



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 14, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - August 24, 2022
3. Review of City Beautification Committee proposed plantings and color palate for 2023. Information will be presented at the meeting by Gareth Johnston, Chair of the City Beautification Committee and Renee Lavey. (Information will be presented at the meeting.)
-Commission to make decision.
4. Historic District Application, 302 W. Franklin Street for a 13'x30' detached garage
Owner: Michael E. Henne
Applicant: Michael E. & Jennifer L. Henne
-Commission to make decision
5. Historic District Application, 107 W. Main Street for outdoor seating
Owner/Applicant: 107 W. Main LLC (Sam O'Neal)
-Commission to make decision
6. Historic District Application, 12 E. Canal Street for exterior painting
Owner/Applicant: Bruce Land
-Commission to make decision
7. Installation of solar panels facing the public right-of-way at 566 Loxley Lane
Owner: Kenneth Wheeler
Applicant: Alex Rolland, Village Solar Company
-Commission to make decision
8. Other

Note Next Meeting -- Sept. 28, 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, August 24 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Oda, Titterington, Westmeyer, McGarry, Kappers, Ehrlich; Development Director Davis; and Development Department staff.

APPROVAL OF MINUTES: Upon motion of Mr. McGarry, seconded by Mrs. Ehrlich, the minutes of the August 10, 2022 meeting were approved as amended by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, 320 W. FRANKLIN STREET FOR EXTERIOR ALTERATION OF THE COVERED PORCH; OWNER/APPLICANT: KENT FRAUENBERGER. This application was tabled at the August 14, 2022 meeting.

Remove From Table. Upon motion of Mr. McGarry, seconded by Mr. Westmeyer, this application was removed from the table by unanimous vote.

Staff's report was the same as presented at the August 14 meeting.

Present were the applicants and their contractor Ben Denlinger.

Discussion:

-Mr. Denlinger commented: the porch foundation was not limestone as it had been replaced at some point with a more modern block and wrapped in lattice work; only the house has a limestone foundation; the old piers had failed with the porch sinking 5" and it had to be raised; the porch had pulled away from the house by 2.5"; only because the porch is attached to the roof has kept it from falling; the porch deck was rotten and would fail in some places when stepped on; the pillars were actually hollow and it was found the pillars had rotted and could not be reused; the significant details of the decorative spandrels and balustrade are going to be reused; and as the porch base was not sandstone and the base is covered by the stairs and the lattice will be replaced, he did not believe the concrete base would be a problem. Mr. Denlinger stated it was he and not the Frauenbergers who was responsible for not submitting a historic district application to the City and he did not give the Frauenbergers the form from the County that advised permit holders to also contact the City for any other permits needed as he had retained that paperwork.

-In response to Mr. Titterington, staff confirmed that the porch has been removed, with only the roof remaining. Mr. Titterington commented that his concerns include that there will be a 1903 era building with a basically new porch; that it seems the information changes as to what is remaining to be used with it now being said the posts will not be reused; and he questioned how staff would consider this application to be a modification and not a demolition with the small amount of original materials that will be reused. He further noted that since late 2021, Council has established a moratorium on demolitions. Mr. Titterington noted that the Director of Law had determined this application appeared to be a modification, but with the new information about the pillars not being reused, he questioned if that could result in a different determination.

-Mr. Denlinger referred to the code and said he interpreted it to be an alteration as the end result would be the porch would be restored with a porch that has new wood, is level and plumb, is not sinking or falling, with the architectural details re-installed will be the same appearance.

-In response to Mr. Wolke as to how the porch will look any different, staff said it will not, particularly if there is good craftsmanship to replicate the double pillars.

-Mayor Oda asked Mr. Frauenberger why he did not request a Certificate of Appropriateness (COA) from the Commission for the work he planned. Mr. Frauenberger stated his reading of the code was that he was replacing like for like with the final appearance the same. Mayor Oda commented that being faced with this now after much of the work has been done opens the City to others doing their own interpretation without contacting the City. Mr. Frauenberger commented he cannot dispute how that could open the City up to similar actions, but he has saved every feature that could be saved, he is fixing a dangerous porch where the wood would fall when stepped on, and the end result will be a porch that looks the same other than not looking like it needs to be repaired. Mayor Oda commented that she has no doubt about it looking better, it is that the process was not followed, and she is concerned about running the risk of other owners not following the process, and the process is to protect neighborhoods. Mr. Frauenberger commented that maybe there needs to be more action on behalf of the City to make the rules clearer and see that the rules are provided to property owners within the district.

