11-22-2024

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

**COMMUNITY &
ECONOMIC DEVELOPMENT
COMMITTEE**



CVED

MEMORANDUM

TO: Troy City Council Community & Economic Development Committee

FROM: Sue Knight, for the Troy Planning Commission

DATE: November 21, 2024

SUBJECT: REPORT OF THE PLANNING COMMISSION - RECOMMENDED AMENDMENTS TO THE ZONING CODE SECTIONS 1149.15, 1139.02 AND 1143.19 (b) RELATED TO ADULT USE CANNABIS OPERATORS

As requested by Council's Community & Economic Development Committee, the Troy Planning Commission met in a special meeting on November 20, 2024, with all members present. Prior to that meeting, the Commission members received the information that the Council Committee had been reviewing related to Adult Use Cannabis Operators and had viewed the recording of the most recent meeting of the Council Committee.

As there was not a motion to amend the Planning Commission's October 9, 2024, recommendation on this subject (copy attached), the Troy Planning Commission affirms the recommendation made on October 9, 2024.

encl.

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Sue Knight for the Troy Planning Commission

DATE: October 10, 2024

SUBJECT: REPORT OF THE PLANNING COMMISSION – RECOMMENDED AMENDMENTS TO THE ZONING CODE SECTIONS 1149.15, 1139.02 AND 1143.19 (b) RELATED TO ADULT USE CANNABIS OPERATORS

At the October 9, 2024, meeting of the Troy Planning Commission, the Commission reviewed the attached memo of staff recommending amendments to the Zoning Code regarding Adult Use Cannabis Operators. Currently, Troy City Council has established a moratorium on the establishment of Adult Use Cannabis Operators, which moratorium runs through November 28, 2024. Staff recommended the following Zoning Code amendments on this subject:

Establish new Section 1149.15 to read: *“1149.15 PROHIBITION OF ADULT USE CANNABIS OPERATORS No person or entity shall establish or maintain land, buildings, or premises for use as an adult use operator. For the purposes of this section, “adult use cannabis operator” shall be defined as set forth in Chapter 3780 of the Ohio Revised Code as amended from time to time.”*

Amend Section 1133.02, Definitions, to insert a definition for Adult Use Cannabis Testing Laboratories to align with ORC 3780.01 (8) “Adult use testing laboratory” means an independent laboratory located that has been issued a license by the division of cannabis control to have custody and use of adult use cannabis for scientific purposes and for purposes of instruction, research, or analysis.

Amend Section 1143.19 (b) to insert Adult Use Testing Laboratory as a permitted use in the M-3 General Industrial District.

In making this recommendation, as required by Zoning Code Section 1139.06, staff provided the following statement as to the nature and effect of such amendment and determinations as to the following items (Staff analysis can be seen in **bold** following each section):

- a) Whether such change is consistent with the intent and purpose of this Zoning Code. **The changes are consistent with the intent and purpose of the Zoning Code as to “To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services”.**
- b) Which areas are most likely to be directly affected by such change and in what way they will be affected. **The M-3 General Industrial District would be the most effected. Given the nature of the M-3 District, this use will have minimum effects on surrounding zoning districts.**
- c) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas of zoning districts affected or in the City generally, and, if so, the nature of such changed or changing conditions. **The changing condition is the new state law regarding Adult Use Cannabis Operators as per Ohio Revised Code 3780.**

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that the Zoning Code be amended as recommended by City staff as stated herein, and based on the analysis of staff required by Section 1139.06 stated above. This recommendation is forwarded herewith for consideration of Troy City Council.

Information reviewed by the Commission is attached.

RECREATION & PARKS COMMITTEE



RJP

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: November 19, 2024

SUBJECT: **COMBINING ALL PARCELS OF ARCHER PARK INTO ONE PARCEL IN THE NAME OF THE BOARD OF COMMISSIONERS**

RECOMMENDATION:

That Council accepts the recommendation of the Board of Park Commissioners and provides a recommendation to Council that the numerous parcels that comprise Archer Park be replatted into one parcel in the name of the Board of Park Commissioners.

BACKGROUND:

