



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

Revised 2-21-2024 to add an additional item for the Law & Ordinance Committee

MONDAY, FEBRUARY 24, 2025, 6:00 PM

Law & Ordinance Committee

(Whidden [Chm.], Marshall, Twiss)

1. Provide a recommendation to Council regarding Resolution No. R-12-2025, application of Scherre H. Mumpower to retain 25.15 acres of land on Lytle Road in an Agricultural District. This land has been in an Agricultural District since 1995.
2. Provide a recommendation to Council regarding changing a portion of the street name of Goldenrod Drive to Pinecrest Drive, located within the Somerset Reserve development. The name change will be in effect from the southern cul-de-sac on Goldenrod Drive to the west boundary of the subdivision.

COMMITTEE OF THE WHOLE CHAIRED BY COUNCIL PRESIDENT ROZELL (Board of Park Commissioners also invited to the meeting).

1. Presentation by the landscape architecture firm of POD Design, LLC regarding renderings for improvements to Prouty Plaza so that a final Prouty Plaza redesign plan can be incorporated into the Streetscape schematic design recommendations that will be presented to Council as a Committee of the Whole on March 10.

Other Committees/Items may be added.

~~2-20-2024~~ 2-21-2024

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

LAW & ORDINANCE COMMITTEE

RESOLUTION No. R-12-2025

Dayton Legal Blank, Inc.

**RESOLUTION APPROVING THE APPLICATION
OF SCHERRE H. MUMPOWER FOR RENEWAL
OF FARMLAND IN AN AGRICULTURAL
DISTRICT**

WHEREAS, the City has received an application from Scherre H. Mumpower to retain certain land she owns in the City of Troy, Ohio in an agricultural district, and

WHEREAS, this Council has conducted a hearing on the matter.

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

SECTION I: That the application of Scherre H. Mumpower for Renewal of Farmland in an Agricultural District for the real estate described in Exhibit A, attached hereto and made a part hereof, and further described as Miami County Auditor Parcel DO8-100765, is hereby approved.

SECTION II: That the Clerk of this Council is hereby authorized and directed to notify all parties required to be notified under Section 929.02 of the Ohio Revised Code, and to take all other action necessary to make sure that the land is properly classified.

SECTION III: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Sue Knight

DATE: February 12, 2025

SUBJECT: RENEWAL APPLICATION FOR PLACEMENT OF FARMLAND IN AGRICULTURAL DISTRICT – SCHERRE H. MUMPOWER

On February 6, 2025, the City received the Renewal of Farmland in an Agricultural District application of Scherre H. Mumpower. The application is for parcel D08-100765 (25.15 acres) on Lytle Road. A copy of the application is attached.

This parcel of land has been in an Agricultural District since 1995, first requested by the late Harold Hines, father of Ms. Mumpower. Applications for this land to be in an Agricultural District were then filed in 2000, 2005, 2010, 2015 and 2020 - all of which were approved.

This application was filed with the County Auditor on February 3, 2025, in accordance with the Ohio Revised Code, and then forwarded to the City. If the property is within the corporate limits of a City, the request must also be approved by the municipality. The City is required to hold a public hearing within 30 days of the date the application is filed and Council must act on the application within 30 days of the public hearing. I have set the hearing for the February 18 meeting, and there will be a first reading of the legislation at that meeting as well. This would then be a subject on the committee agenda February 24. Based on the ORC timing for approval, the final date for Council consideration will be the Council meeting of March 17.

This item will need to be assigned to a Committee of Council.

encl.