-Mr. Titterington commented that he does not support spoon feeding property owners; he believes 99% of property owners come to the City to see what process may need to be followed; but his issue and frustration is that when the procedures are self interpreted, the City does not have the opportunity to work with property owners in determining what needs to be submitted and the owners then following the process, not putting the owners and the City in this position of work done without a COA and having to answer to the public and those who monitor such work.

-In response to Mayor Oda, staff indicated that had an application for a COA been presented, staff would have asked about the work, reviewed the OHI form, and would have made the same recommendation to the Commission that has been made that the application be approved.

-Mr. Kappers asked if the staff could have reviewed the application in advance, and it was interpreted as a demolition, would that have carried more weight; Mr. Wolke noted that the Director of Law had determined the work was a modification.

-Mr. Wolke noted that the contractor should have come to staff about the work to be done; the contractor did not and said so; the work has proceeded, when the work is done it will not look different from the porch appearance prior to the work starting.

MOTION: A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the historic district application for 320 W. Franklin Street as submitted, for the exact materials and colors as stated in the application, and based on the findings of staff that:

- The contributing features are going to be reused with the exterior alteration, and;
- The alteration does not detract from the historic integrity of the streetscape, and;
- The alteration meets Zoning Code 1143.22 (f) (7) (C)

MOTION PASSED, UNANIMOUS VOTE

PETITION TO VACATE 14' WIDE ALLEY BETWEEN 725 W. FRANKLIN ST. (IL 826) AND 735 W. FRANKLIN ST. (PART OL 91);

OWNERS/APPLICANTS: PAMELA HOBBS AND TYLER WEBER. The staff report noted: the existing right-of-way is currently not utilized by the City; the City does not have buried infrastructure (water and sanitary sewer); the locations of other utilities that may exist such as cable, phone, electric, or gas are unknown; 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; the City has no use for the property; the vacation petition has been signed by both abutting property owners; and staff recommends approval of the petition. A motion was made by Mr. Titterington, seconded by Mr. McGarry, to recommend to Troy City Council that the 14' alley of record between 725 West Franklin Street (Inlot 826) and 735 West Franklin Street (Part Outlot 91) be vacated as petitioned.

MOTION PASSED, UNANIMOUS VOTE

FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 9: LOCATED WEST OF THE KINGS CHAPEL NEIGHBORHOOD AND SOUTH OF W. MAIN STREET: APPLICANT - BRUMBAUGH ENGINEERING AND SURVEYING LLC, ON BEHALF OF HARBOR WEST LAND CO.

Details are:

- o Fox Harbor Subdivision is located west of the Kings Chapel neighborhood, just south of West Main Street (SR 41)
- o Section Nine is an area of 5.901 acres
- o There will be 21 building lots on 4.780 acres
- o Right-of-way to be dedicated is an area of 1.121 acres -- Executive Drive Liette Drive and Darla Circle
- o The zoning is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .326 acres (14,200 square feet)
- o Fees-in-lieu of dedicated green space will be paid to the City
- o The Final Plat is in general conformance with the approved Preliminary Plan

Staff recommended that the Commission recommend approval of the final plat of Fox Harbor Subdivision Section 9 as submitted.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends to Troy City Council that the final plat of Fox Harbor Subdivision Section 9 be accepted.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 18 E. CANAL STREET FOR INSTALLATION OF AN AWNING, STOREFRONT WINDOWS,

