



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 13, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - 3-23-2022
3. Downtown/Riverfront Overlay (DR-O) District, for 224 S Market Street, Suite C, for a projecting sign
- FIRST READING
Owner: Innisfree Enterprises, LLC
Applicant: Level MB Construction, by Mike Twiss
 - A. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
 - No action can be taken at this meeting
 - The application will go onto the April 27 agenda for a required Public Hearing and decision by the Troy Planning Commission/recommendation to Council
4. Historic District Application for 201 E. Water Street, Overfield Tavern, removal and replacement of the second story ledge log and first story sill logs, exterior repairs and replacement logs, and foundation repairs on the south elevation (facing Water Street)
Owner/Applicant: Overfield Tavern Museum, by Chris Manning
-Commission to make decision
5. Historic District Application for 116 S. Market Street, éclat Facial Studio, installation of building sign and window sign
Owner: Wade Westfall
Applicant: Karin Gaudin
-Commission to make decision
6. Historic District Application for 16 S. Cherry Street, Suite A, sharonelaine photography, installation of a window sign
Owner: Gaudin Properties LLC
Applicant: Sharon Lange
-Commission to make decision
7. Historic District Application for 8 N. Market Street, Four Acre Clothing Co., installation of a building sign and a window sign
Owner: Betty Langer
Applicant: Andrea Wrockledge
-Commission to make decision
8. Petition to Vacate 30' Unimproved Public Walk Between 1291 York Lane (IL 3386) and 1285 York Lane (IL 3387)
Property Owners/Petitioners: Thomas & Roma Cress and Douglas Rich & Melanie Harris
-Commission to make recommendation to Council
9. Petition to Vacate a 3' wide alley between Inlots 380 and 381 (121 Public Sq. NE)
Property Owner/Petitioner: Family Abuse Shelter of Miami County, Inc. by Barbara Holman, Ex. Dir.
-Commission to make recommendation to Council
10. Dedication of Right-of-Way Along Fenner Road and Edgewood Drive (Harson Investments Plat)
-Commission to make recommendation to Council

4-8-2022

Note Next Meeting -- April 27, 2022

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, March 23, 2022 at 3:39 PM with Chairman Alan Kappers presiding. (Meeting start delayed due to tomado warning.) ATTENDING: Members – Titterington, Ehrlich, Wolke, McGarry, Oda, Kappers and Westmeyer; Development Director Davis; Zoning Inspectors Eidemiller and Bruner.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the March 9, 2022 meeting were approved by unanimous roll call vote.

DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT, LINCOLN COMMUNITY CENTER, 110 ASH STREET – SECOND READING AND PUBLIC HEARING; OWNER: CITY OF TROY, OHIO; APPLICANT: CITY OF TROY AND LINCOLN COMMUNITY CENTER, INC. The staff reported:

A. DR-O (DOWNTOWN RIVERFRONT-OVERLAY) District Application for 110 Ash Street.

Owner-Applicant – City of Troy and Lincoln Community Center.

-Public Hearing – related to use of side yard for location accessory structure.

Staff Report. The following was submitted:

"The Planning Commission held the first reading of the requested Downtown Riverfront Overlay (DR-O) at the March 9, 2022 meeting. Lincoln Community Center is requesting the Planning Commission to review the accessory use in the side yard of the property located at 110 Ash Street, using the Downtown/Riverfront Overlay District. The property is currently zoned R-6, Two-Family Residential District. This DR-O consideration includes the property located at 130 ½ Ash Street that is pending a replat and transfer to the City of Troy.

The proposal is to allow for an outdoor playground area, storage building, and community garden area in the side yard. The playground will include the following equipment: "Inclusive spinner, Calvin the caterpillar, max play swing set, and harry the hippo" equipment. The proposed equipment follows the ASTM F1487 and CPSC Handbook for safety and public use. There will be four raised garden beds to the west of the proposed 24' x 40' storage building. The proposed site plan and equipment detail have been attached to this report.

The Zoning Code requires accessory uses and structures to be located in the rear yard. All other aspects of the project do meet the requirements of the Zoning Code. Using the DR-O process outlined in the Zoning Code, the proposed side yard location will need to be approved by the Planning Commission (through the DR-O process) for the property at 130 ½ Ash Street to continue forward.

As stated in section 1143.25(q)(1)(c) of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of the improved real property.
2. To assure adequate light, air, and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. 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.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy. Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the environment and neighborhood, as the proposed uses of playground area, storage building, and garden area are customarily found in residential zoning districts. The proposed uses are located in the rear of the original building, however, are on the side of the new addition."

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission makes a positive recommendation to the City Council. The next step is the Clerk of Council will forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final.

Public Hearing: At 3:40 p.m. Chairman Kappers declared open the Public Hearing on the DR-O application, related to the use of the side yard to place accessory structures, which is not permitted under the existing zoning. The following commented:

-Lawrence Savage, representing Zion Baptist Church, 711 W. Franklin, spoke regarding the concern of the Zion Baptist Church regarding the use of the property.

At 3:41 p.m., Mr. Kappers recessed the meeting due to another tomado warning. The Commission returned to session at 4:02 p.m.

-Mr. Savage continued his comments that the church is concerned that if the plan does not require a fence to be placed around the playground equipment, the church may experience trespassing by persons wanting to enter the playground, have more vandalism and littering, and be liable by persons traversing church property to access the playground area. He commented that the church does not object to the playground or garden but asks that the fence be shown as part of the plan to alleviate concern that if it is not in the plan, it will not get placed.

-Karen Boone, President of the Lincoln Community Center Board, commented that the Center has arranged for a fence to be installed. She also noted that the Board discussed fencing the playground versus fencing the entire Center property as a completely fenced property may not appear welcoming.

-Mr. Davis commented that the application can be amended to include the requirement of the fence around the playground. Mr. Kappers indicated that the application is so amended.

-There being no further comments, at 4:13 p.m., Mr. Kappers declared the public hearing closed.

Recommendation to City Council Regarding the DR-O Application:

-It was noted that both Mr. Titterington and Mayor Oda will be abstaining from voting as the City is one of the applicants.

A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, that the Troy Planning Commission has reviewed the revised application to apply the Downtown/Riverfront Overlay District to the properties located at 110 and 130 ½ Ash Street; that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section

1143.25(q)(1)(c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property of 110 Ash Street and 130 ½ Ash Street (Inlot 11384 and Part of Inlot 827) be approved as revised.

VOTE: YES – Kappers, Wolke, Westmeyer, Ehrlich and McGarry; ABSTAIN – Titterington and Oda

MOTION PASSED

REZONING APPLICATION – PARCEL D08-106932, IL 11400, CONSISTING OF 2.99 ACRES LOCATED ON BARNHART ROAD, FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY ZONING OF A-R, AGRICULTURAL-RESIDENTIAL DISTRICT. THIS PARCEL IS PART OF THE FERRYMAN-KERBER ANNEXATION; PROPERTY OWNER: GRANT AND ANNA KERBER; REZONING INITIATED BY CITY OF TROY TO APPLY A CITY ZONING TO AN ANNEXED PARCEL. Staff

reported:

"The City of Troy is requesting the Planning Commission to consider the rezoning of Parcel ID: D08-106932, that was annexed under Ordinance O-5-21. The property is currently zoned county zoning of A-2 General Agriculture. The City is requesting that the zoning district for this parcel be rezoned to A-R Agriculture Residential District (5 Acres).

The property is located on Barnhart Road north of Fenner Road. This property was annexed under Ordinance O-5-21. The annexation plat was in the packet. The surrounding zoning districts include County zoning of R-1AAA One Family Residential to the south and north, and County zoning of A-2, General Agriculture to the west.

DISCUSSION:

The Zoning Code describes the proposed A-R zoning district as "designated to provide for both agricultural and residential activity on large tracts and open land with a minimum of five (5) acres or greater of lot area per dwelling unit. This district will be mapped in undeveloped areas along existing roadways where there is minimal water and sewer service".

The Comprehensive Plan for future land use map identifies this property as future residential. The majority of the adjacent property in this area is currently zoned County Zoning of A-2 General Agriculture of which is comparable to the City zoning of the A-R Agriculture Residential District.

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 rezoning is necessary due to the annexation. The proposed use will not have any adverse effects in the area and is similar to the residential uses that currently exist in the surrounding area.

(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 and similar to the residential and agricultural uses that currently exist in the surrounding area.

(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 water can be provided to the referenced property. All other utilities will be reviewed upon any future development.

(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 these subject properties, there is no available vacant land inside the city limits with the A-R zoning classification that is suitable for development due to flood plain restrictions.

(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.

STAFF RECOMMENDATION:

Staff did not recommend a public hearing be held as Council is required to hold a public hearing and recommended that the proposed rezoning is consistent with the established surrounding areas, and the Comprehensive Plan which shows this area to be developed as residential. Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from City Administered County Zoning to A-R, Agriculture-Residential, based on the following:

1. The properties are currently being utilized as an agricultural type of use;
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan."

Discussion: In response to questions of the Commission, staff discussed how this annexed parcel and the other annexed parcels on the agenda are contiguous to the City.

Public Hearing: A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Troy Planning Commission not hold a public hearing on the rezoning application Parcel D08-106932, IL 11400.

MOTION PASSED, UNANIMOUS VOTE

Recommendation:

A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Troy Planning Commission recommends to Troy City Council that Parcel D08-106932, IL 11400, a portion of the Ferryman-Kerber Annexation, consisting of 2.99 acres located on Barnhart Road, be rezoned from the County zoning of A-2, General Agriculture, to the City zoning of A-R, Agricultural-Residential District based on the findings of staff that:

1. The properties are currently being utilized as an agricultural type of use;
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION – PARCEL D08-106934, IL 11401, CONSISTING OF 0.717 ACRES LOCATED AT 2077 FENNER ROAD, FROM THE COUNTY ZONING OF R-1AAA, ONE FAMILY RESIDENTIAL, TO THE CITY ZONING OF R-2, SINGLE-FAMILY RESIDENTIAL DISTRICT. THIS PARCEL IS PART OF THE FERRYMAN-KERBER ANNEXATION; PROPERTY OWNER: MONICA AND MICHAEL FERRYMAN; REZONING INITIATED BY CITY OF TROY TO APPLY A CITY ZONING TO AN ANNEXED PARCEL.

Staff reported:

"The City of Troy is requesting the Planning Commission to consider the rezoning of 2077 Fenner Road, Parcel ID: D08-106934, that was annexed under Ordinance O-5-21. The property is currently zoned county zoning of R-1AAA One Family Residential, and after annexation designated under City Administered County Zoning. The City is requesting that the zoning district for this parcel be rezoned to R-2 Single-Family Residential (20,000 square feet).

The property is located on Fenner Road west of Barnhart Road. This property was annexed under Ordinance O-5-21. The surrounding zoning districts include M-2 Light Industrial District to the south, County zoning of R-1AAA One Family Residential to the east and west, and County zoning of A-2, General Agriculture to the north.

DISCUSSION:

The Zoning Code describes the proposed R-2 zoning district as "designed to accommodate single-family dwellings on lots with areas of at least twenty thousand (20,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. Such areas will generally be located in neighborhoods with large lots and which warrant protection of the neighborhood's residential environment".

The Comprehensive Plan for future land use map identifies this property as future residential. The majority of the adjacent property in this area is currently zoned County Zoning of R-1AAA of which is comparable to the City zoning of the R-2 Single Family Residential District.

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 rezoning is necessary due to the annexation. The proposed use will not have any adverse effects in the area and is similar to the residential uses that currently exist in the surrounding area.

(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 and similar to the residential uses that currently exist in the surrounding area.

(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 referenced 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 these subject properties, there is no available vacant land inside the city limits with the R-2 zoning classification that is suitable for development due to flood plain restrictions.

(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.

STAFF RECOMMENDATION:

Staff did not recommend a public hearing be held as Council is required to hold a public hearing and recommended that the proposed rezoning is consistent with the established surrounding areas, and the Comprehensive Plan which shows this area to be developed as residential. Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from City Administered County Zoning to R-2, Single-Family Residential, based on the following:

1. The property is currently being utilized as single-family residential property
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan."

Public Hearing: A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Troy Planning Commission not hold a public hearing on the rezoning application of for D08-106934, IL 11401. **MOTION PASSED, UNANIMOUS VOTE**

Recommendation:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that Parcel D08-106934, IL 11401, a portion of the Ferryman-Kerber Annexation, consisting of 0.717 acres located on Barnhart Road, be rezoned from the County zoning of R-1AAA, One-Family Residential, to the City zoning of R-2, Single-Family Residential District, based on the findings of staff that:

1. The property is currently being utilized as single-family residential property
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan. **MOTION PASSED, UNANIMOUS VOTE**

REZONING APPLICATION – REZONE IL 11465 AND PARCEL NO. C06-067350, THE 12.524 ACRES KNOWN AS THE BLACKMORE-HILL ANNEXATION FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY ZONING OF A-R, AGRICULTURAL-RESIDENTIAL DISTRICT; PROPERTY OWNERS: GRANT AND ANNA KERBER, 10.002 ACRES, 820 BARNHART ROAD, AND RONNIE AND DEANNA HILL, 2.522 ACRES, 826 BARNHART ROAD; REZONING INITIATED BY CITY OF TROY TO APPLY A CITY ZONING TO AN ANNEXED PARCEL. Staff reported:

"The City of Troy is requesting the Planning Commission to consider the rezoning of Inlot 11465 and Parcel ID: C06-067350, that was a part of the Blackmore Hill Annexation that was approved under Ordinance O-71-21. The property is currently zoned county zoning of A-2 General Agriculture. The City is requesting that the zoning district for these parcels be rezoned to A-R Agriculture Residential District.

These properties are located on Barnhart Road north of Fenner Road and were annexed under Ordinance O-71-21. The surrounding zoning districts include County zoning of R-1AAA One Family Residential to the south and north, and County zoning of A-2, General Agriculture to the west.

DISCUSSION:

The Zoning Code describes the proposed A-R zoning district as "designated to provide for both agricultural and residential activity on large tracts and open land with a minimum of five (5) acres or greater of lot area per dwelling unit. This district will be mapped in undeveloped areas along existing roadways where there is minimal water and sewer service".

The Comprehensive Plan for future land use map identifies this property as future residential (Exhibit C). The majority of the adjacent property in this area is currently zoned County Zoning of A-2 General Agriculture of which is comparable to the City zoning of the A-R Agriculture Residential District.

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 rezoning is necessary due to the annexation. The proposed use will not have any adverse effects in the area and is similar to the residential and agricultural uses that currently exist in the surrounding area.

(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 and similar to the residential and agricultural uses that currently exist in the surrounding area.

(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 water can be provided to the referenced property. Other utilities will be reviewed upon any future development.

(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 these subject properties, there is no available vacant land inside the city limits with the A-R zoning classification that is suitable for development.

(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.

STAFF RECOMMENDATION:

Staff recommended the Troy Planning Commission not hold a public hearing on the rezoning application as Council is required to hold a Public Hearing, and recommended that the Troy Planning Commission recommends to Troy City Council that the 12.524 Acre parcel of the Blackmore-Hill Annexation be rezoned from City Administered County Zoning of A-2, General Agriculture, to the City zoning of A-R, Agriculture-Residential, based on the findings of:

1. The properties are currently being utilized as an agricultural and residential type of uses;
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan. "

Public Hearing: A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission not hold a public hearing on the rezoning application of Inlot 11465 and Parcel ID: C06-067350, the property known as the Blackmore-Hill Annexation. **MOTION PASSED, UNANIMOUS VOTE**

Recommendation:

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends to Troy City Council that Inlot 11465 and Inlot 1146, the 12.524 Acre property known as the Blackmore Hill Annexation, be rezoned from county zoning of A-2, General Agriculture, to the City zoning of A-R, Agriculture Residential District, based on the findings of staff that:

1. The properties are currently being utilized as an agricultural and residential type of uses;
2. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
3. The proposed rezoning is consistent with the surrounding zoning districts; and
4. The proposed rezoning is consistent with the City of Troy Comprehensive Plan. **MOTION PASSED, UNANIMOUS VOTE**

OTHER: Staff advised that the property at 213 East Main Street is having shingles replaced, like for like; that it was necessary to remove a collapsed canopy from the building; and a Historic District Application for this property, showing other planned work, will be included in the agenda of the next meeting.