RENEWAL OF FARMLAND IN AN AGRICULTURAL DISTRICT

(O.R.C. Section 929.02)

TO CONTINUE in the Agricultural District, the owner **MUST FILE** a RENEWAL form PRIOR TO the **FIRST MONDAY IN APRIL** every fifth year with the MIAMI COUNTY Auditor

APPLICANT: MUMPOWER SCHERRE H
1587 LYTLE RD
TROY OH 45373

Application No: 204
Original Year: 12/2005
Renewal Year: 2025

Description of Land as shown on Property Tax Statement: 6-5817 SE Pt NE, OL 736,
11-2-34 N Pt NE, 10-2-36 NW Cor SW, 10-1-6 NE Pt SE

Location of Property: 1745 Lytle Rd., 3730 E Loy Rd., 2891 E SR 55

1. Do you want to renew the real estate list below in the AG District program? ☒ YES ☐ NO
2. Does any of the land lie within a municipal corporation limit? ☒ YES ☐ NO
3. Is the parcel(s) shown below presently being taxed at their Current Agricultural Use Valuation (CAUV) under section 5713.31, O.R.C.? ☒ YES ☐ NO
4. Is the parcel(s) shown below exclusively devoted to agricultural purposes? ☒ YES ☐ NO
5. If the total acreage farmed in this unit is less than 10 acres, show gross income produced from agricultural purposes for the last three years:

1. _____ 2. _____ 3. _____

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of ACRES
C06	C06-056900	11.47
☒ D08	D08-100765	25.15
F10	F10-001000	60.67
F10	F10-005000	35.39
K30	K30-021800	41.12
TOTAL ACRES		173.80

I declare that this report has been examined by me and to the best of my knowledge and belief is true and correct. I authorize the County Auditor to inspect the property described above to verify the accuracy of the application.

Shirley H. Mumpower
SIGNATURE OF OWNER

2/3/25 937-875-0038
DATE a PHONE NUMBER

BROOKFIELD LN

Lytle Rd & N Dorset Rd

RAILROAD

BRANFORD RD

LEEDES RD

N DORSET RD

BANBURY RD

D08-100765



Date: 2/20/2025
1 inch = 200 feet

TRADE SQ W



TROY
OHIO

LTD

Patrick E. J. Titterington
City Director
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: February 20, 2025
Subject: Street Name Change from Goldenrod Drive to Pinecrest Drive in the Somerset Reserve Development

RECOMMENDATION:

That Council considers legislation to change a portion of the street name of Goldenrod Drive to Pinecrest Drive, located within the Somerset Reserve development. The name change will be in effect from the southern cul-de-sac on Goldenrod Drive to the west boundary of the subdivision.

BACKGROUND:

Since the approval and recording of the subdivision's record plat, it was discovered that the road names were mislabeled and not consistent in several of the documents. The original intent was to have the roads named as requested with this change. This request for the name change is to meet the best practices in addressing and for emergency services while memorializing the corrected name for the street. This name change is requested by the City. None of these parcels have been built upon. This change has been discussed with representatives of the owner, Somerset Reserve Project I, LLC, and the owner agrees to and supports the change.

This modification will affect only Inlots 11713, 11714, 11715, 11772, 11773, 11774, 11775, 11776, 11777, 11778, and 11779, which are located from the southern cul-de-sac of Goldenrod Drive to the west boundary of the subdivision, as shown on the attached map.

If the change is approved, Staff will notify the property owner and other entities of the name change.

REQUESTED ACTION

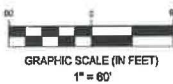
It would be appreciated if you would assign to a Committee of Council consideration of formally changing the name "Goldenrod Drive" to "Pinecrest Drive" in the Somerset Reserve development from the southern cul-de-sac on Goldenrod Drive to the west boundary of the subdivision.

encl.