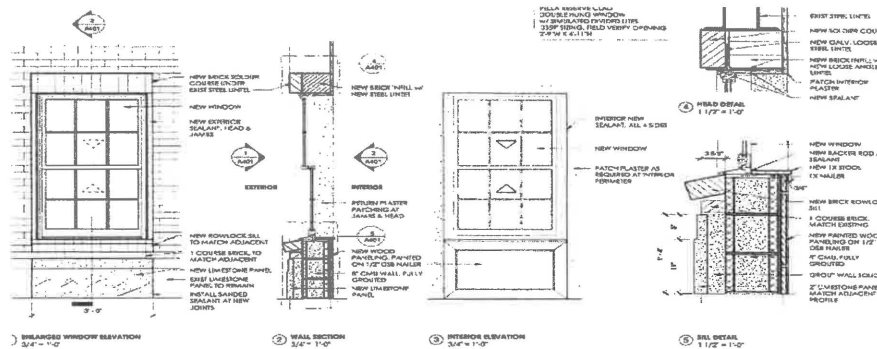
EXTERIOR PAINTING; OWNERS/APPLICANTS: ERIC & JENELL KRITES. Staff reported: property is zoned B-3 Central Business District.; building was built in 1889; important features include segmental-arched window openings and recessed bays with corbelled brickwork; in 1911 the building housed the Troy Power Plant; application is for the installation of an awning, storefront windows, and paint of the structure located at 18 E. Canal Street;

- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features will remain intact; and
- The awning complies with Troy Codified Ordinance 717.08.

- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features will remain intact; and
- The awning complies with Troy Codified Ordinance Section 717.08.

HISTORIC DISTRICT APPLICATION, 9 AND 11 W. MAIN STREET FOR EXTERIOR ALTERATIONS, REPAIRS AND PAINTING; OWNER/

The west façade facing N. Cherry Street will include the removal of the residential entry door. The entry door will be replaced with a new double window to match the existing. The window will include 6 over 6 simulated divided lites. Limestone will be added on the base to match the same as the surrounding limestone on the west façade. Above the window will include new brick rowlock head and sill to match the existing openings on the façade (see below):



The Secretary of Interior Standards for the Treatment of Historic Properties state "identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building is recommended. Protecting and maintaining wood, metals, such as cleaning, paint removal, and reapplication of protective coating systems is recommended". The requested repairs/alterations achieve these recommendations as the contributing features referenced on the OHI form are being preserved. New paint installation on the wood storefronts and paint coating on the grills and railings further preserve the character defining features. The removal of the old residential access door and replacement with a simulated 6/6 lites double hung window restores the west elevation back to the original. The removal of the surface mounted conduit help identifies the character defining features.

- The proposed alterations meet the Secretary of Interior Standards for the Treatment of Historic Properties;
- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features are being repaired and properly surface coated.

-Mr. Titterton asked why the sign and ticket booth were not part of this application, especially as the Park Board has recommended approval of the easement on the Prouty Plaza side, with staff commenting that the applicant was still looking at the sign, which would be a roof mount, and that there would be a DRO application for the address due to the height with the addition of the sign.

-Mr. Titterington commented regarding the mural on the side of the building, stating that the community in Ukraine where the artist Aka Pereyma was from, has named 2022 the year of Aka Pereyma in recognition of her many contributions to the world of Art; and he understands the building owner is aware of this and that the mural is "iconic" and will not vary from the concept submitted that maintains the spirit of the mural and will maintain the mural. He commented that the roof sign varies from the code, but understands that decades ago there was a roof mounted sign and this would restore that historic significance.

-Mr. Kappers commented that with the easement recommended by the Park Board, there will be a 4' fence that will cover the bottom of the mural, and that is similar to how current shrubs cover the bottom.

-Mr. Westmeyer commented that he applauds the owner for taking the time to consider options for the sign.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the application for 9 and 11 W. Main Street as submitted for all elements of the application, based on the exact materials and colors stated in the application, and based on the findings of staff that:

- The proposed alterations meet the Secretary of Interior Standards for the Treatment of Historic Properties;
- The alterations do not detract from the historic integrity of the building and streetscape; and
- The character defining features are being repaired and properly surface coated.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 100 E. MAIN STREET FOR REPAIR/REPLACEMENT OF APPROXIMATELY 80 FEET OF THE TOP PARAPET OF THE FRONT FAÇADE FACING MAIN STREET; OWNER/APPLICANT: BOB CONARD. Staff reported: This application is being made as a part of the Revitalize Troy Façade Grant Program; the OHI form lists this property as a 2-story commercial building with a stone foundation, brick walls, and flat roof. Historic features include: corbelled and decorative brickwork on façade, brick piers separating bays, continuous stone sills and lintels, and some windows; the top 16 – 24 inches of brick masonry will be replaced as needed using the Belden Modular Golden Rod bricks; other brick is to be cleaned using the gentlest method possible and restored to match surrounding brickwork; the stone coping on the west wall has some spalling and will be repaired; the missing portions of stone lintels will be replaced with a new limestone lintel to match the existing; the Secretary of the Interiors Standards for the Treatment of Historic Properties state "Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, and columns) and decorative ornament details is recommended; additionally, "Cleaning soiled masonry with the gentlest method possible, such as using low-pressure water and detergent" and finally, "repairing or replacing only the deteriorated masonry is recommended;" the proposed request achieves these requirements as the proposed brick replacement is only on deteriorated brick, while preserving the contributing features listed on the OHI form; and staff recommends approval of the application based on the findings of staff that:

- The alterations follow the Secretary of the Interior Standards for the Treatment of Historic Properties; and
- The contributing features that are currently missing or deteriorated are going to be replaced.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the application for 100 E. Main Street as submitted for all elements of the application, based on the exact materials and colors stated in the application, and based on the findings of staff that:

- The alterations follow the Secretary of the Interior Standards for the Treatment of Historic Properties; and
- The contributing features that are currently missing or deteriorated are going to be replaced.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 109 E. MAIN STREET FOR EXTERIOR REPAIR, REPLACEMENT OF SECOND AND THIRD FLOOR WINDOWS, TUCK-POINTING OF FRONT FAÇADE AND CLEANING AND TUCK-POINTING OF REAR FAÇADE; OWNER/APPLICANT: DOUG BOYLE. Staff reported: this request is being made as a part of the Revitalize Troy Façade Grant Program, is to replace 6 front and 6 rear windows and tuck pointing of rear façade; the OHI form lists this property as a 3-story commercial building with a stone foundation, brick walls, and shed roof. Historic features include 1/1 D. H. S. windows with incise metal caps (triangular on 2nd level and semi-circular on 3rd) with bracketed cornice on paneled frieze with finials; front windows have been altered from their historic nature, likely in the 1970s with the installation of storm windows; window replacement will include 1/1 DHS windows that will restore the windows to the original look of the contributing features as referenced in the OHI form; the rear windows are in bad shape, with many of them missing the window grills; replacement windows will be matched with the front 1/1 DHS windows. None of the features surrounding the windows or cornices will be altered; all existing colors will be matched; and staff recommends approval based on the findings that:

- The proposed work will not detract from the historic integrity of the building and streetscape as the original windows have been altered;
- The decorative features surrounding the windows will not be altered.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the application for 109 E. Main Street as submitted for all elements of the application, based on the exact materials stated in the application, with any colors to match those currently on the building, and based on the findings of staff that:

- The proposed work will not detract from the historic integrity of the building and streetscape as the original windows have been altered;
- The decorative features surrounding the windows will not be altered.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 205 E. FRANKLIN STREET FOR CONSTRUCTION OF AN ACCESS RAMP; OWNER: DONCIN INVESTMENT LLC; APPLICANT: MISSIONARY CHURCH CRISIS RELIEF. Staff reported: property is zoned OR-1, Office-Residential Zoning District; building was constructed in 1895; The Ohio Historic Inventory (OHI) form describes the building as a two-story, shingle style building with a rockface stone foundation; important features include: Queen Anne massing with shingle on second floor and novelty siding on the first, door on neo-classic revival porch with art glass sidelight, large semi-circular windows with semi-circular divisions in transom, sidelight and art glass in margin windows, left bay is circular on a circular veranda; the building is not on the National Register; the access ramp would be on the northwest entrance to the property connecting to the public right of way sidewalk; the access ramp will be constructed of treated lumber with spindles to give a decorative look; and staff recommends approval based on the findings that:

- The access ramp meets all ADA standards.
- The access ramp does not detract from the historic integrity of the building or streetscape.