There being no further business, the meeting adjourned at 4:22 p.m. upon motion of Mr. Westmeyer, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 13, 2022

SUBJECT: Historic District & DR-O Review – 224 S. Market Street STE C

PROPOSAL:

A request by the applicant, Mike Twiss, Owner of Innisfree Enterprises LLC, for the installation of 7.5 square feet projecting sign at the property located at 224 S Market Street STE C, Parcel ID: D08-004860. The applicant is requesting the projecting sign using the Downtown Riverfront Overlay District. The property is located in the B-3, Central Business District.

The OHI form lists this property as a two-story brick commercial building with an Arts & Crafts, Mission High style and built in 1929. A well preserved and maintained building with original features intact. Including a symmetrical façade with a central entrance placed within a round arched recess. The property is not listed on the National Historic Register

DISCUSSION:

This multi-tenant building is permitted to have a total of 75 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 7.5 Square Foot projecting sign using the DR-O. This sign measures 30" x 36" or 7.5 square feet. The sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black, White, and Pantone 186 Red lettering (see attached design graphics).

The Sign Code permits a total of one projecting sign per principal structure resulting in the Downtown Riverfront Overlay request. Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio." With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape. The MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

DR-O CRITERIA:

As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. 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.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

RECOMMENDATION:

Staff recommends approval of the proposed sign with the condition that the sign shall be approved using the DR-O process. This conditional recommendation is due to:

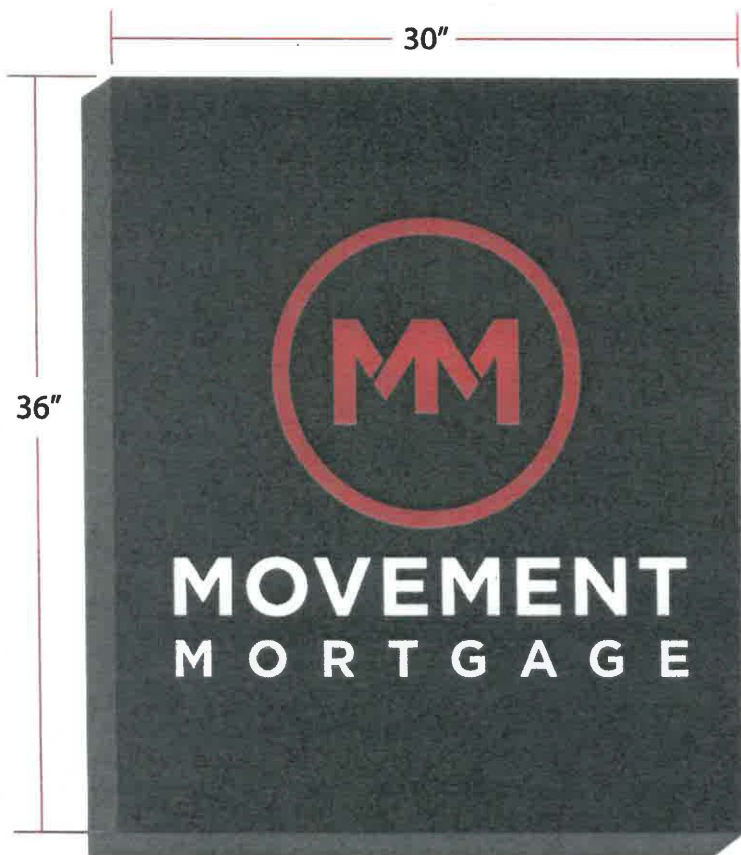
- With the DR-O, the projecting sign encourages a pedestrian friendly environment as recommended in the Comprehensive Plan and;
- The projecting sign relates harmoniously to the exterior building material and color, while expressing a simple clear message.



Austin Eidemiller
Planning & Zoning Manager
austin.eidemiller@troyohio.gov

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (public hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for the public input on the project. Planning Commission can only act after the second hearing as required by the DR-O process and a decision will be requested by the Planning Commission at the second meeting.



2" square tubular steel frame with double sided
- 2" thick, logo etched into composite material painted:



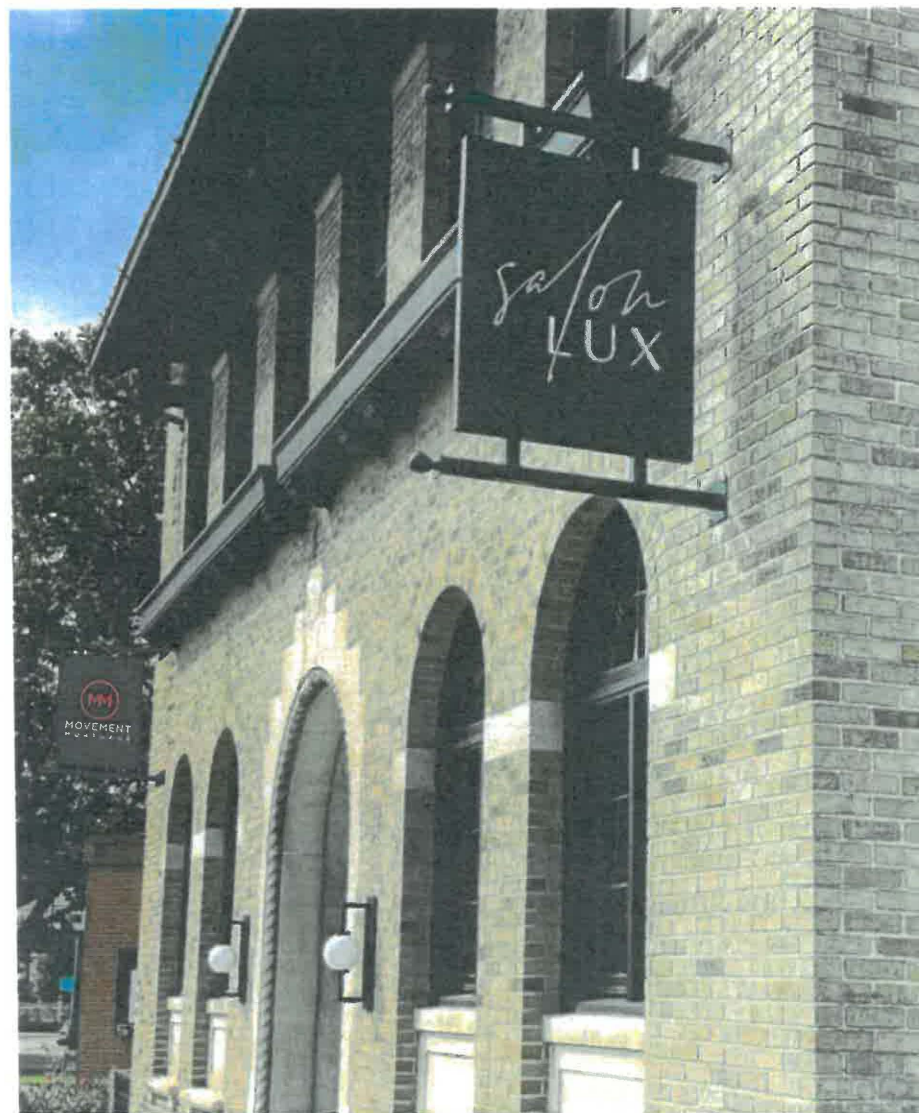
Black



White



PANTONE 186 RED



Sign Proposal for:

Movement Mortgage - Troy, Ohio

Design Copyright of Behr Design, LLC

Date: March 23, 2022

Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937.492.5704



APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 4-4-22

Applicant Mike Twiss Telephone No. 937.760.3884

Owner of Property Innisfree Enterprises, LLC

Address of Project 224 S. Market St., Suite C

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Level MB Construction

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- | | |
|---|---|
| ☐ Setbacks Requirements | ☐ Landscaping Requirements |
| ☐ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☒ Signage Regulations | ☐ Other: |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- a) A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- b) A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- c) A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- d) Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.



- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- f) The Zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- g) The Planning Commission and/or City Council shall review any proposed declaration of restrictions and covenants.
- h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

REQUIRED SIGNATURES

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City

	Mike Twiss	4-4-22
Signature of Applicant:	Printed Name	Date

	Erin A. Twiss	4-4-22
Signature of Property Owner*:	Printed Name of Property Owner:	Date

*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____
Date : _____



TROY
DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3/28/22

Applicant Kevin M. Behr - Behr Design LLC Telephone No 937-492-5704

Owner of Property Innisfree, LLC Has the Owner been Notified? Yes

Address of Project 224 S. Market St., Troy, OH 45373

Contact Address (if different than Project Address) same

Name of Architect/Engineer and/or Contractor MT Studio

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

Kevin M. Behr

SIGNATURE OF PROPERTY OWNER:

Erin A. Twiss

PRINTED NAME OF PROPERTY OWNER:

Erin A. Twiss

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 13, 2022

SUBJECT: Historic District Review – 201 E. Water Street – Overfield Tavern Museum

BACKGROUND:

The OHI form lists this property as a hand-hewn log cabin built in 1808. The building has previously been used as a tavern, courthouse, Masonic lodge, and now a museum. Character defining features include 9/9 double hung, sash windows, chimney on the east side of the building, and a dog run, log wing to the rear with a frame second story. This building is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark.

Between 1995 and 2000, the Overfield Tavern underwent major restorations, which includes the installation of poplar siding that was subsequently painted red, and the painting of hewn logs with white latex paint, along with several interior modifications. The Overfield Tavern Museum conducted an Architectural Assessment Report in 2019. The assessment report identified an accelerated rate of deterioration of the poplar siding located on the west elevation (S. Mulberry Street). Continued exposure of the hewn logs located on the south and east elevation has led to extensive dry rot, that has made the building susceptible to insect damage and birds. Phase 1 of the revitalization efforts have been completed with the replacement of the wood shingled roof to an imitation wood shingle known as Enviroshake that was previously approved by the Planning Commission in February of 2020.

On the August 25, 2021 Planning Commission Meeting, the applicant requested the review of the temporary exterior alterations to the building that included the removal of the poplar siding on the west façade along S. Mulberry Street and partial removal of the white latex paint on the front façade (Water Street) and east façades. The request was made to provide more accessibility to the structural engineer for a full inspection known as phase 2a of the project. The request was approved with the following conditions:

- Overfield Tavern Museum will provide an update of the findings from the structural engineer by December 21st, 2021.
- This approval is not permitting the final design or material replacement of any elements of the building, rather to provide access for the structural engineer to conduct a complete structural inspection.
- The removal of the white latex paint is conducted using the gentlest method possible, following the Secretary of Interior Standards for the Treatment of Historic Properties.

In October 2021, Midwest Maintenance Inc. removed the existing new-growth poplar siding on the west elevation facing Mulberry Street and the coating of white latex paint on the south elevation facing Water street, revealing the extent of the damage to the log walls. The structural engineer assessed the extent of the damage identifying which logs will need repaired or replaced.

The west elevation logs that were protected by the wood siding are in relatively good repair with minimal repairs needed. The south and east elevations that were covered in latex paint need substantial repairs, including replacement logs.

DISCUSSION:

Chris Manning, Executive Director of the Overfield Tavern, is requesting the Planning Commission to consider the exterior alterations/repair of the Overfield Tavern south elevation (facing Water Street). The request is for the removal and replacement of the second story ledge log and first-story sill logs (including the sill log that was replaced with modern lumber in 1998), additional exterior log replacements and repairs, and foundation repairs.

The replacement logs will consist of old-growth oak and poplar beams recovered from historic barns in the region. These logs will be of the same species as existing and properly seasoned on site prior to installation. Additionally, the logs will be hand-hewn and over 100 years old as they have superior quality and durability over modern farm-raised wood and represent similar tooling techniques as the existing logs. The logs will be rechinked and daubed with an appropriate mortar mix. Five "dutchman repairs" also known as "piecing-in" are also being requested. This technique involves the cutting of rotten areas of the wood and stabilization of the adjacent logs, ultimately installing replacement seasoned wood with the similar grain style. These techniques are in conformance with the Secretary on Interior Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief: "The Preservation and Repair of Historic Log Buildings". Please see Exhibit A for specific log repairs and replacements.

Additionally, the south elevation will include a foundation repair that consists of removal of the stone foundation and replacement with a 36" concrete footer. The stones will be salvaged and added to the exposed foundation above the average grade level that will provide for the original stone appearance above the ground level. This will help prevent moisture from continuing to undermine the sill logs and lead to long term stability. These repairs are similar to the foundation work that was required in 1998 (see supporting photos). All requested work will be reviewed by the Miami County Department of Development should this request proceed forward. Please see Exhibit B for foundation repair plan.

RECCOMENDATION:

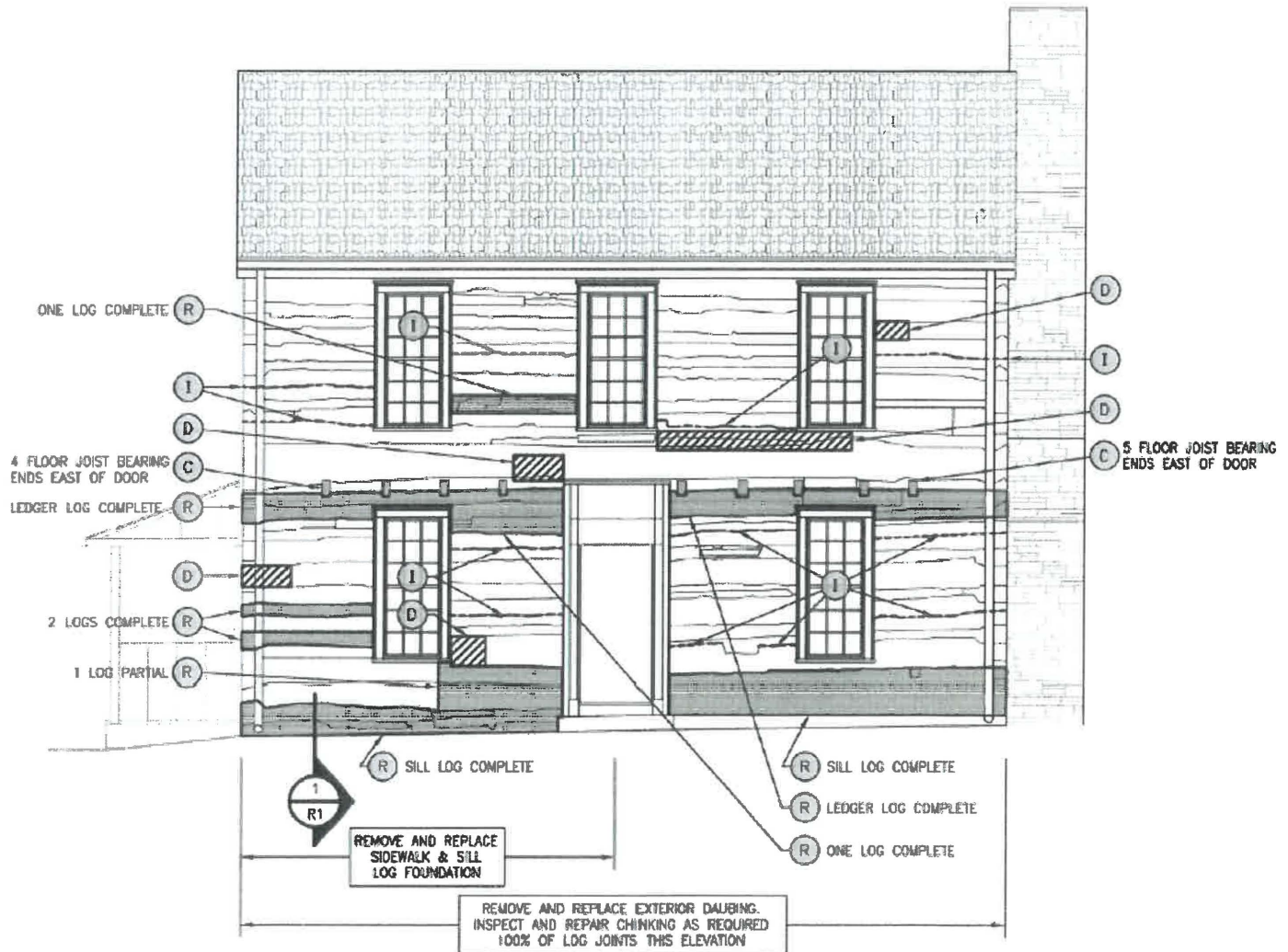
Staff recommends approval of the requested removal and replacement of the second story ledge log and first-story sill logs, exterior repair and replacement logs, and foundation repairs on the south elevation (facing Water Street) with the following conditions:

1. The exterior repairs and foundation work are reviewed and approved by the Miami County Department of Development.

2. The chinking and daubing mortar repairs and replacement will include historically appropriate mixtures and match existing;
3. The Sidewalk replacement will be in accordance with the Engineering Department Construction standards, following a final inspection of the concrete work.