N

BASIS OF BEARINGS
NAD 83 (2011), OHIO SOUTH
Derived from GPS Observations



Area Calculations
lot area - 11.454 acres
open space - 12.415 acres
r/w area (public) - 2.567 acres
r/w area (private) - 2.970 acres
total acreage = 29.406

LEGEND:
PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
RW
RIGHT-OF-WAY LINE
EASEMENT LINE
EXISTING CORPORATION LINE

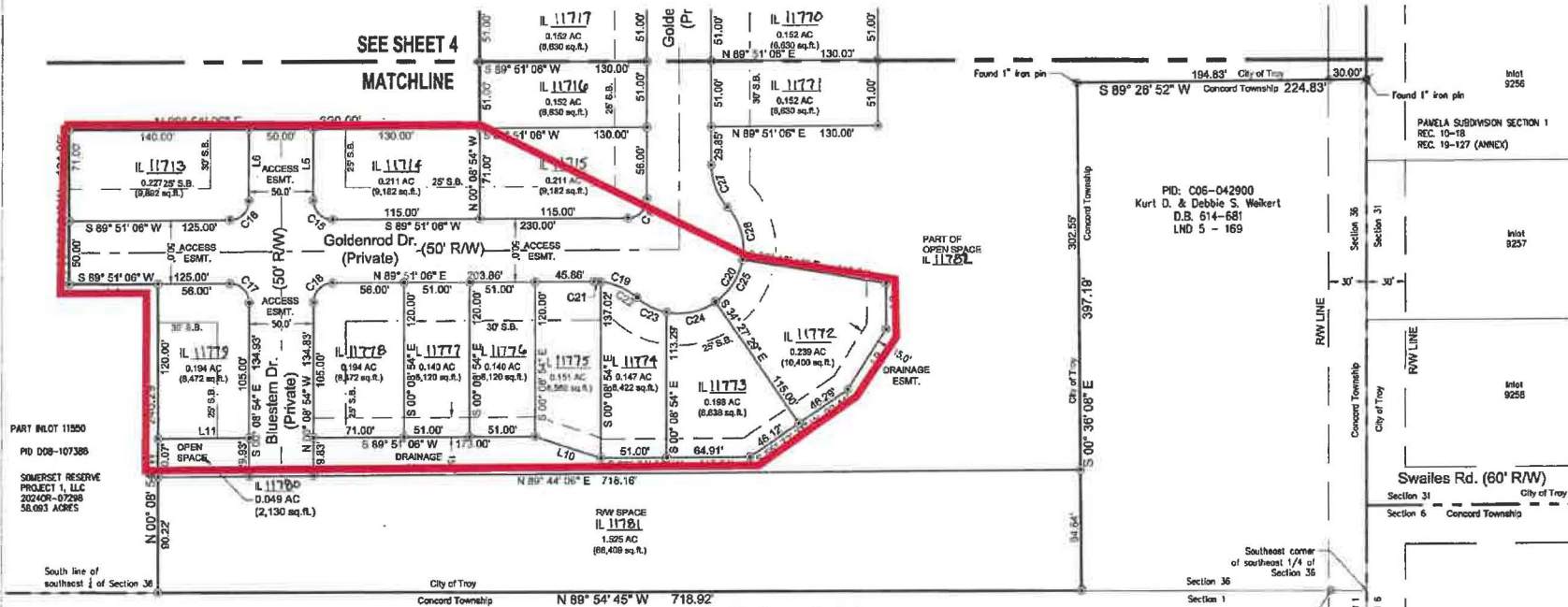
LEGEND:

R/W = RIGHT OF WAY
ESMT. = EASEMENT
STM. = STM.
SAN. = SANITARY
U.E. = UTILITY EASEMENT
S.B. = SETBACK
O.A. = OVERALL

MONUMENT LEGEND:

SET 5/8" x 30" IRON PIN WITH
YELLOW CAP STAMPED "CESO"
MAG NAIL SET
MONUMENT FOUND AS NOTED
FOUND MAG NAIL
RAILROAD SPIKE FOUND
STONE FOUND

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Miami County Recorder's
Record of Plats



Lots inside the RED line will be provided a Pinecrest Drive Address

Inlots: 11713, 11714, 11715, 11772, 11773, 11774,
11775, 11776, 11777, 11778, 11779