Discussion. Staff asked that the Commission include a condition that the wood be stained after the wood has cured, which could be from 6-12 months. Also discussed was that the stain would be a "brown/black" shade, but the applicant is to come back to the Commission for approval of the final stain.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the application for 205 E. Franklin Street as submitted, for the exact materials and colors as stated in the application, with the condition that the applicant present a final stain color to the Commission for approval within a year, which would allow time for the wood to cure; and based on the findings of staff that:

- The access ramp meets all ADA standards
- The access ramp does not detract from the historic integrity of the building or streetscape.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:24 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington, 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: September 14, 2022

SUBJECT: Historic District Review – 302 W. Franklin Street

PROPOSAL:

The applicant, Michael Henne, comes before the Planning Commission requesting approval for a detached garage installation at the property located at 302 W. Franklin Street. The property is located within the R-5, Single Family Residential District.

The OHI form lists this property as a two-story frame vernacular residence. The building retains original vernacular form but has been heavily altered: such as siding, soffits, gable, with aluminum or vinyl. Contributing features include: 1/1 windows and main entrance door.

DISCUSSION:

At the May 27, 2020 Planning Commission meeting, the Planning Commission approved the request for vinyl siding at 320 W. Franklin Street.

The applicant is proposing a 390 square feet (13' x 30') detached garage on the property located at 302 W Franklin Street. The garage will be 13' tall and single story, keeping in line with the existing addition on the property. The applicant is requesting the color of Mountain Pine of which will match the vinyl siding that was approved by the Planning Commission in 2020 (see attached design graphic). The proposed windows will be single hung 1/1 windows and will match the color of the principal building.

Zoning Code 1151.04 Accessory Buildings, Structures and Uses (a) (1) A. permits a 1,000 square feet detached garage on single family residences. 1151.04 (c) (1) requires that accessory buildings are setback a minimum of five (5) feet from the rear lot line and 1151.04 (c) (2) a side yard setback equal to the required side yard of the district. The R-5 district has a side yard setback of 5'. The proposed garage meets these requirements.

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 repairs and alterations based on the following:

- The proposed garage materials and color will match the principal building as approved by the
- The character defining features on the principal structure are not being altered.



20220483
 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 8/26/2022

Applicant Michael E. Henne Telephone No. 937-478-3203

Owner of Property Michael E. & Jennifer L. Henne Has the Owner been Notified? _____

Address of Project 302 W. Franklin St., Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Andrew Circle Architect, LLC

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:

Michael E. Henne

SIGNATURE OF PROPERTY OWNER:

Michael E. Henne

PRINTED NAME OF PROPERTY OWNER:

Michael E. Henne

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours





20220482

Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR ZONING PERMIT: New Construction & Additions

Each application must have a site plan showing the location of the project, parking, utilities, easements and landscaping or picture indicating accurate relevant dimensions. Applications will not be approved until all documents are submitted. All permits are issued to the applicant unless otherwise specified.

Type of Project: ☐ Commercial ☐ Industrial ☒ Residential

Type of Structure: Detached garage

Address of Project: 302 W. Franklin St., Troy, OH 45373

Applicant/ Contractor Name: Hayslett Construction, LLC

Address: 7370 Frederick Pike, Dayton, OH 45414

Phone: 937-602-7604

Email: krishayslett@aim.com

Property Owner Name: Michael E. & Jennifer L. Henne

Address: 302 W. Franklin St., Troy, OH 45373

Phone: 937-478-3203

Email: mehenne@outlook.com

Height of Building: 13' 6 1/2"

Basement: ☐ Yes - Sq. Ft.: _____ ☒ No

Number of Stories: 1

Sq. Ft. per floor level: 364 Total Sq. Ft. of Project: 364

Flood Zone: ☐ Yes ☒ No

Fees: ☐ Commercial/ Industrial - \$200

Historic District: ☒ Yes ☐ No

☐ - Residential - \$100

☐ - Tap Fees: \$ _____

Complete Site Plan - ☐

☐ - Park fees-in-lieu of: \$ _____

Total: \$ _____

**** All Industrial and Commercial projects require
the completion of a City Zoning Certificate of Compliance/ Occupancy Permit. ****

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. 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.