Staff recommends this conditional approval due to the materials used in repairs are historically appropriate and follow the Secretary of Interior Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief: "The Preservation and Repair of Historic Log Buildings".

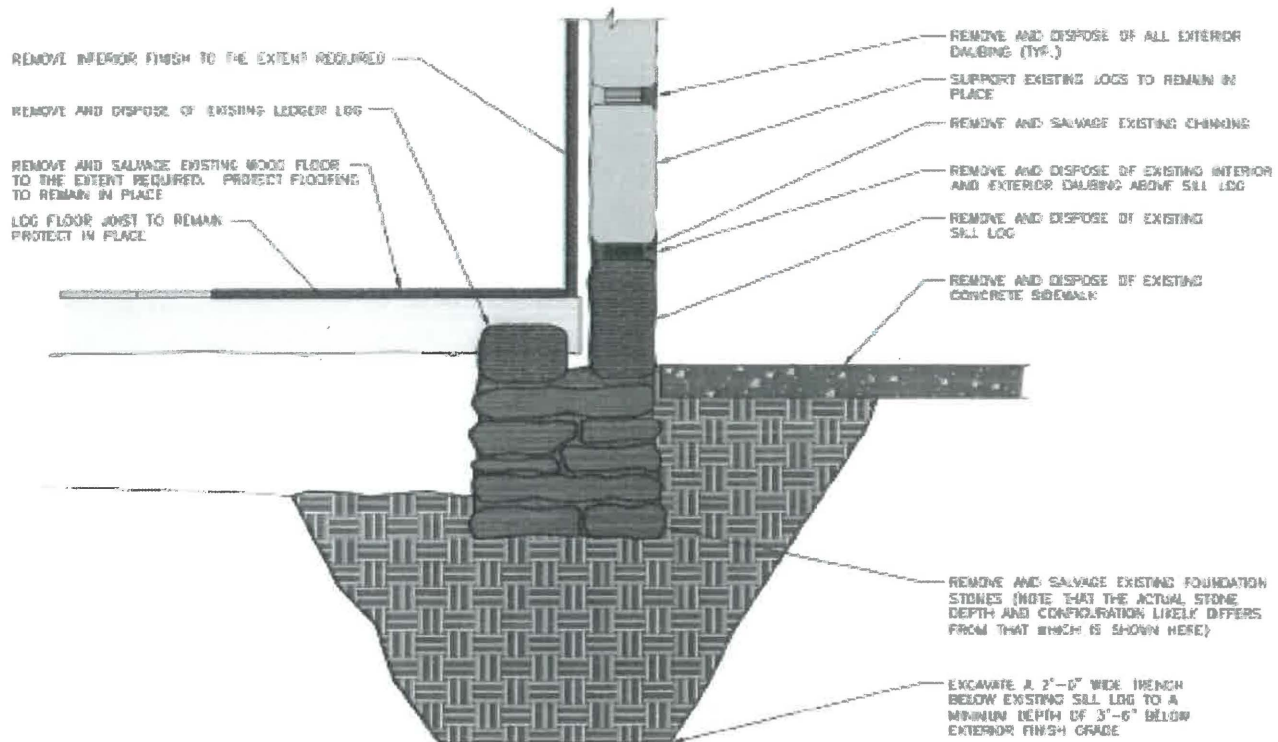
Exhibit A



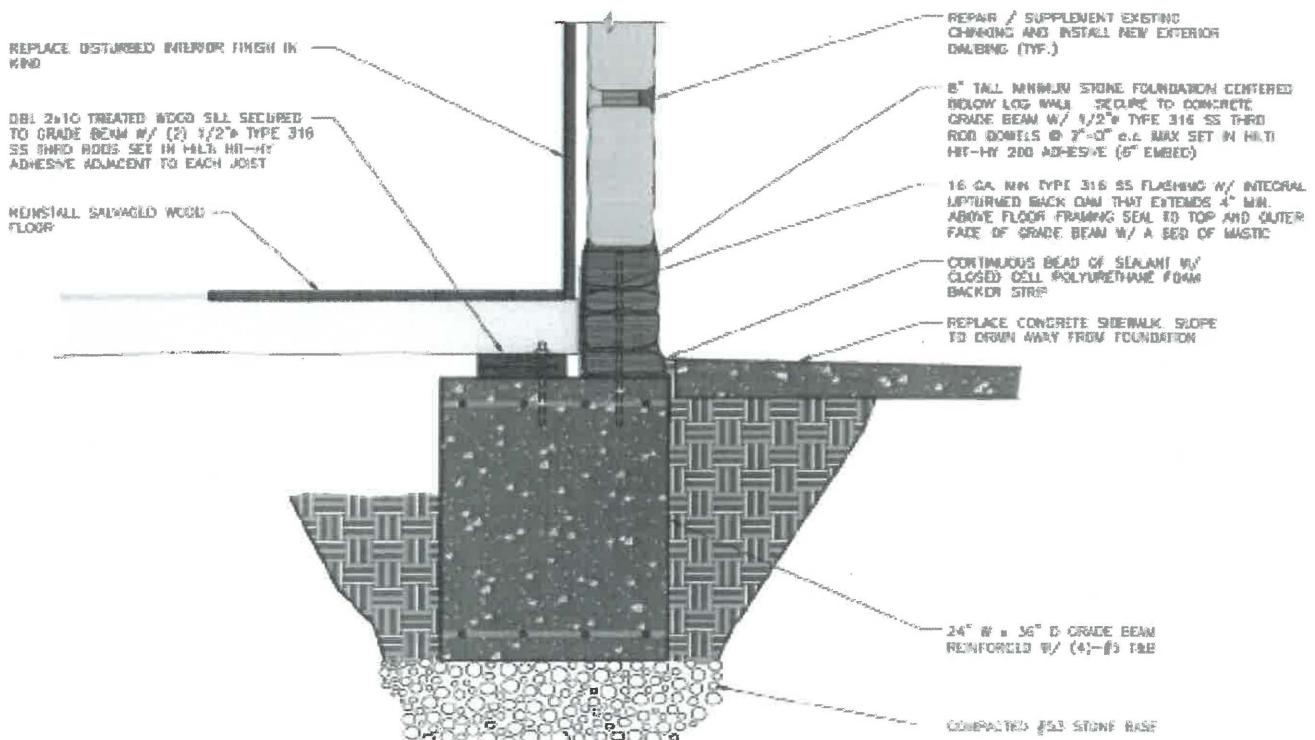
SOUTH ELEVATION

1/4"=1'-0"

Exhibit B



DEMOLITION



PROPOSED



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 03/30/2022

Applicant Overfield Tavern Museum Telephone No. 253-985-0415

Owner of Property Overfield Tavern Museum Has the Owner been Notified? Yes

Address of Project 201 E. Water Street, Troy, OH 45373

Contact Address (if different than Project Address) Same

Name of Architect/Engineer and/or Contractor Midwest Maintenance & Arsee Engineers

Application for renovation to include the following:



Alteration



Construction



Moving A Building



Painting



Repair



Demolish - Principal Structure



Demolish - Accessory Structure



Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

M. Chris Manning

SIGNATURE OF PROPERTY OWNER:

M. Chris Manning

PRINTED NAME OF PROPERTY OWNER:

M. Chris Manning

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



**City of Troy Planning Commission
Application for Historical Troy Architectural District
Overfield Tavern Museum – Phase 2A Repairs
March 2022**

- A. Site Plan:** See Attachment A
- B. Description of proposed use, if different than existing use:** Not Applicable
- C. Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures:** See below
- D. Description and samples of materials proposed to be used in the project:** See below
- E. Paint samples for painting applications:** Not Applicable
- F. Any other photographs or illustrative visual aids and/or materials relevant to the project:** See below
- G. A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.** Signature included on application form.

Description of Proposed Exterior Changes

On August 25, 2021, the Troy Planning Commission reviewed a request for exterior modifications to the Overfield Tavern Museum at 201 E. Water Street. The Commission approved the request with the following conditions: the museum would provide an update of the findings from the structural engineer by December 21, 2021; the exterior modifications (removal of paint and siding) would not be part of the final design but were intended to provide access for the structural engineer to conduct a complete structural inspection; and, the removal of the white latex paint would be conducted using the gentlest method possible, following the Secretary of the Interior's Standards for Treatment of Historic Properties.

In October 2021, Midwest Maintenance Inc. removed the existing new-growth poplar siding on the west elevation facing Mulberry Street (installed ca. 2000) and the coating of white latex paint on the south (Water Street) and east elevations, revealing the extent of the damage to the log walls.

On October 11 and December 9, Arsee Engineers, a structural engineering firm specializing in historic buildings, inspected the building in preparation for measured drawings, noting which logs need repair or replacement to ensure the ongoing stability of the building (see Attachment B). Arsee's findings show that the logs that were protected by wood siding (west elevation) are in relatively good repair, needing only minor work and a few small "dutchman repairs" (inset wood patches). Conversely, the south (Water Street) and east elevations, which were covered by paint and exposed to the elements, need substantial repairs, including numerous replacement logs, especially at the bottom of the building (sill logs).

Pending approval by the Troy Planning Commission, the log repair and replacement work **on the south (Water Street) side only** is scheduled to take place in Spring 2022. Replacement logs have been sourced from a local firm that specializes in reclaimed lumber and will consist of old-growth oak and poplar beams

recovered from historic barns in the region. The replacement logs will be hand-hewn and over 100 years old. Old growth wood is ideal for a project such as this due to its superior quality and durability over modern farm-raised wood. For specific logs that will be replaced, please see the attached construction drawings.

The work for which approval is currently requested will include removal and replacement of the second-story ledge log and first-story sill logs (including the sill log that was replaced with modern lumber in 1998), other log replacements as identified on the construction drawings, and five Dutchman repairs (see Attachment C). In addition, in order to mitigate ongoing moisture problems, the existing dry-laid rubble stone foundation on the west end of the south elevation will be removed and replaced with a concrete footer topped with the reclaimed foundation stones in order to better support the building. Similar foundation work on the east end of the south elevation was previously completed in 1998, as shown in the attached photographs (Attachment B). On the west end of the south elevation, the stone foundation will be extended above ground level (it is currently flush with the sidewalk), replacing the need for a sill log, which will further serve to mitigate moisture problems. All replacement logs will be rechinked and daubed with an historically appropriate mortar mix as outlined in the construction drawings. The work will be completed by Midwest Maintenance Inc. of Piqua, Ohio, a local contractor that specializes in historic buildings. **This is the work for which we are currently seeking approval.**

Additional work to the east and west (Mulberry Street) sides of the building will occur at a later date once additional funding has been secured. Approval from the Planning Commission will be sought in advance of that work, once the timeline has been established.

Attachments

Attachment A: Site Plan

Attachment B: Photos of Past Restoration and Repair Work

Attachment C: Current Photos of Log Deterioration After Paint and Siding Removal

Attachment D: Construction Drawings Prepared by Arsee Engineers

Attachment A: Site Plan



Attachment B: Historic Photos of Past Restoration and Repair Work



Photograph of the rotten sill log at the southeast corner of the building in 1998 prior to replacement.



Exposing the rubble stone foundation and removal of the rotten sill log at the southeast corner of the building in 1998.



Replacement of the rotten sill log at the southeast corner of the building in 1998.



Replacement of the rotten sill log at the southeast corner of the building in 1998, view from the interior.

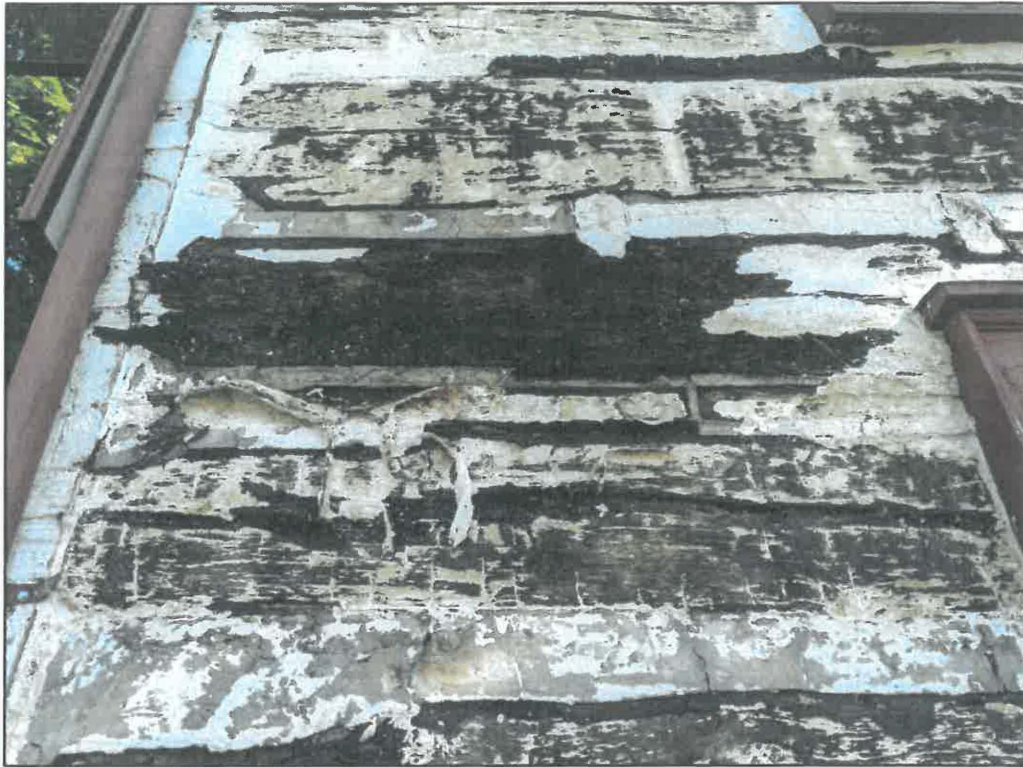
Attachment C: Current Photos of Log Deterioration After Paint and Siding Removal



South elevation, facing Water Street.