LINE TABLE		
Line #	Direction	Length
L1	S89° 51' 06" W	69.00'
L5	N00° 08' 54" W	56.00'
L6	S00° 08' 54" E	56.00'
L8	S00° 08' 54" E	35.67'
L9	S32° 37' 06" W	55.35'
L10	N71° 25' 36" W	53.65'
L11	N89° 51' 06" E	71.00'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C14	90° 00' 00"	15.00'	23.56'	S44° 51' 06" W, 21.21'
C15	90° 00' 00"	15.00'	23.56'	N45° 08' 54" W, 21.21'
C16	90° 00' 00"	15.00'	23.56'	S44° 51' 06" W, 21.21'
C17	90° 00' 00"	15.00'	23.56'	S45° 08' 54" E, 21.21'
C18	90° 00' 00"	15.00'	23.56'	N44° 51' 06" E, 21.21'
C19	41° 24' 35"	50.00'	38.14'	N69° 26' 37" W, 35.38'
C20	172° 49' 09"	50.00'	150.81'	N44° 51' 06" E, 99.50'
C21	5° 54' 17"	50.00'	5.15'	S87° 11' 45" E, 5.15'
C22	35° 30' 17"	50.00'	30.98'	S66° 29' 28" E, 30.49'
C23	29° 52' 22"	50.00'	26.07'	S83° 40' 30" E, 25.77'
C24	45° 50' 48"	50.00'	40.01'	N76° 27' 55" E, 38.95'
C25	45° 50' 48"	50.00'	40.01'	N32° 37' 06" E, 38.95'
C26	51° 15' 11"	50.00'	44.73'	S15° 55' 53" E, 43.25'
C27	41° 24' 35"	50.00'	38.14'	S20° 51' 11" E, 35.38'

DDC MANAGEMENT LLC. **Somerset Reserve Planned Development Phase 1**

3054 SR 95 W
TROY, OHIO 45373

Revisions / Submissions
10 Description Date

© 2024 CESO, INC.
Project Number: 761451
Scale: 1" = 60'
Drawn By: CTT/DAS
Checked By: JKH
Date: 8/19/2024
Issue: 1

Drawing Title:
RECORD PLAT

5 OF 7

COMMITTEE OF THE WHOLE



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: February 20, 2025

SUBJECT: **COMMITTEE OF THE WHOLE MEETING RE PROUTY PLAZA REDESIGN**

BACKGROUND:

As you are aware, City Council in 2023 authorized a contract with LJB, Inc. to analyze, recommend and redesign the downtown streetscapes, including any enhancements to make pedestrian and vehicle traffic safer. As part of this effort, and in response to comprehensive feedback from the public, various stakeholders, and our elected officials, the City engaged with POD Designs to recommend upgrades to Prouty Plaza as part of a future streetscapes reconstruction project.

There are two Committee of the Whole meetings scheduled in the near future: Monday, February 24th and Monday, March 10th. Both will begin at 6 p.m. and be held in City Council Chambers on the second floor of City Hall at 100 South Market Street.

At the February 24th meeting, representatives from POD will present their recommended redesign of Prouty Plaza. Renderings of that redesign are included with this memo. It is important that staff and POD receive consensus by City Council on a final design at the 24th meeting so that LJB can incorporate Council's feedback into their schematic design plans, which they will present on March 10th.

REQUESTED ACTION:

We are not requesting any legislative action at this time. Rather, **we are asking for public and City Council comments and input so that a final Prouty Plaza redesign plan can be incorporated into the streetscapes schematic design recommendations LJB will present on March 10th.** Note that the comments received at both of these meetings will be the final opportunity for input prior to construction designs and drawings can be completed prior to bidding out the construction project. We will be posting this report, as well as the renderings, on our social media today to allow for feedback prior to the 24th.

cc: Mayor Oda





TROY
OHIO

Patrick E. J. Titterington
City Director
Patrick.Titterington@TroyOhio.gov



100 South Market Street, Troy, OH 45373-7303

m.b. a