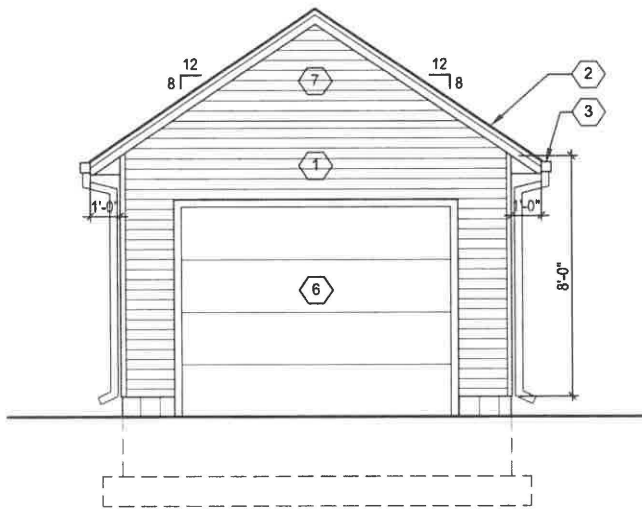
Signature: Michael E. Henne

Date: 8/26/2022

100 South Market Street, Troy, OH 45373-7303

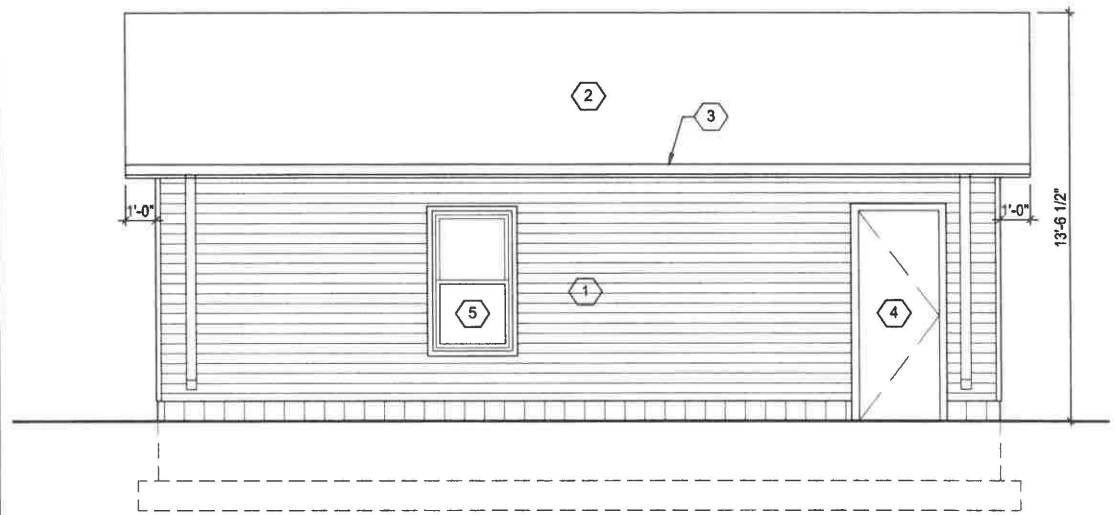
ELEVATION NOTES

1. VINYL SIDING TO MATCH PRIMARY RESIDENCE.
2. ASPHALT SHINGLES TO MATCH PRIMARY RESIDENCE.
3. PREFINISHED ALUM GUTTERS w/ DOWNSPOUTS.
4. NEW FIBERGLASS ENTRY DOOR, 3'-0" x 7'-0"
5. NEW VINYL DOUBLE HUNG WINDOW, 2'-8" x 5'-0"
6. NEW PREFINISHED OVERHEAD DOOR, 9'-0" W. x 7'-0" H.
7. VINYL SIDING TO MATCH PRIMARY RESIDENCE GABLE ACCENTS