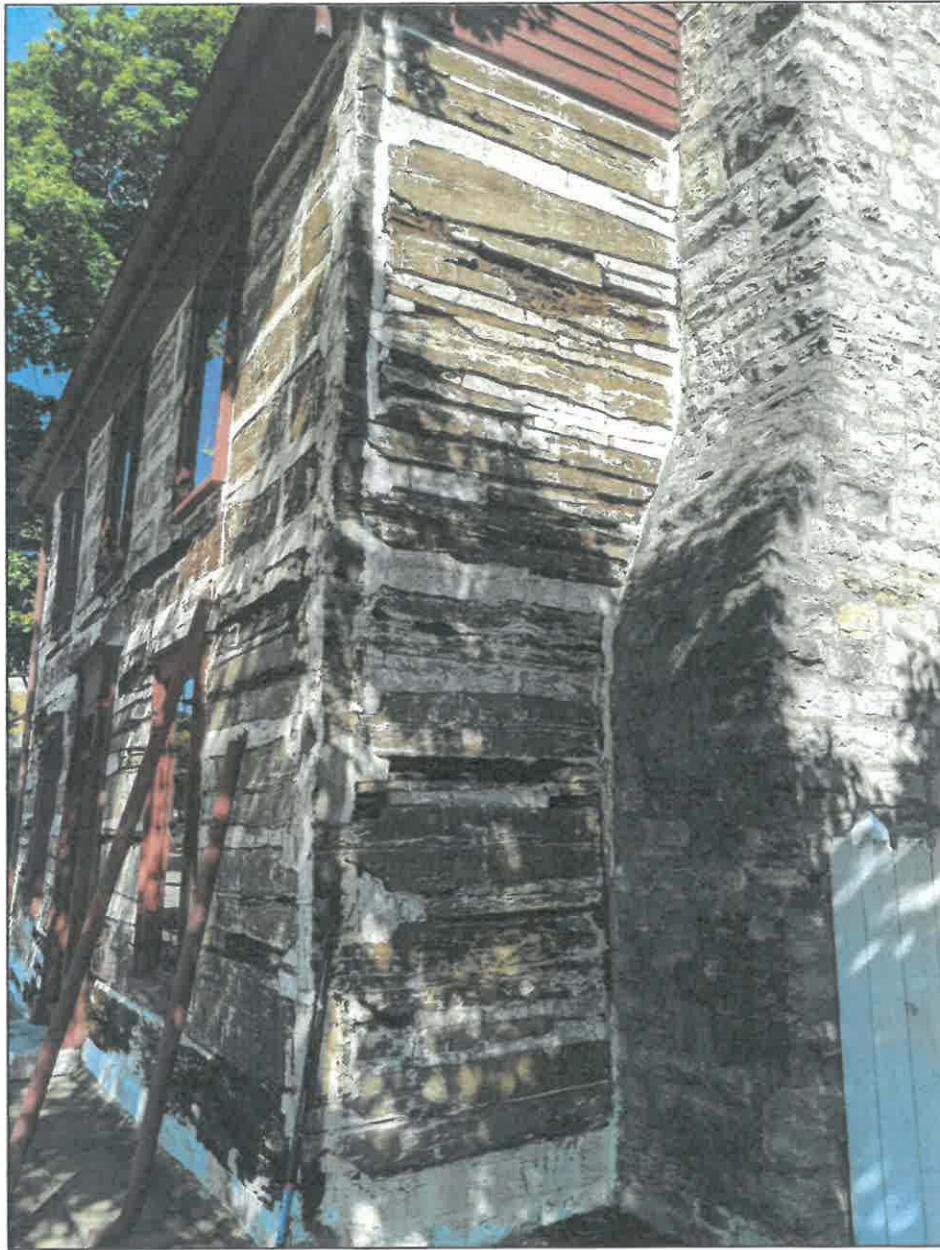
Detail of southwest corner, showing the difference in log preservation between the west elevation, which was protected by wood siding, and the south elevation, which was painted and exposed to the elements.



Detail of damage to logs on the south elevation.



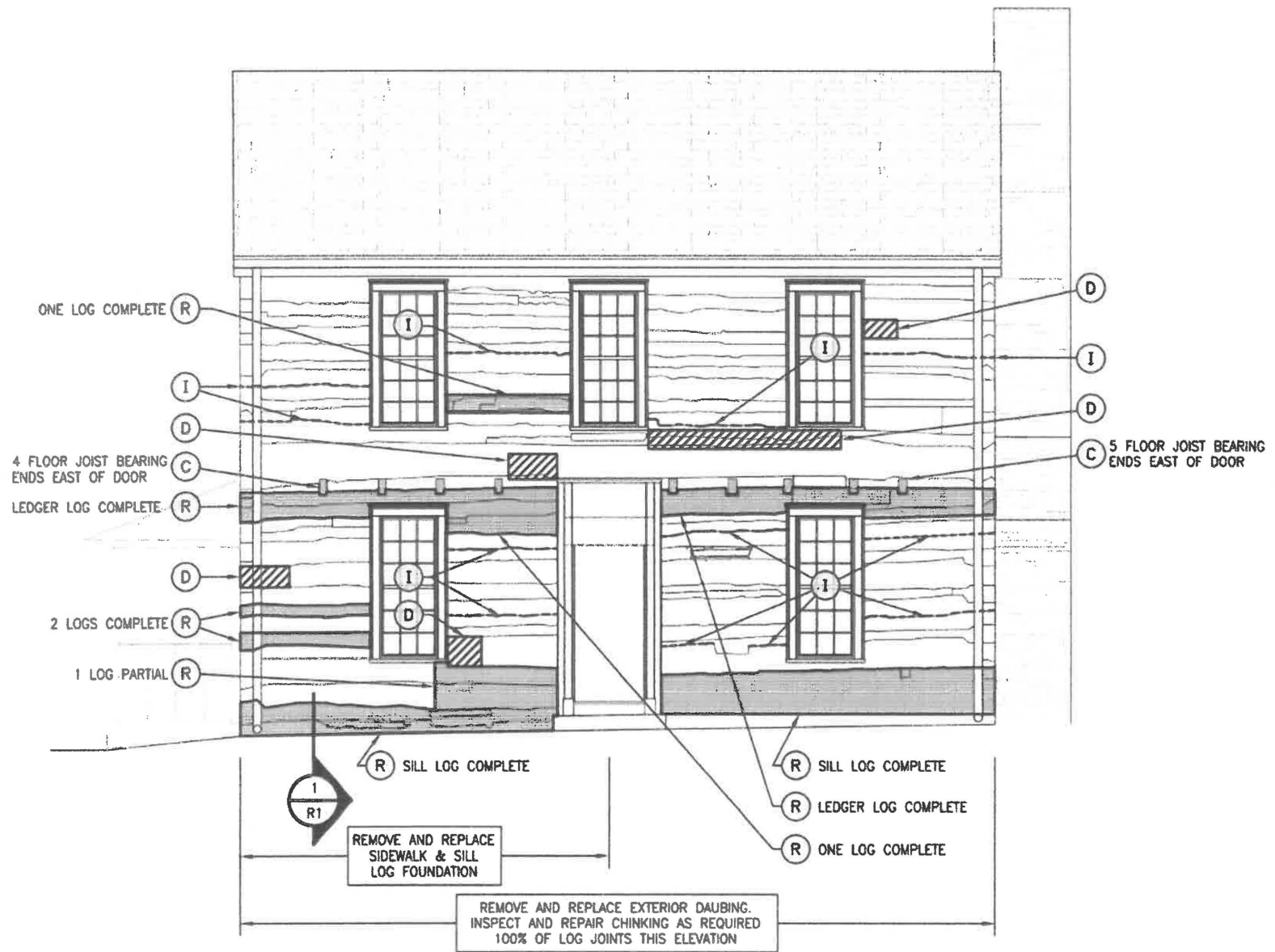
Detail of damage to logs on the south elevation.



View of the east elevation.

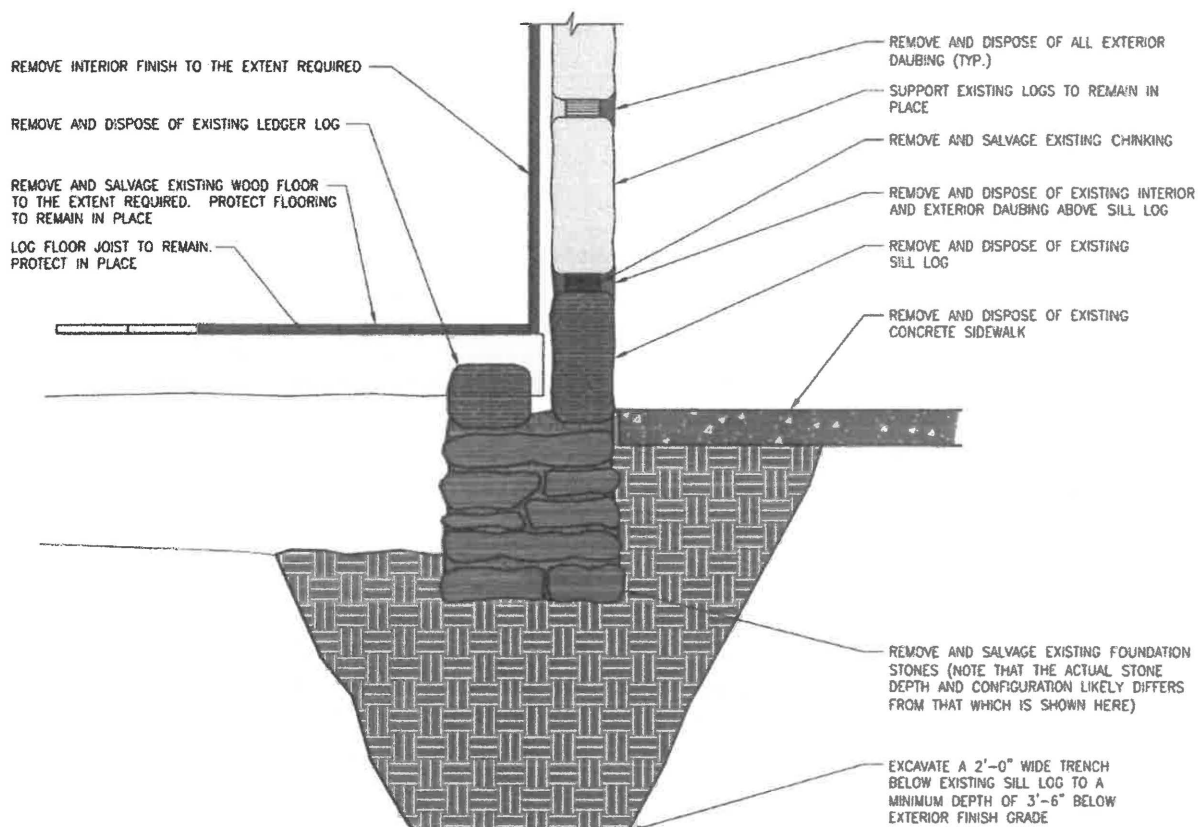
Attachment E: Construction Drawings Prepared by Arsee Engineers

[See next page]

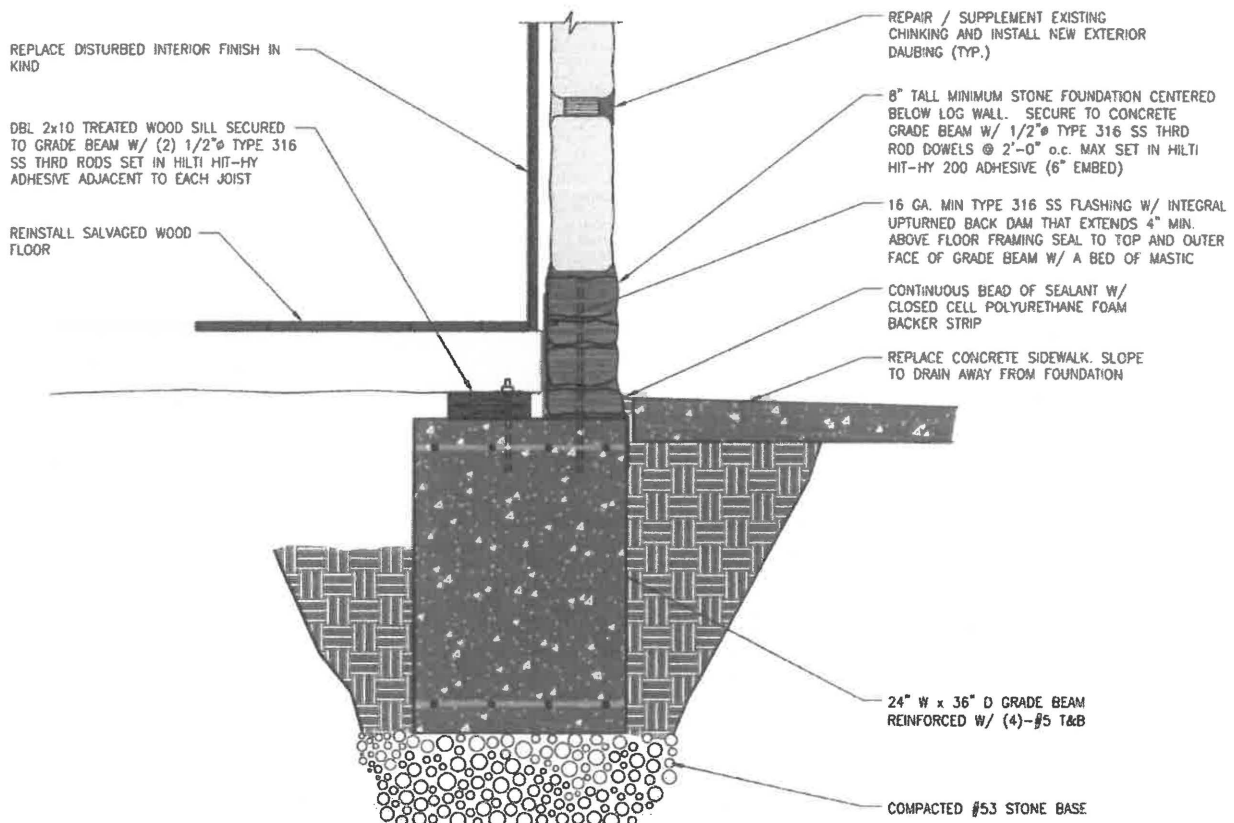


SOUTH ELEVATION

1/4"=1'-0"



DEMOLITION



PROPOSED

REPAIR NOTES

GENERAL NOTES

- DO NOT WORK IN AREAS WITH EVIDENCE OF DEFECTS OR HAZARDS UNTIL THEY ARE PROPERLY MITIGATED. ANY EXISTING HAZARDS THAT ARE ENCOUNTERED SHALL BE MITIGATED ONLY BY PROPERLY TRAINED PROFESSIONALS.
- OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF WORK.
- WOOD DOCUMENT ALL EXISTING CONDITIONS IN THE VICINITY OF THE WORK PRIOR TO THE START OF WORK. PROVIDE DIGITAL COPIES OF PRE-CONSTRUCTION VIDEO TO THE OWNER AND ENGINEER FOR RECORD.
- SUBMIT PROJECT DATA AND ALL AVAILABLE MANUFACTURERS INSTALLATION INSTRUCTIONS FOR THE FOLLOWING PROPOSED MATERIALS FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER PRIOR TO PLACING ANY ORDERS OR COMMENCING WITH THE RELATED WORK:
 - CONCRETE MIX DESIGN
 - REPLACEMENT / REPAIR LOG SPECIES & SEASONING RECORDS
 - WOOD DOVEL SPECIES AND DIMENSIONS
 - CHINKING MATERIALS (PREPARE IN-SITU MOCKUP)
 - DAUBING MIX DESIGN (PREPARE IN-SITU MOCKUP)
 - FOUNDATION MASONRY MIX DESIGN
 - FOUNDATION MASONRY STONE
 - EPOXY CONSOLIDANTS
 - EPOXY PASTE FILLERS
 - EPOXY PRIMERS
 - EPOXY ADHESIVES
 - PROTECTIVE COATINGS AS APPLICABLE
- CAREFULLY READ MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS PRIOR TO THE START OF WORK. STORE PRODUCTS AS INDICATED. ENSURE THAT AMBIENT CONDITIONS (TEMPERATURE, RELATIVE HUMIDITY, ETC.) ARE WITHIN THE LIMITS RECOMMENDED BY THE MANUFACTURER PRIOR TO COMMENCING WITH WORK PROCEDURES THAT REQUIRE THE USE OF THESE PRODUCTS.