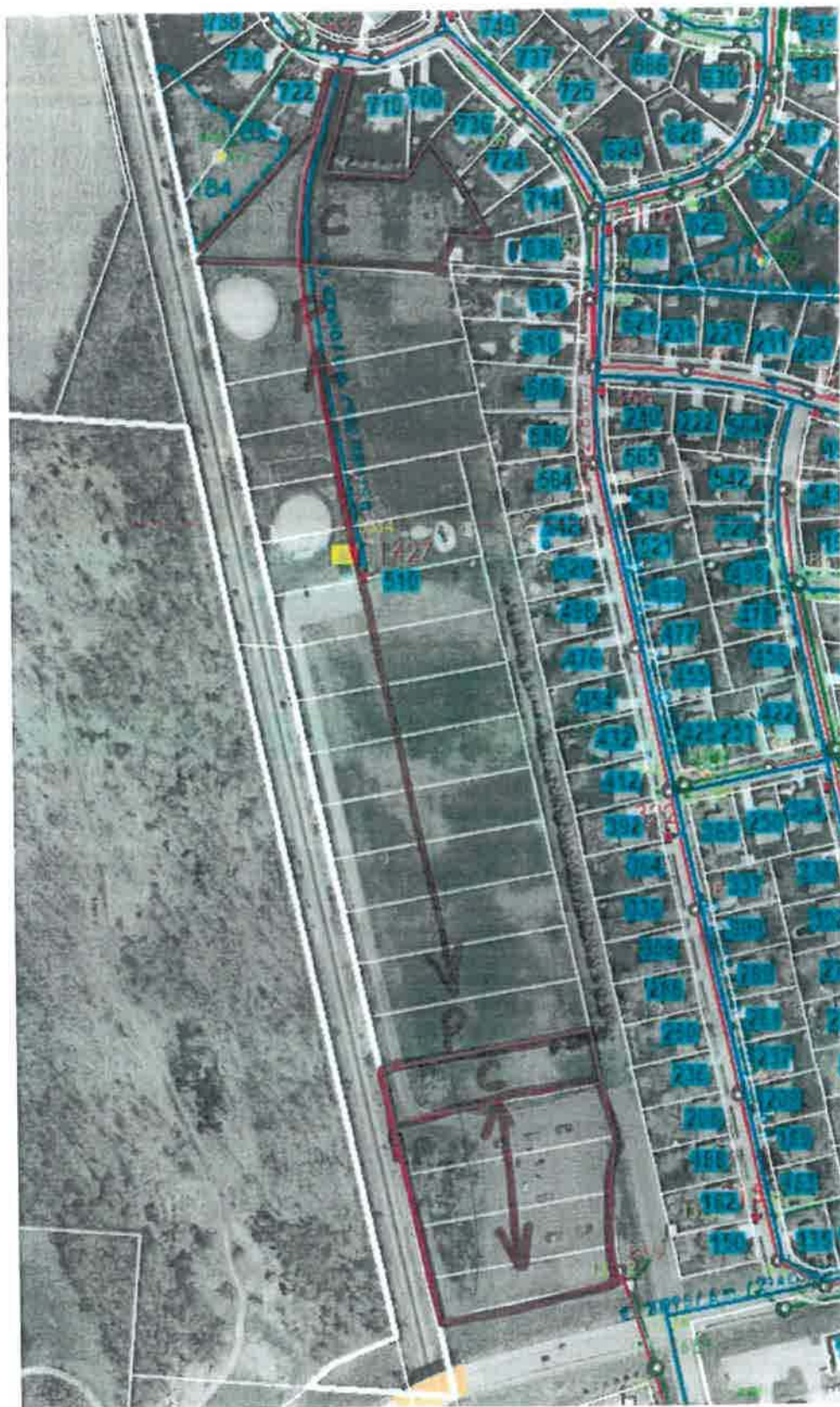
The area known as Archer Park is comprised of a number of parcels, some of which are in the name of the City of Troy and some that are in the name of the Board of Park Commissioners. The attached map will provide an idea of the various parcels. These parcels have been deeded to the City over the years, some as far back as when Mr. Archer began to develop the Sherwood Subdivision (in the 1950s) and others over several years in the 1980s. The City Engineer has recommended that the individual parcels be replatted into one parcel, thereby removing all the individual lot lines and clearing up the different recordings of ownership, with the one parcel in the name of the Board of Park Commissioners.

On November 11, the Board of Park Commissioners approved a motion supporting the recommendation of the City Engineer.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council the recommendation of the Board of Park Commissioners that all the parcels that comprise Archer Park be replatted into one parcel and that one parcel be in the name of the Board of Park Commissioners.

encl.



STREETS & SIDEWALKS COMMITTEE

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MEMORANDUM

TO: Mr. Rozell, President of Council 

FROM: Patrick E. J. Titterington

DATE: November 21, 2024

SUBJECT: ODOT PRELIMINARY CONSENT LEGISLATION, URBAN SURFACING WEST MAIN STREET FROM EXPERIMENT FARM ROAD TO THE WESTERN CORPORATION LIMIT

RECOMMENDATION:

That the preliminary consent legislation provided by the Ohio Department of Transportation (ODOT) related to the ODOT urban resurfacing project of the portion of West Main Street from Experiment Farm Road to the western Corporation Limit is approved by Council.

BACKGROUND:

ODOT has provided the preliminary consent legislation for an urban resurfacing project for the portion of West Main Street from Experiment Farm Road to the western Corporation Limit. This project is currently scheduled to be let by ODOT in the third quarter of State FY 2026 (January – March 2026 time frame). Troy's preliminary estimated project cost is \$224,294.40 of a project currently estimated to cost approximately \$1.15 Million. ODOT has advised that the estimate is subject to change, based on the final contract award. City funding is included in the 2025 Budget. In accordance with the ODOT format, consideration of emergency legislation is requested.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of this consent legislation requested by ODOT.