1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

NEW GARAGE

302 W FRANKLIN ST, TROY OH 45373

A201

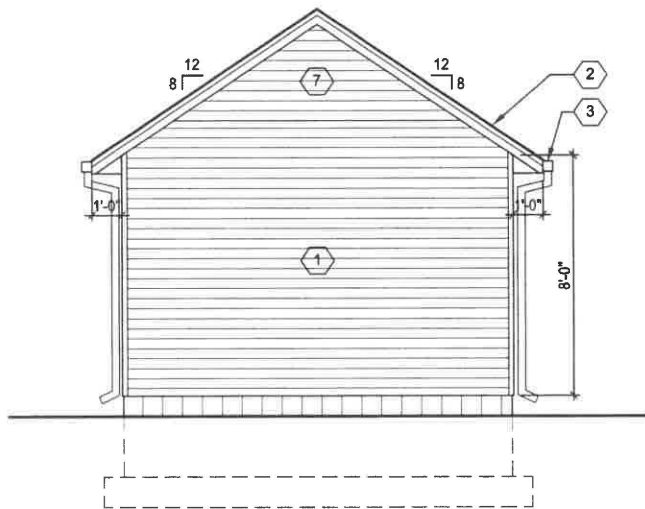
08/24/22

ANDREW CIRCLE ARCHITECT, LLC

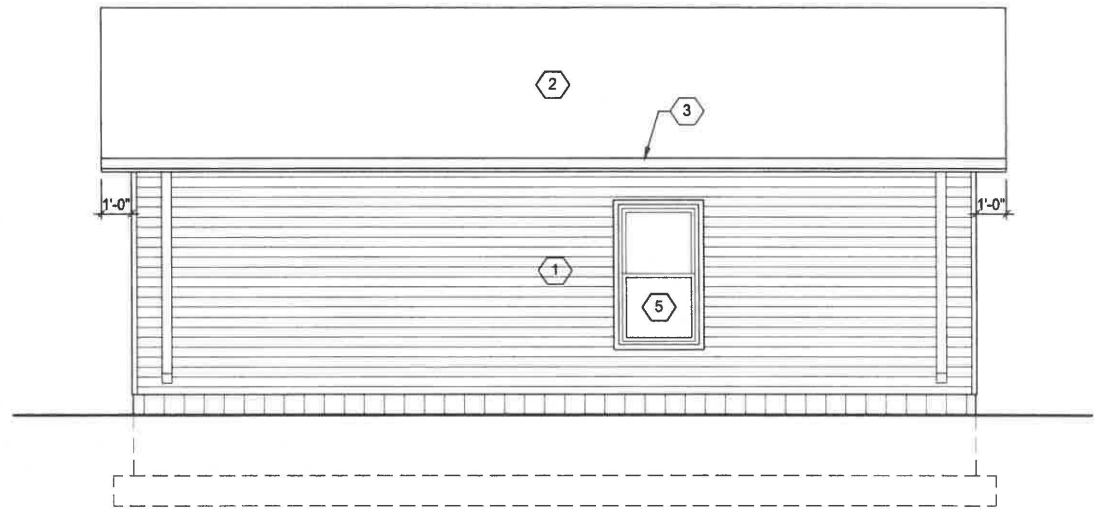
circle: 937-623-0251, circleas@gmail.com