PROTECT SITE

- ERECT AND MAINTAIN ALL TEMPORARY SIGAGE, BARRICADES AND TRAFFIC CONTROL DEVICES AS REQUIRED FOR TEMPORARY CLOSURE OF THE SIDEWALKS ADJACENT TO THE BUILDING.
- FURNISH AND INSTALL CHAIN LINK FENCING WITH LOCKABLE GATES AROUND THE PERIMETER OF THE WORK AND STAGING AREAS PRIOR TO THE START OF WORK TO ENSURE THAT THE BUILDING REMAINS SECURE AND TO PROTECT THE PUBLIC AND CHANGING MATERIALS. GATES SHALL REMAIN LOCKED AT ALL TIMES WHEN THE CONTRACTOR DOES NOT HAVE A REPRESENTATIVE ON-SITE.
- MAINTAIN ALL LAWN AND LANDSCAPING WITHIN THE WORK AREA, WOOD TRIM AND WEED WITHIN THE FENCED ENCLOSURE IN A MANNER AND ON A SCHEDULE THAT MATCHES THE OWNER'S MAINTENANCE ELSEWHERE ON THE PROPERTY.

TEMPORARY BRACING & PROTECTION

- FURNISH AND INSTALL ALL TEMPORARY BRACING AS NEEDED TO STABILIZE AND PROTECT THE BUILDING PRIOR TO THE START OF ANY DEMOLITION WORK.
- TEMPORARILY REMOVE WINDOWS AND DOORS OR PROTECT THEM IN PLACE AGAINST DAMAGE PRIOR TO THE START OF WORK.
- PROTECT ALL LOGS THAT ARE TO REMAIN IN PLACE ABOVE AND ADJACENT TO LOGS THAT ARE TO BE REMOVED. BAND CLAMPS MAY BE USED ONLY IF IT CAN BE VERIFIED THAT THE CHINKING REMAINS IN FULL/SOLID CONTACT WITH EACH COURSE OF LOGS AT THE CLAMP LOCATIONS. IF THE CHINKING IS LOOSE OR MISSING AT THE PROPOSED TEMPORARY SUPPORTS, THEN WALLERS SHALL BE USED IN LIEU OF BAND CLAMPS TO STABILIZE THE LOGS TO REMAIN.
- FURNISH, ERECT AND MAINTAIN TEMPORARY INTERIOR BRACING SHEATHING AND SHORING POSTS AS REQUIRED TO PROTECT THE UPPER STORY AND ROOF IN PLACE.
- IMPLEMENT ALL MEASURES NECESSARY TO PROTECT THE EXISTING BUILDING STRUCTURE, CLADDING AND FINISHES THAT ARE TO REMAIN AS WELL AS ALL COMPONENTS OF THE CONNECTED / ADJACENT BUILDINGS AND SITE FEATURES AGAINST DAMAGE AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- PROTECT THE BUILDING INTERIOR AGAINST DAMAGE DUE TO INCLEMENT WEATHER. TEMPORARY WEATHER BARRIERS SHALL BE SECURED IN PLACE TO COVER ALL UNFINISHED OPENINGS IN THE BUILDING ENCLOSURE AND EXCAVATIONS PRIOR TO INCLEMENT WEATHER AND AT ALL TIMES WHEN THE CONTRACTOR DOES NOT HAVE A REPRESENTATIVE ON-SITE TO MONITOR CONDITIONS.

SELECTIVE DEMOLITION

- NOTIFY THE OWNER AT LEAST SEVEN (7) DAYS IN ADVANCE OF ANY ON-SITE EXCAVATION WORK. EXCAVATION WORK WILL LIKELY NEED TO BE COORDINATED AND CONDUCTED UNDER THE SUPERVISION OF AN ARCHITECT/ENGINEER.
- PERFORM AN UNDERGROUND UTILITY LOCATE PRIOR TO ANY EXCAVATION WORK. NOTIFY THE ENGINEER IN WRITING OF ANY UNDERGROUND UTILITIES THAT ARE UNCOVERED WHICH MAY INTERFERE WITH THE PROJECT SCOPE.
- STOP WORK AND IMMEDIATELY NOTIFY THE OWNER UPON FINDING ANY ARTIFACTS ON-SITE. DO NOT PROCEED WITH ANY FURTHER WORK THAT MAY DAMAGE OR OTHERWISE DISTURB ANY ARTIFACTS WITHOUT AUTHORIZATION FROM THE OWNER.
- CAREFULLY REMOVE, SALVAGE AND TEMPORARILY STORE INTERIOR CLADDING, FINISHES AND FURNISHINGS AS REQUIRED TO COMPLETE THE SCOPE OF WORK. REINSTALL ANY ITEMS THAT ARE REMOVED TO MATCH THE ORIGINAL CONDITION AND CONFIGURATION.
- DISPOSE OF ALL MATERIALS THAT ARE TO BE REMOVED OR REPLACED OFFSITE IN ACCORDANCE WITH LOCAL ORDINANCES.

RISING AND LEVELING NOTES

- LIMIT JACKING / LEVELING OPERATIONS TO THE EXTENT THAT THE ADJACENT AND CONNECTED BUILDINGS WILL NOT BE DAMAGED OR DISTURBED.
- DO NOT USE HYDRAULIC JACKS FOR ANY BUILDING LIFTING OR LEVELING OPERATIONS.
- SET ALL JACKS AND CHIRING ON LEVEL AND STABLE SUBSTRATE. EXCAVATE AND BACKFILL WITH COMPACTED GRAVEL AS REQUIRED TO ACHIEVE SUITABLE BEARINGS.
- ENSURE THAT ALL LOGS AND CHIRING AT AND ABOVE THE TEMPORARY BEARINGS ARE SOUND PRIOR TO LOADING. REMOVE ALL ROTTEN LOGS AND REPLACE OR SUPPLEMENT LOGS CHIRING.
- UTILIZE TEMPORARY TIMBER OR STEEL NEEDLE BEAMS TO TRANSFER LOADS IF JACKS WILL NOT BE CENTERED UNDER LOGS TO BE SUPPORTED. COORDINATE SPACING AND CONFIGURATION OF TEMPORARY NEEDLE BEAMS WITH THE ENGINEER PRIOR TO INSTALLATION.
- LIMIT LIFTING OPERATIONS TO 1/4" HIGH MAXIMUM INCREMENTS. LISTEN AND WATCH FOR EVIDENCE OF EXCESSIVE STRESSES DURING LIFTING AND CEASE OPERATIONS IF ANY SUCH EVIDENCE IS DISCOVERED.
- BUILD TEMPORARY CHIRING PLUMB AND LEVEL DIRECTLY BENEATH THE LOGS IN THE VICINITY OF THE LIFTING OPERATIONS IN A CROSSHATCH PATTERN FOR MAXIMUM SAFETY AND STABILITY. ADJUST CHIRING AND SHIM TIGHT TO THE BEARING LOG IMMEDIATELY FOLLOWING EACH 1/2" HIGH MAXIMUM LIFT.

FOUNDATION REPAIRS

- TEMPORARILY REMOVE AND SALVAGE ALL EXISTING INTERIOR FINISHES, CLADDINGS AND FURNISHINGS IN THE VICINITY OF THE FOUNDATIONS TO BE REPAIRED. CAREFULLY DEMOLISH EXISTING CONCRETE SIDEWALKS ADJACENT TO THE EXISTING FOUNDATIONS.
- INSTALL TEMPORARY SUPPORTS FOR THE FLOOR FRAMING AND LOGS TO REMAIN IN THE VICINITY OF THE FOUNDATION REPAIRS.
- CAREFULLY REMOVE AND SALVAGE ANY EXISTING FOUNDATION STONES FOR REUSE.
- EXCAVATE TO THE EXTENTS REQUIRED (TO BELOW THE FIRST LOG AT MINIMUM) TO INSTALL THE PROPOSED COMPACTED FILL AND FOUNDATIONS.
- INSTALL TEMPORARY AND ACCESSORIES IN THE SIZES AND CONFIGURATIONS INDICATED ON THE DRAWINGS.
- INSTALL FORMWORK AS NEEDED TO CREATE THE ABOVE GROUND PROFILES INDICATED ON THE DRAWINGS.
- ENSURE THAT EXTERIOR AMBIENT TEMPERATURES AND WEATHER CONDITIONS ARE APPROPRIATE FOR PLACING CONCRETE.
- PLACE AND CONSOLIDATE CONCRETE USING THE APPROVED MIX DESIGN FOR THE PROPOSED FOUNDATIONS.
- NET CURE EXPOSED CONCRETE SURFACES FOR A MINIMUM OF 7 DAYS.
- UTILIZE A COMBINATION OF SALVAGED FOUNDATION STONES AND MATCHING REPLACEMENT STONES AND AN APPROVED MORTAR MIX TO REBUILD THE EXPOSED MASONRY FOUNDATION TO A MINIMUM HEIGHT OF 8" INCHES ABOVE THE EXTERIOR FINISHED GRADE / SIDEWALK ELEVATION.
- REPLACE DECAULATED SUBGRADE AND SIDEWALKS ENSURING THAT THERE IS POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
- REINSTALL ALL DISTURBED INTERIOR FRAMING, FINISHES, CLADDING AND FURNISHINGS TO MATCH THE ORIGINAL CONFIGURATION (EXCEPT WHERE FRAMING END BEARING DETAILS DIFFER AS SHOWN IN THE DRAWINGS).

LOG REPLACEMENT

- REPLACEMENT LOGS SHALL MATCH THE SPECIES OF DETERIORATED LOGS WHERE FEASIBLE. PROVIDE LOG SPECIES DATA TO THE OWNER AND ENGINEER FOR ANY LOGS THAT DO NOT MATCH THE EXISTING.
- REPLACEMENT LOGS SHALL BE STORED OFFSITE FOR SEASONING WELL IN ADVANCE OF BEING PLACED INTO SERVICE WHERE FEASIBLE. IF LOGS ARE PLACED INTO SERVICE PRIOR TO SEASONING THEN SUBSEQUENT CHIRING AND DAUBING OPERATIONS SHALL BE DELAYED UNTIL THE REPLACEMENT LOGS ARE SEASONED.
- TEMPORARILY SUPPORT ALL BUILDING COMPONENTS ABOVE THE LOG TO BE REMOVED.
- REMOVE INTERIOR CLADDING, FINISHES AND FURNISHINGS IN THE VICINITY OF THE LOG TO BE REMOVED. IN THE EVENT THAT SEVERAL LOGS NEED TO BE REPLACED, REMOVE THE EXISTING LOGS FROM BOTTOM TO TOP AND REPLACE THEM WITH NEW LOGS FROM TOP TO BOTTOM.
- REMOVE INTERIOR AND EXTERIOR DAUBING FROM THE TOP AND BOTTOM SIDES OF THE LOG TO BE REMOVED.
- REMOVE AND SALVAGE CHIRING FROM THE TOP AND BOTTOM SIDES OF THE LOG TO BE REMOVED.
- FREE THE DETERIORATED LOG FROM THE NOTCHES AND OTHER LOGS. SALVAGE AND CATALOGUE ANY NOTCHES THAT ARE REMOVED FROM LOGS THAT ARE TO BE REPLACED.
- CATALOGUE AND TEMPORARILY STORE OFFSITE IN A PROTECTED MANNER ALL EXISTING LOGS THAT ARE TO BE REPLACED. USE EXISTING LOGS AS TEMPLATES FOR SAWING / HEWING AND NOTCHING REPLACEMENT LOGS.
- SHAPE REPLACEMENT LOGS TAKING CARE TO MATCH THE ORIENTATION, GRAIN PATTERN, SAWING / HEWING AND NOTCHING PATTERNS OF THE EXISTING LOG.
- REINSTALL REPLACEMENT LOG.
- REINSTALL SALVAGED NOTCHED ENDS OF ANY ADJACENT LOGS THAT WERE REMOVED USING EPOXY AND DOWELS.
- FINISH NEW LOGS IN THE SAME WAY THAT EXISTING LOGS ARE FINISHED (PROTECTIVE COATINGS, STAINS, PAINTS, ETC.).
- INSTALL CHIRING AND DAUBING AFTER THE REPLACEMENT LOG HAS SEASONED.

LOG REPAIRS (DUTCHMAN / PARTIAL REPLACEMENT)

- REMOVE INTERIOR AND EXTERIOR DAUBING IN THE VICINITY OF THE LOG REPAIR.
- REMOVE AND SALVAGE ALL CHIRING IN THE VICINITY OF THE LOG REPAIR.
- REMOVE ALL WOOD ROT FROM THE EXISTING LOG TO DETERMINE THE EXTENTS OF REPAIR. TAKE CARE NOT TO DAMAGE ADJACENT EXISTING LOGS TO REMAIN.
- IF MORE THAN HALF OF THE EXISTING LOG THICKNESS IS DETERIORATED, THEN PROCEED WITH A FULL OR PARTIAL LOG REPLACEMENT.
- CREATE CLEAN CUT LINES IN THE EXISTING SOUND LOG TO REMAIN TO ENSURE FULL CONTACT AT ALL MATING SURFACES. THE VERTICAL BUTT ENDS WHERE EXISTING LOG JOINTS TO THE ENDS OF THE SPLICE LOG (DUTCHMAN) SHALL BE CONFIGURED AS HALF LAP OR SCARF JOINTS.
- SPLICE LOGS (DUTCHMAN) OR PARTIAL LOG REPLACEMENTS SHALL MATCH THE EXISTING LOG SPECIES WHERE FEASIBLE. USE SOUND PORTIONS OF EXISTING LOGS THAT ARE TO BE REPLACED ELSEWHERE IN THE BUILDING FOR DUTCHMAN AND PARTIAL REPLACEMENTS WHERE FEASIBLE. PROVIDE LOG SPECIES DATA TO THE OWNER AND ENGINEER FOR ANY LOGS THAT DO NOT MATCH THE EXISTING.
- SHAPE THE SPLICE LOG (DUTCHMAN) OR REPLACEMENT LOG TAKING CARE TO MATCH THE EXISTING ORIENTATION, GRAIN PATTERN, SAWING / HEWING AND NOTCHING PATTERNS OF THE ADJACENT EXISTING LOG.
- ENSURE THAT THE EXISTING LOG AND THE DUTCHMAN / REPLACEMENT LOG ARE REASONABLY DRY (6%-20% MOISTURE CONTENT) AND THAT ALL MATING SURFACES ARE FREE FROM ALL DUST AND DEBRIS THAT MIGHT INHIBIT BONDING.
- MIX EPOXY ADHESIVE PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLY TO THE MATING SURFACES OF BOTH THE PARTIAL LOG AND THE DUTCHMAN / REPLACEMENT LOG.
- INSTALL THE DUTCHMAN / REPLACEMENT LOG AND CLAMP IN PLACE. WIPE OFF ANY EXCESS ADHESIVE.
- REMOVE CLAMPS AFTER THE EPOXY HAS CURED.
- DRILL THROUGH THE INTERFACE OF THE NEW / EXISTING LOG ON A DIAGONAL PATTERN TO RECEIVE AT LEAST TWO 3/4" INCH MINIMUM WOOD DOWELS (ONE PER SIDE). DRILL THE HOLES SLIGHTLY LARGER THAN THE DIAMETER OF THE DOWELS AND EXTEND THEM INTO THE EXISTING LOG A LITTLE LESS THAN HALF THE REMAINING LOG DEPTH.
- REMOVE ALL DUST AND DEBRIS FROM THE DRILLED HOLES AND THE SURFACE OF THE DOWELS.
- MIX EPOXY ADHESIVE PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS, COAT THE DOWELS AND PLACE THEM INTO THE PREDRILLED HOLES. USE A RUBBER OR WOODEN Mallet TO DRIVE THE DOWELS TO THE BOTTOM OF THE HOLE AND WIPE OFF ANY EXCESS ADHESIVE.
- CUT OFF THE PROTRUDING ENDS OF THE DOWELS AND COMPLETE ANY FINAL DUTCHMAN / REPLACEMENT LOG SHAPING TO MATCH THE ADJACENT EXISTING LOG PROFILE AND FINISH.
- FINISH DUTCHMAN / REPLACEMENT LOGS IN THE SAME WAY THAT EXISTING LOGS ARE FINISHED (PROTECTIVE COATINGS, STAINS, PAINTS, ETC.).
- INSTALL CHIRING AND DAUBING AFTER THE DUTCHMAN / REPLACEMENT LOG HAS SEASONED.

LOG REPAIRS (SURFACE CONSOLIDATION)

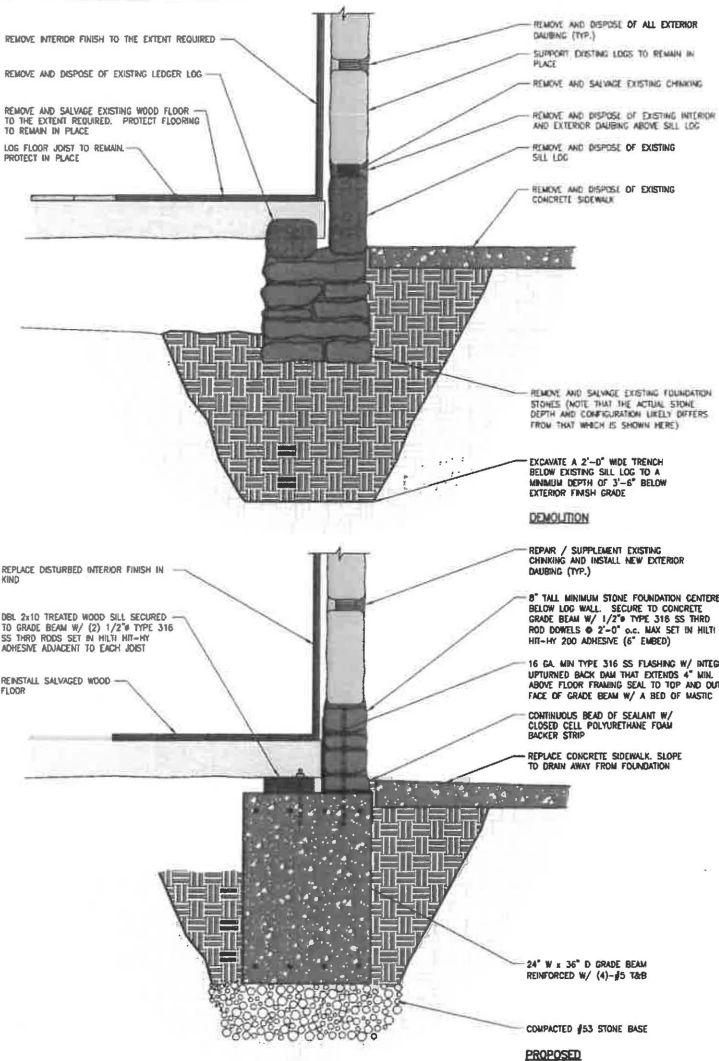
- ENSURE THAT THE LOG TO REPAIR EPOXY CONSOLIDANT IS REASONABLY DRY (6%-20% MOISTURE CONTENT) AND FREE OF SURFACE DUST / DEBRIS.
- MIX EPOXY CONSOLIDANT IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- BRUSH EPOXY ONTO THE SURFACE OF THE DETERIORATED LOG AND ALLOW IT TO ABSORB. USE EPOXY SPRAYGUN TO IMMEDIATELY REMOVE ANY DRIPPS, RUNS AND EXCESS FROM THE FACE OF THE LOG.

LOG REPAIRS (EPOXY INJECTION OF CRACKS / DEEP CHECKS)

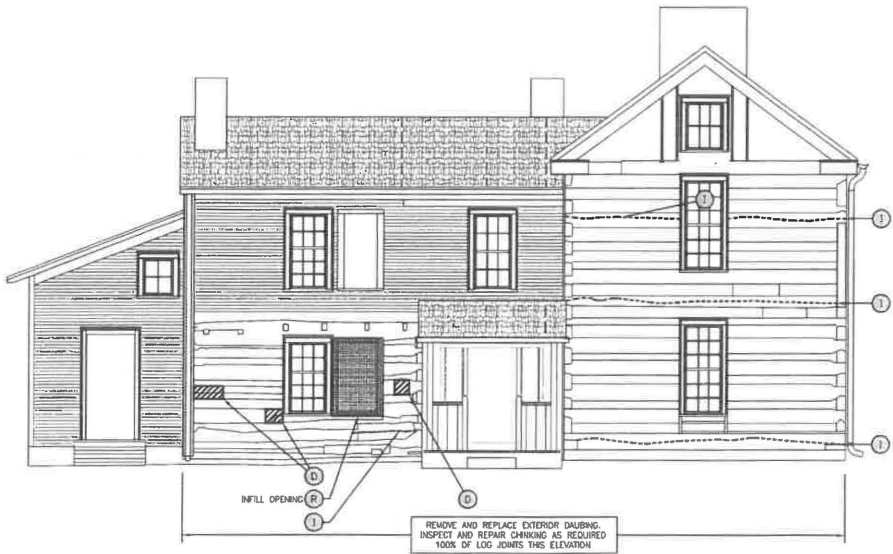
- PROBE THE CRACK / CHECK WITH AN ICE PICK OR STIFF WIRE AT 6" INTERVALS ALONG ITS LENGTH AND RECORD THE DEPTH OF THE CRACK / CHECK AT EACH LOCATION.
- REMOVE ALL DUST / DEBRIS FROM THE CRACK SURFACES AND THE ADJACENT LOG.
- APPLY HOT-GUITE OR A SIMILAR TEMPORARY SEAL OVER THE FACE OF THE CRACK / CHECK. PERFORM A MOCKUP OF THE PROPOSED FACE SEAL ON LOG THAT IS TO BE REPLACED TO ENSURE THAT THE SEALANT MATERIAL IS REMOVABLE WITHOUT LEAVING ANY PERMANENT DISCOLORATION OR STAINING.
- DRILL HOLES TO THE RECORDED DEPTH OF THE CRACK / CHECK AT SIX INCH INTERVALS AFTER THE TEMPORARY SEAL HAS CURED.
- MIX EPOXY INJECTION ADHESIVE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- INSERT INJECTION NEEDLE TO THE DEPTH OF THE DRILLED HOLE AND INJECT EPOXY BEGINNING AT ONE END OF THE CRACK AND WORKING PROGRESSIVELY TO THE OPPOSITE END OF THE CRACK. CONTINUE INJECTING EACH DRILLED HOLE TO REFUSAL (UNTIL EPOXY BEGINS TO COME OUT OF THE ADJACENT HOLES).
- REMOVE EXCESS EPOXY FROM THE FACE OF THE LOG AND SEAL THE DRILLED / EPOXY FILLED HOLES AS THE WORK PROGRESSES ALONG THE LENGTH OF THE CRACK.
- ALLOW EPOXY TO CURE.
- REMOVE THE TEMPORARY FACE SEAL AFTER THE EPOXY HAS CURED.

CHIRING AND DAUBING

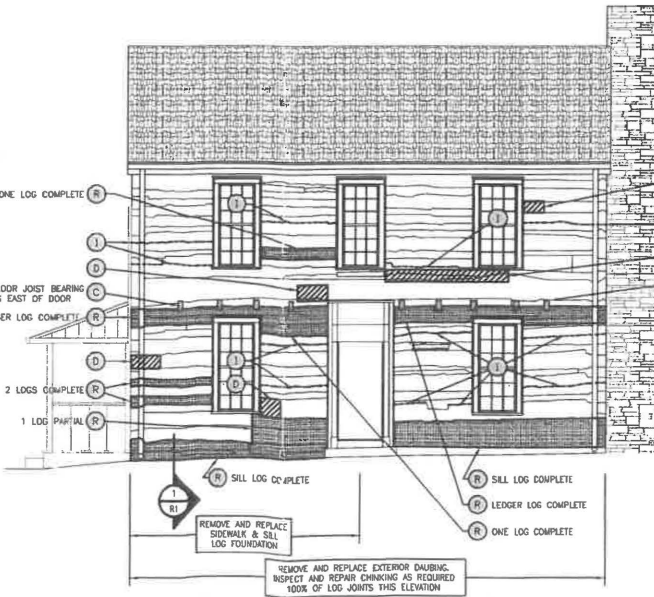
- DO NOT REPAIR CHIRING AND DAUBING UNTIL ALL REPLACEMENT / REPAIR LOGS HAVE SEASONED AND ALL JACKS AND SHORING HAVE BEEN REMOVED. THE ONLY EXCEPTION TO THIS RULE IS THAT CHIRING MUST BE PATCHED / SHIMMED TO ENSURE SOLID CONTACT ABOVE AND ADJACENT TO ALL TEMPORARY SUPPORTS.
- TEMPORARILY REMOVE AND SALVAGE ALL INTERIOR CLADDING, FINISHES AND FURNISHINGS WHERE ACCESS TO THE INTERIOR DAUBING AND CHIRING IS REQUIRED.
- COMPLETELY REMOVE ALL EXTERIOR DAUBING.
- REMOVE INTERIOR DAUBING AS REQUIRED TO FACILITATE OTHER WORK PROCEDURES AND WHERE CHIRING IS DETERMINED TO BE LOOSE / DISJUNCT.
- INSPECT ALL CHIRING TO ENSURE THAT IT IS SOUND AND IN FULL CONTACT WITH LOGS ABOVE AND BELOW.
- REPLACE MISSING / LOOSE CHIRING IN KIND UNLESS PAPER BASED FILLERS ARE FOUND WITHIN THE CHIRING. REMOVE ANY EXISTING CHIRING THAT ATTRACTS INSECTS OR HOLDS MOISTURE (PAPER, CLOTH, WOOL, CLAY, ETC.) WITH DCAUM TO MINIMIZE THE RISK OF INFESTATIONS AND ROT. DO NOT USE STEEL WOOL OR SPRAY FOAM MATERIALS FOR CHIRING.
- USE DCAUM MADE FROM LIGHTLY OILED HEMP OR ALUTE FIBERS FOR SUPPLEMENTAL CHIRING FILLERS WHERE THERE ARE VOIDS. PUSH DCAUM INTO VOIDS WITH A SLANT TOOL.
- REPLACE DETERIORATED OR MISSING WOOD CHIRING WITH PIECES OF WOOD THAT ARE OF THE SAME SPECIES AND WHICH ARE SIMILAR IN SIZE TO THE ADJACENT EXISTING CHIRING.
- INSPECT THE JOINTS TO DETERMINE IF THE DAUBING WAS REINFORCED WITH PROUD NAILS. IF SO, REMOVE AND REPLACE EXISTING NAILS IN A PATTERN TO MATCH USING GALVANIZED NAILS.
- DO NOT USE ELASTOMERIC DAUBING MATERIALS OR DAUBING MIXES WITH HIGH PROPORTIONS OF PORTLAND CEMENT.
- EXAMPLES OF SUITABLE DAUBING MIX:
 - NON-PORTLAND MIX
 - 6 PARTS SAND
 - 4 PARTS LIME
 - 1 PART CEMENT
 - PORTLAND MIX
 - 7-10 PARTS SAND
 - 4-8 PARTS LIME
 - 1 PART PORTLAND CEMENT
- PROVIDE SAMPLES OF PROPOSED DAUBING MIX FOR COLOR / TEXTURE APPROVAL AND PROVIDE IN-SITU MOCKUP OF INSTALLED AND TOOLED DAUBING FOR PROCEDURAL REVIEW AND APPROVAL.
- INTENT IS TO MATCH THE COLOR, TEXTURE AND CONFIGURATION OF THE EXISTING DAUBING.
- DO NOT APPLY DAUBING IN EXCESSIVE HEAL, FULL SUN OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED.
- THOROUGHLY MIX ALL DRY DAUBING MATERIALS AND THEN ADD WATER AND CONTINUE TO MIX THE DAUBING TO A STIFF PASTE CONSISTENCY. DO NOT PREPARE MORE DAUBING THAN CAN BE APPLIED IN 30 MINUTES TIME.
- ALLOW THE FRESHLY MIXED DAUBING TO REST FROM APPROXIMATELY 5 TO 10 MINUTES AND THEN APPLY SLOWLY MORE WATER TO OBTAIN THE DESIRED CONSISTENCY.
- SPRAY THE LOG SURFACES AND CHIRING TO RECEIVE DAUBING WITH POTABLE WATER JUST PRIOR TO DAUBING APPLICATION.
- PRESS DAUBING INTO THE CHIRING SPACE AND SMOOTH / TOOL TO A FLUSH FINISH TO MATCH THE EXISTING PROFILE.
- WIDE AND/OR DEEP CHIRING SPACES WILL NEED TO BE DAUBED IN LAYERS TO PREVENT SAGGING.
- TOOL DAUBING FLUSH TO MATCH THE EXISTING PROFILE AND FINISH WITH TRONKEL MARKS OR A BRUSHED FINISH TO MATCH THE EXISTING TEXTURE.
- SPRAY THE DAUBED AREA WITH A MIST OF WATER TO PREVENT PREMATURE FLASH DRYING OR HAIR A WET TAP ON THE WALL.
- IF DAUBING CRACKS AS IT CURES, REMOVE AND REAPPLY THE DAUBING, ADJUSTING THE MIX OR TEMPER TIME AS NEEDED TO OBTAIN FAVORABLE RESULTS.



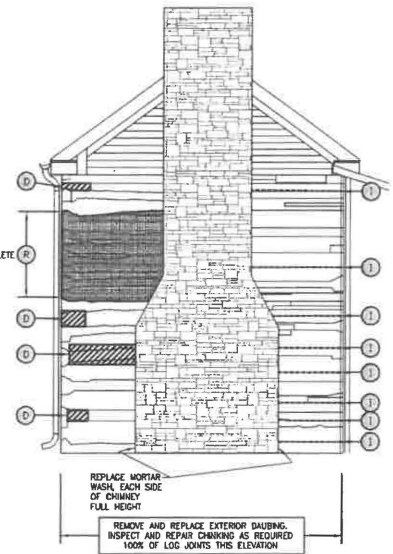
SILL LOG FOUNDATION DETAIL 1 R1



WEST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

ISSUED 3/14/22 FOR REVIEW
NOT FOR CONSTRUCTION
FIELD VERIFY ALL DIMENSIONS AND PROFILES

REPAIR LEGEND

- (R) LOG REPLACEMENT
- (D) LOG DUTCHMAN REPAIR
- (I) CRACK / CHECK INJECTION
- (C) LOG CONSOLIDATION

OVERFIELD TAVERN FACADE REPAIRS
201 E WATER STREET
TROY, OHIO

REPAIR NOTES,
ELEVATIONS
& DETAILS

CHECKED BY: [Signature]
DRAWN BY: BRW
SCALE: AS NOTED
DATE: 03/14/2022
SHEET NO: R1

ARSEE ENGINEERS
ARCHITECTS & ENGINEERS
8715 ARCADIA DRIVE, SUITE 100
FISHERS, INDIANA 46037-4659
317.934.4515 PHONE
317.934.4560 FAX

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 13, 2022

SUBJECT: Historic District Review – 116 S. Market Street

PROPOSAL:

A request by the applicant, Karin Gaudin with Eclat Facial Studio, for the installation of a 30 square foot building sign and a 1 square foot window sign at the property located at 116 S. Market Street, Parcel ID: D08-002573. The property is zoned B-3, Central Business District. The applicant is also proposing the exterior modification of paint on the front façade of the building. The applicant has received authorization from the property owner for the proposed request.

The OHI form describes this property as a two-story, brick, commercial building. Distinguishing features include a stone store front with transom, store front bulkhead, and recessed entry.

DISCUSSION:

This multi-tenant building is permitted to have a total of 66 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a total of 33 square feet of building signage. This building sign measures 30" x 144" or 30 square feet. The window sign measure 12"x12" or 1 square feet. The sign will be constructed of 3m metal composite with 1/8" 3-dimensional white lettering.

Additionally, the applicant is proposing to paint the front façade of the building using the Benjamin Moore paint color of 2102-50 "Rose Bisque" behind the building signage and trim surrounding the store front. The applicant has painted the store front, and City staff has worked with the owner for a historic review submittal. The applicant has been charged double for the modification without approval (Pictures and Design Graphics Attached).

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed signage and paint modification based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.
- The proposed paint alteration does not detract from the historic integrity of the building and streetscape and similar paint colors exist in the historic district.



Benjamin Moore: Rose Bisque 2102-50







180"

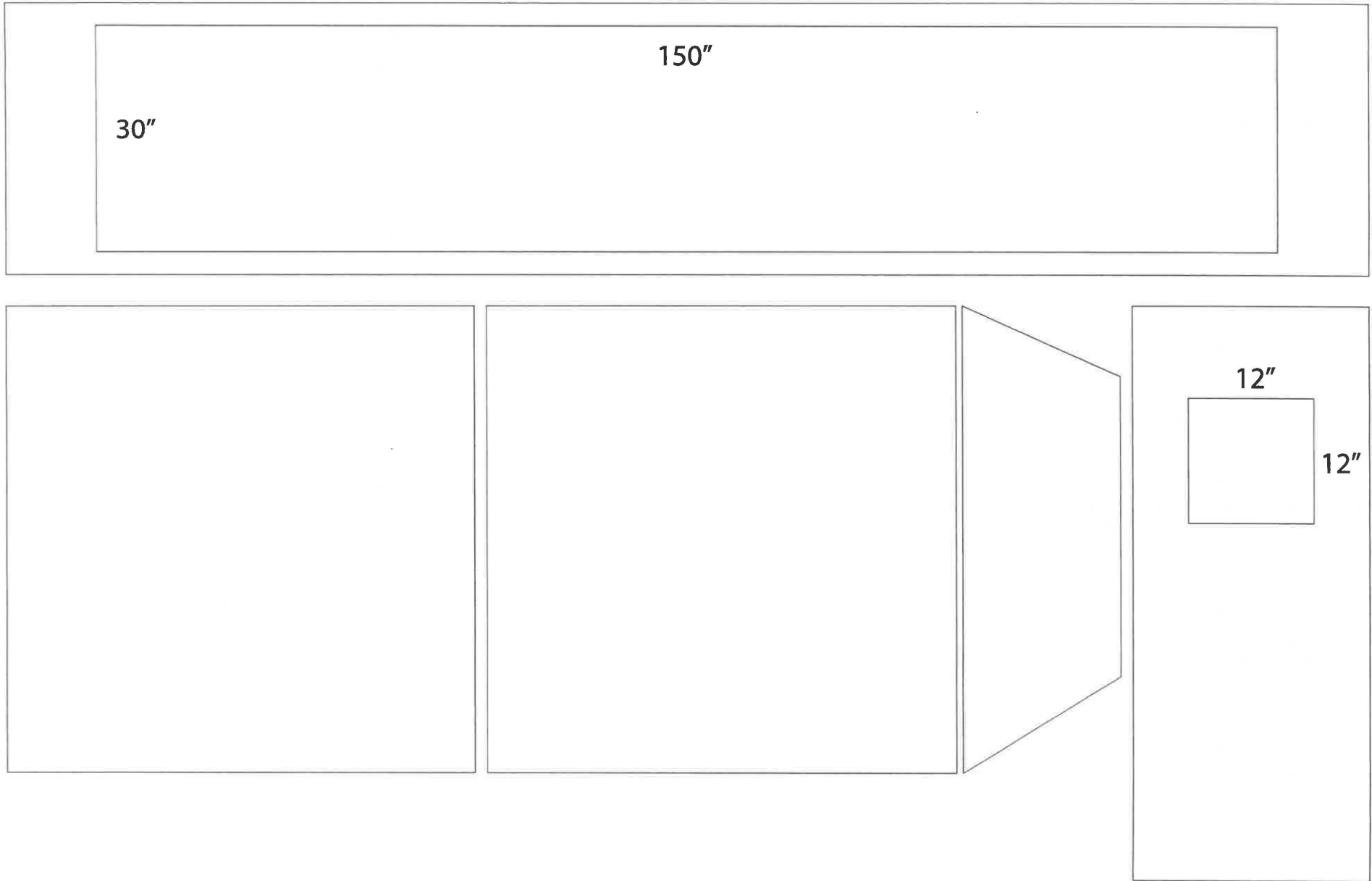
150"

36"

30"

12"

12"



Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 3-18-22

Applicant Karin Gaudin Telephone No. (734) 497-3109

Owner of Property Wade Westfall Has the Owner been Notified? No

Address of Project 116 S. Market St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Cody Scarberry at SpeedPro Dayton

Application for renovation to include the following:

☐ Alteration

☐ Repair

☐ Construction

☐ Demolish – Principal Structure

☐ Moving A Building

☐ Demolish – Accessory Structure

☒ Painting —

☒ Other: Exterior Signage -

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures. 1 Hanging Sign 1 K. Wee sign
(b) Description of proposed use, if different than existing use. Flat over the window sign
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures; and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Karin Gaudin

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 13, 2022

SUBJECT: Historic District Review – 16 S. Cherry Street – STE A

PROPOSAL:

A request by the applicant, Sharon Lange with Sharonelaine Photography, on behalf of the owner, Gaudin Properties LLC, for the installation of a .765 square foot window sign at the property located at 16 S. Cherry Street STE A, Parcel ID: D08-005630. The property is zoned B-3, Central Business District. The applicant has received authorization from the property owner for the proposed request.

The OHI form lists this property as a c. 1870, Gothic Revival with a one-story polygonal bay in the side bay with wall dormers above. This property was built by Emiline Stewart and was the home of noted Judge Henry Williams. This property is listed on the National Register of Historic Places

DISCUSSION:

This multi-tenant building is permitted to have a total of 57 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a .765 square foot building sign. This building sign measures 14" x 8" or 0.765 square feet. The sign will be constructed of white vinyl. (Pictures and Design Graphics Attached).

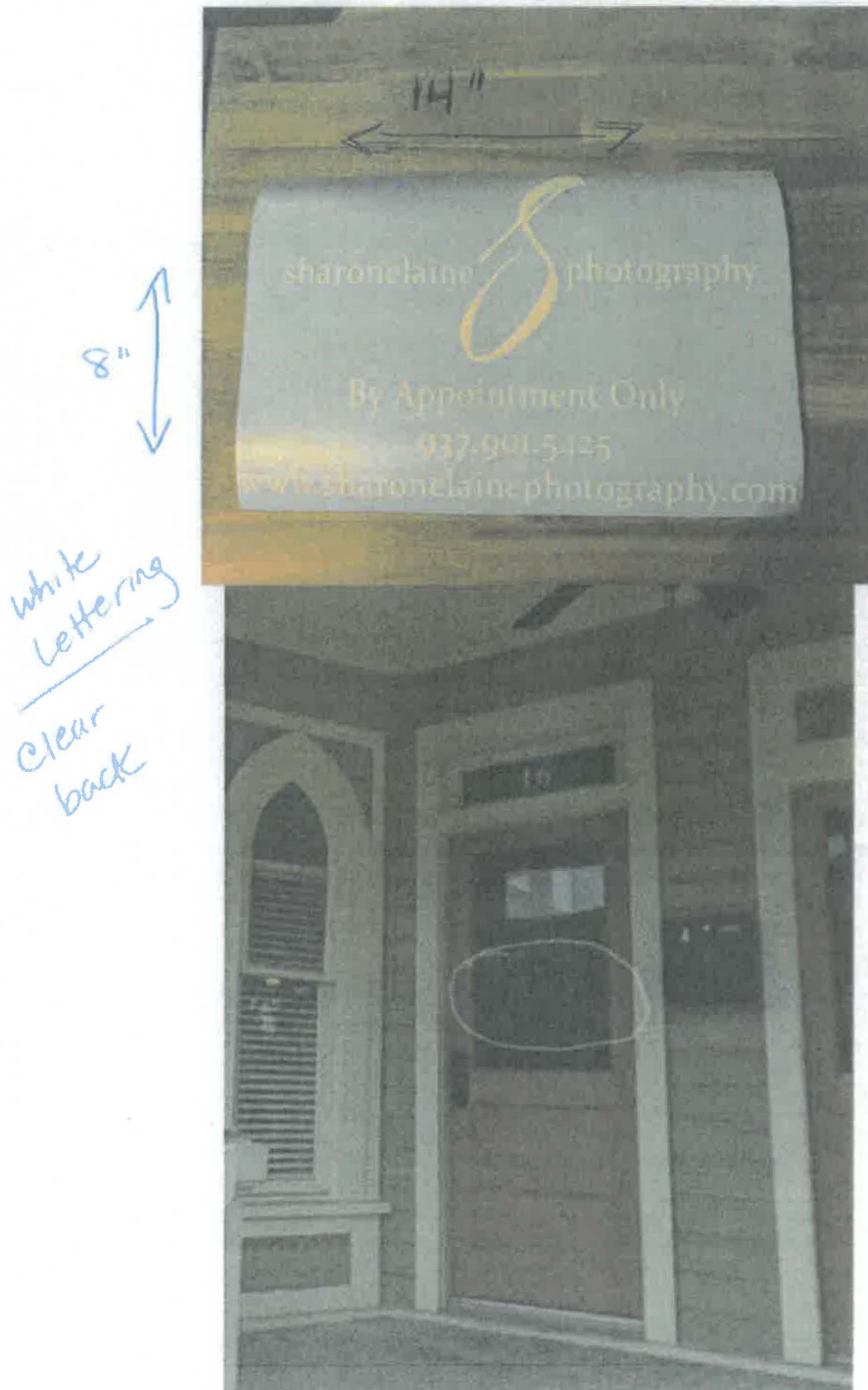
This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

Attached: Pictures and Design Graphics.





TROY
DEVELOPMENT
DEPARTMENT

20220114
Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3-28-22

Applicant Sharon Lange Telephone No. 937 901 5425

Owner of Property Gaudin Properties LLC Has the Owner been Notified? yes

Address of Project 165 Cherry St Suite A

Contact Address (if different than Project Address) 530 Adeline Ave Vandalia OH

Name of Architect/Engineer and/or Contractor N/A

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Vinyl window sign

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

[Signature]
Karm Gaudin Gaudin Properties

PRINTED NAME OF PROPERTY OWNER:

Gaudin Properties LLC

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



8" ↑

white
lettering
clear
back



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 13, 2022

SUBJECT: Historic District Review – 8 N Market Street

PROPOSAL:

A request by the applicant, Andrea Wrockledge with Four Acre Clothing Company, on behalf of the owner Betty Langer, for the installation of 28 square feet building signs at the property located at 8 N. Market Street, Parcel ID: D08-000440. The property is located in the B-3, Central Business District. The applicant has received authorization from the property owner for this request.

The OHI form describes this property as an excellent example of early 20th century commercial design. Distinguishing features include window opening & arches, and stone sills.

DISCUSSION:

This building is permitted to have a total of 28 square feet of building signage. The applicant is proposing to install a 16 square foot metal building sign, a This sign measures 48" x 48" or 16 square feet. A 7 square feet vinyl building sign that measures 21" x 48" and a 4.1 square foot window sign that measures 46" x 13".

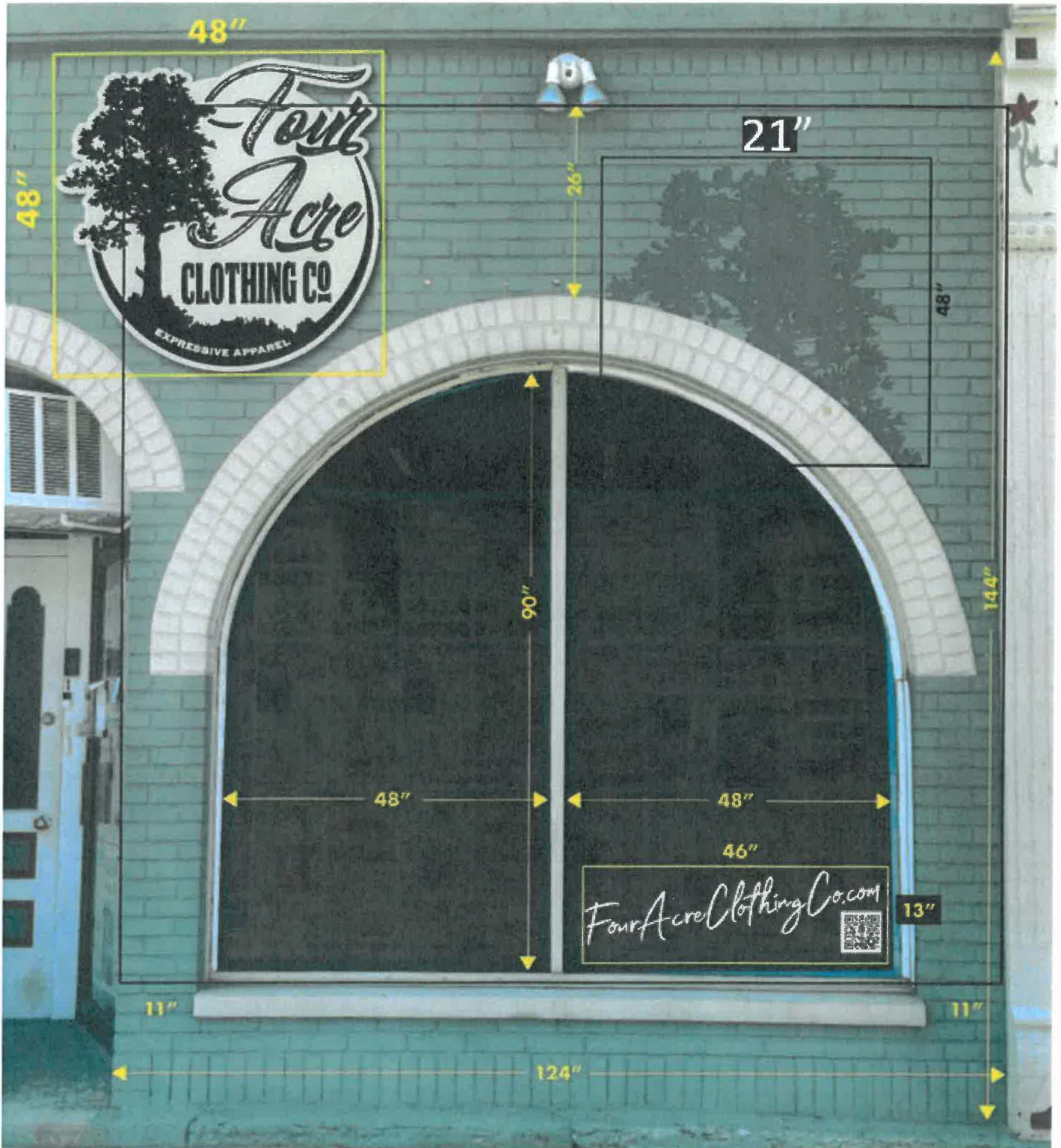
The building signs will be constructed of alumaticore and vinyl and one vinyl window sign. The colors include black and white (see attached design graphics).

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed signage due to:

- The proposed sign will meet all City of Troy Sign Code requirements; and
- The proposed sign will not detract from the historic integrity of the building as the signage does not cover contributing features; and
- The sign colors are commonly found throughout the historic district.





CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3-30-2022

Applicant ANDREA Wrocklage Telephone No. 937-407-6524

Owner of Property Betty Langer Has the Owner been Notified? yes

Address of Project 8 N Market St, Troy

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Design by US

Application for renovation to include the following:

- | | |
|--|--|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>Sign package</u> |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

DATE OF MEETING: _____





Jillian A. Rhoades, P.E.
City Engineer
937.339.2641
jillian.rhoades@troyohio.gov

TO: PLANNING COMMISSION

FROM: Jillian Rhoades, PE, City Engineer

DATE: MARCH 25, 2022

SUBJECT: *"Public Walk" Vacation between 1291 York Ln. & 1285 York Ln.*

Attached is a copy of a Vacation Plat for the vacation of a 30' wide "public walk" in between 1291 York Ln. (Inlot 3386) and 1285 York Ln. (Inlot 3387). The City does have buried infrastructure (water and sanitary sewer). We do not know the location of other utilities that may exist such as cable, phone, electric or gas. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code.

The existing right-of-way is currently unimproved and not utilized by the City. Vacating the public walk will not adversely impact any of the neighbors. Please find the vacation plat enclosed.

All adjacent property owners have signed the petition. Attached is the petition for the vacation of the public walk. This document has been signed and dated by the adjoining property owners.

Staff requests that Planning Commission make a recommendation to City Council for this action. Staff supports the alley vacation.

If you have any questions, please let me know.



WESTBROOK SUB-DIVISION NO. 1 VACATION OF A 30-FOOT PUBLIC WALK

21 SECTION 5 TOWN 6 RANGE TROY CITY MIAMI, OHIO COUNTY

THE BEARINGS ARE BASED ON
NAD 83 CORRS 2011 ADJUSTMENT, QG00 12A,
OHIO SOUTH ZONE, ODOT VRS CORRS NETWORK

SCALE: 1"=30'
0 15 30 60

LEGEND

○ I.P.F. IRON PIN FOUND
● I.P.S. 5/8" X 30" REBAR
W/CAP SET

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

LINE CHART		
LINE	BEARING	DIST.
L1	S76°54'59"E	16.50'
L2	S76°54'59"E	16.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	25.00'	21.03'	48°11'23"	20.41'	S29°59'18"E
C2	50.00'	68.22'	78°10'15"	63.05'	N44°58'44"W
C3	50.00'	15.24'	17°27'30"	15.18'	S87°12'24"W
C4	50.00'	15.23'	17°27'25"	15.18'	S69°44'56"W

PERTINENT INFORMATION

PLAT BOOK 5, PAGE 15
PLAT BOOK 5, PAGE 46
PLAT BOOK 6, PAGE 40
PLAT BOOK 27, PAGE 70
PLAT NW 31

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 2022, 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 _____, 2022, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0-_____-20____, EFFECTIVE _____, 2022

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



PREPARED BY:
ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:
03-09-2022
DRAWN BY:
RDJ
JOB NUMBER:
MIATRO2202
SHEET NUMBER

1 OF 1

BEING THE VACATION OF A 30-FOOT PUBLIC WALK.
EXISTING 30' PUBLIC UTILITY EASEMENT TO REMAIN

ALLEN J. BERTKE, P.S. #8629

DATE

PETITION FOR THE VACATION OF AN EASEMENT

Public Walk & Utilities Easement located on York Lane, between Inlot 3386 (1291 York Lane) & Inlot 3387 (1285 York Lane)

We, the undersigned abutting property owners, hereby petition the City of Troy, Ohio to vacate the following:

An easement along the east side of Inlot 3386 (1291 York Lane) and the west side of Inlot 3387 (1285 York Lane). The portion of easement to be vacated is 85' in length on the west edge and 65' in length along the east edge and 30' wide throughout. The property which is the public walk and utilities easement, will be split in half, equally divided between Inlot 3386 and Inlot 3387.

We understand that if the petition is approved, the easement will be split in half, with 15' wide going to Inlot 3386, and the remaining 15' wide going to Inlot 3387, and as owners of these properties, will have the responsibility to maintain such property thereafter.

The City will retain utility easement for necessary access for future repair/replacement of underground utilities that run through this parcel.

SIGNATURE

ADDRESS

DATE SIGNED

Thomas E. Cress, Jr.

1291 YORK LN TROY, OH

12/10/2021

Roma J. Cress

1291 York Lane Troy Ohio

12/12/2021

Douglas M. Kitch

1285 York Lane Troy OH

12/15/2021

[Signature]

1285 York Lane Troy OH

12/15/2021



Jillian A. Rhoades, P.E.
City Engineer
937.339.2641
jillian.rhoades@troyohio.gov

TO: PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: APRIL 7, 2022
SUBJECT: *Alley Vacation between 121 Public Square, N.E. (Inlots 380 & 381)*

Attached is a copy of a Vacation Plat for the vacation of a 3' wide alley in between 121 Public Square N.E. (Inlots 380 & 381). A building currently exists over the platted alley. The existing right-of-way is currently not utilized by the City. The City does not have buried infrastructure (water and sanitary sewer). We do not know the location of other utilities that may exist such as cable, phone, electric, or gas. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code.

Vacating the alley will not adversely impact any of the neighbors. Please find the vacation plat enclosed.

Attached is the petition for the vacation of the public walk. This document has been signed and dated by the current property owner.

Staff requests that Planning Commission make a recommendation to City Council for this action. Due to the fact that this property cannot transfer ownership until this vacation occurs, staff requests the vacation process be expedited. Staff supports the alley vacation.

If you have any questions, please let me know.



PETITION FOR THE VACATION OF AN ALLEY

**Alley located 121 Public SQ. NE, through Inlot 380 (121 Public SQ. NE) & Inlot 381
(121 Public SQ. NE)**

We, the undersigned abutting property owners, hereby petition the City of Troy, Ohio to vacate the following:

An alley running through Inlot 380 (121 Public SQ. NE) & Inlot 381 (Public SQ. NE). The Alley is approximately 10 feet South of the Northern (Rear) property lines to both Inlot 380 and Inlot 381. The portion of alley to be vacated is 46 feet in length and 3 feet wide. The property which is the alley, will be split in half, equally divided between Inlot 380 and Inlot 381.

We understand that if the petition is approved, the alley will be split in half, and as owners of these properties, will have the responsibility to maintain such property thereafter.

Printed Name

Title

Signature

Date Signed

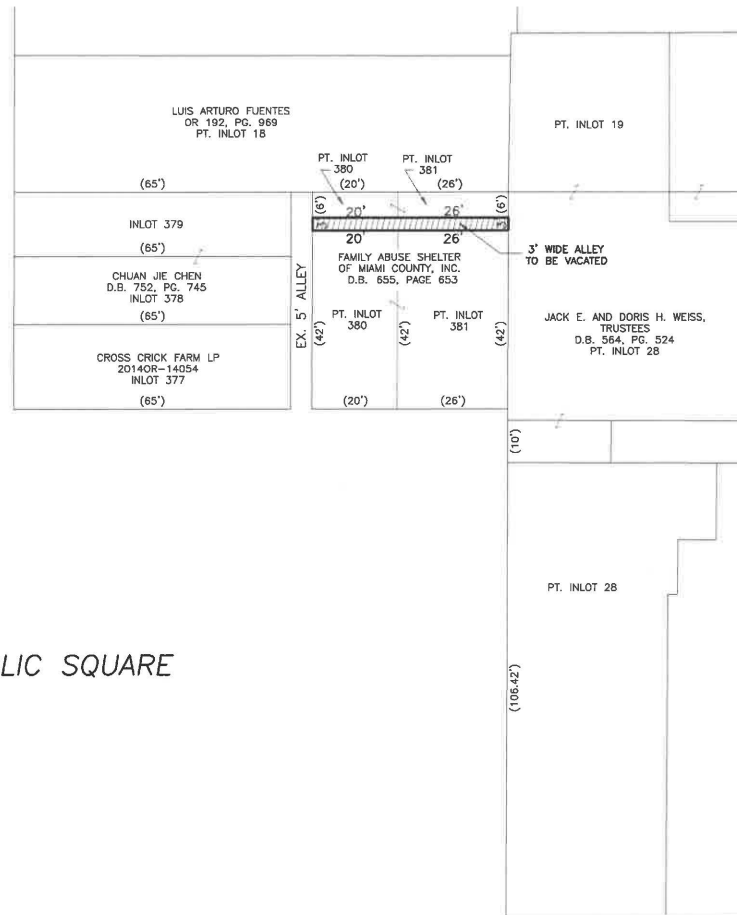
Barbara Holman Executive Director Barbara Holman 1/28/22

CITY OF TROY, MIAMI COUNTY, OHIO
ALLEY VACATION

BEING A VACATION OF A 3 FOOT ALLEY WITHIN
PT. INLOT 380 & PT. INLOT 381

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

N. MARKET ST.



PUBLIC SQUARE

E. MAIN ST.

FEE \$ _____ MIAMI COUNTY RECORDER _____ DEPUTY AUDITOR _____

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED _____, 2022.

MIAMI COUNTY AUDITOR

SECRETARY

CITY OF TROY PLANNING COMMISSION:

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 2022, THIS PLAT OF THE ALLEY VACATION WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

CITY OF TROY PLANNING COMMISSION:

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 2022, THIS PLAT OF THE ALLEY VACATION WAS APPROVED BY ORDINANCE _____, EFFECTIVE _____, 2022.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

REFERENCES:

LAND SURVEYS:

AS REFERENCED HEREON

RECORD PLATS:

VOLUME 1, PAGE 2
AND AS REFERENCED HEREON

LOT SURVEYS:

VOLUME 21, PAGE 60
VOLUME 20, PAGE 135
VOLUME 16, PAGE 122
VOLUME 14, PAGE 192
VOLUME 8, PAGE 47
VOLUME 3, PAGE 122
AND AS REFERENCED HEREON

CERTIFICATION:

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT TO BE CORRECT AS SHOWN HEREON

DEEDS:

AS REFERENCED HEREON

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

ALLEY VACATION FOR FAMILY ABUSE SHELTER OF MIAMI COUNTY, INC. 4/06/2022

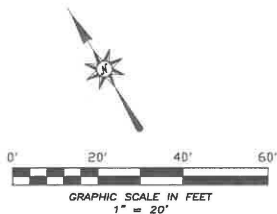
**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #186.22

DRAWN BY: MRH

CHECKED BY: JJB



TO: CITY OF TROY PLANNING COMMISSION**FROM:** Jillian Rhoades, PE, City Engineer**DATE:** APRIL 8, 2022**SUBJECT:** Dedication of Right-of-Way along Fenner Road and Edgewood Drive

Attached is a copy of a dedication of Right-of-Way along Fenner Road and Edgewood Drive for the property at 1415 West Market Street. This property is located along the north side of West Market Street between Fenner Road, Edgewood Drive and Interstate 75. The Right-of-Way to be dedicated is 1.385 acres of Inlot 6503. The replat is considered an administrative item accepted by the City Engineer and does not require Planning Commission nor City Council approval.

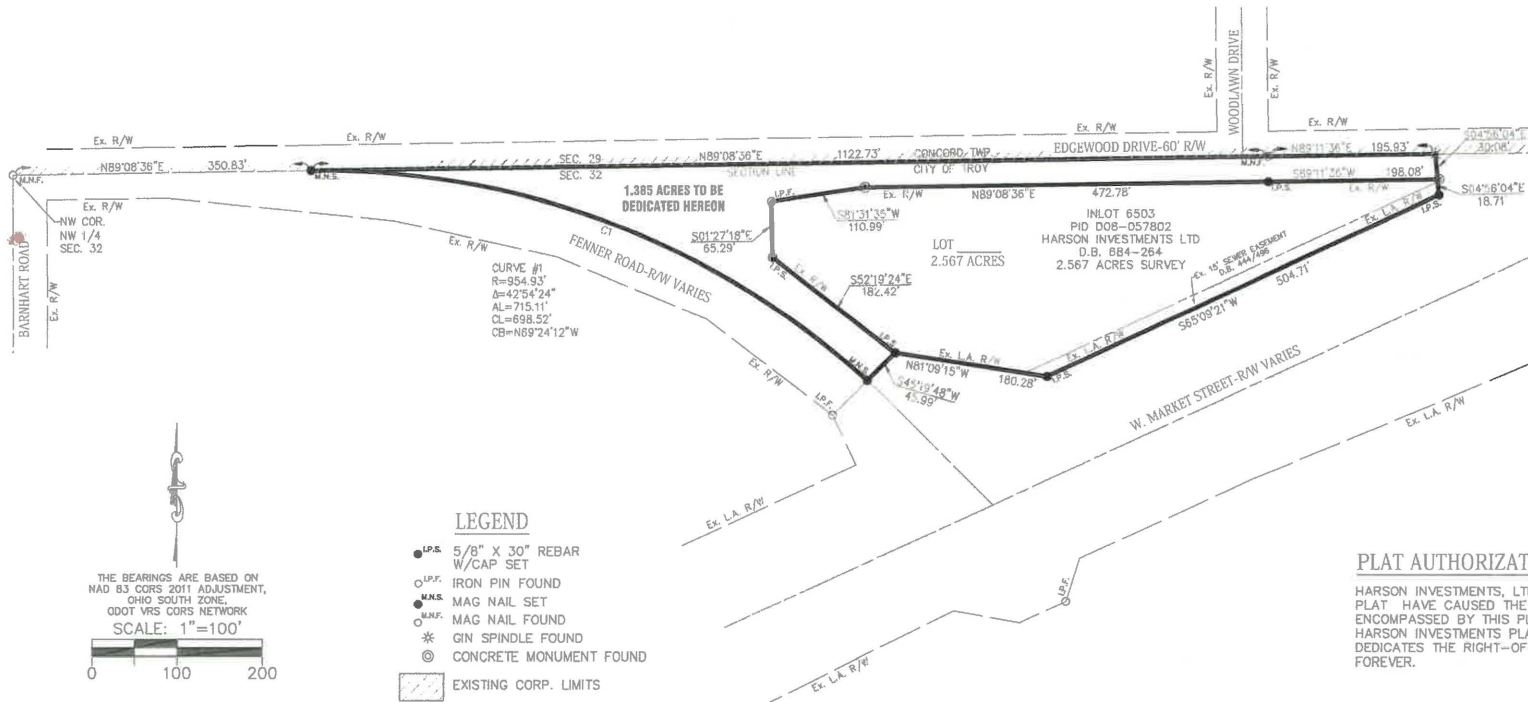
The proposed development of this lot led to this request of additional Right-of-Way. The replat has been reviewed by the City Engineer and staff is requesting that Planning Commission make a recommendation to City Council to dedicate 1.385 acres of Inlot 6503 as Right-of-Way.



HARSON INVESTMENTS PLAT

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

6503
INLOT
TROY
CITY
MIAMI, OHIO
COUNTY



FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20__

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

HARSON INVESTMENTS, LTD., THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS HARSON INVESTMENTS PLAT. FURTHERMORE, HARSON INVESTMENTS, LTD., DEDICATES THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE _____

TITLE _____

STATE OF OHIO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____, ON BEHALF OF HARSON INVESTMENTS, LTD.

NOTARY PUBLIC _____

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY
US THIS _____ DAY OF _____, 20__.

JILLIAN A. RHOADES, P.E.

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.

DESIGNER _____ 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-_____, EFFECTIVE _____, 20__.

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

SURVEY REFERENCE
LAND SURVEY 23, PAGE 139
REC. P.B. 11, PG. 136
REC. P.B. 27, PG. 49

BEING A REPLAT INLOT 6503 OWNED BY HARON INVESTMENTS, LTD. AS DESCRIBED IN DEED BOOK 684, PAGE 264.

ALLEN J. BERTKE, P.S. #8629

DATE _____



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:
02-09-2022

DRAWN BY:
RMF

JOB NUMBER:
MIATRO2113

SHEET NUMBER
1 OF 1