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



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

NEW GARAGE

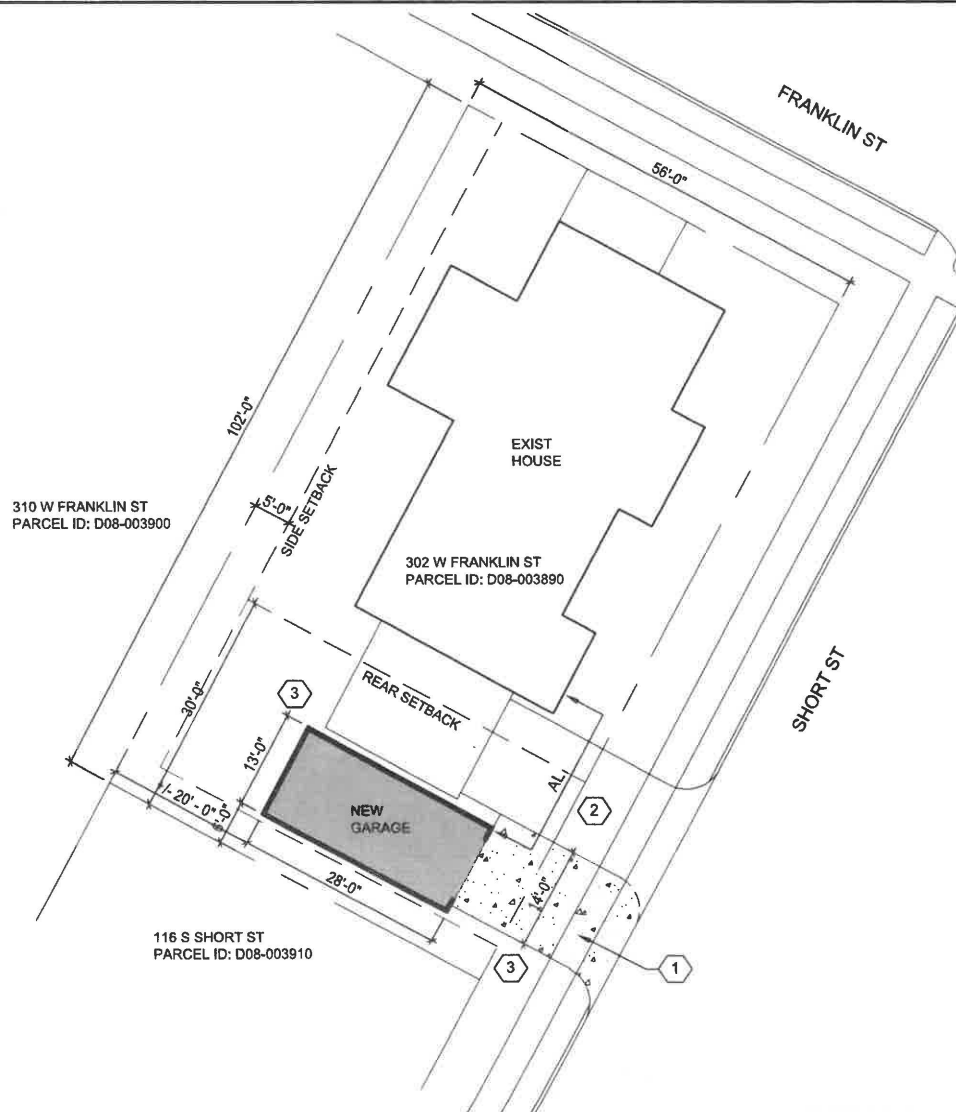
302 W FRANKLIN ST., TROY OH 45373

A202

08/24/22

ANDREW CIRCLE ARCHITECT, LLC

circle: 937-623-0251, circleas@gmail.com



SITE PLAN
1/16" = 1'-0"

ZONING NOTES

302 W FRANKLIN ST, TROY OH 45373
PARCEL ID: D08-003890

PROJECT: ONE-STORY SINGLE-CAR FREESTANDING GARAGE

ZONING DISTRICT: R-5 SINGLE-FAMILY RESIDENTIAL
1143.08(c): PERMITTED ACCESSORY USES: (1) PRIVATE GARAGE OR CARPORT

1143.08(e): PROPERTY COMPLETELY ABUTS ADJACENT R-5 ZONED PROPERTIES

1143.08(f): BULK REGULATIONS: ALL CONSTRUCTION SHALL PROVIDE FOR:
(1) MAX BLDG LOT COVERAGE OF FIFTY PERCENT; **REVISED COVERAGE 44%**
(2) MAX STRUCTURE HEIGHT OF FORTY FEET; **UNCHANGED**
(3) MINIMUM FRONT YARD OF TWENTY-FIVE FEET; **EXIST HOUSE TO REMAIN**
(4) MINIMUM SIDE YARD OF FIVE FEET; **NEW GARAGE DOES NOT FALL INTO SETBACK**
(5) MINIMUM REAR YARD OF THIRTY FEET; **NEW GARAGE BUILT INTO REAR SEATBACK, ALLOWABLE PER 1149.08 BELOW**

1149.08 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS

(b) INTO ANY REQUIRED REAR YARD:
(2) ACCESSORY BUILDINGS PERMITTED BY SECTION 1151.04

1151.04 ACCESSORY BUILDINGS, STRUCTURES & USES

(a) THE FOLLOWING ARE PERMITTED ACCESSORY USES IN RESIDENTIAL
(1) PRIVATE GARAGES FOR A SINGLE-FAMILY: ONE THOUSAND SF

SITE PLAN NOTES

1. WIDEN EXIST DRIVEWAY WITH ENLARGED CURB CUT & CONCRETE APRON
2. EXIST DRIVEWAY TO REMAIN
3. PLANT GRASS SEED IN DISTURBED AREAS

NEW GARAGE

302 W FRANKLIN ST, TROY OH 45373

ANDREW CIRCLE ARCHITECT, LLC

A101

08/24/22

circle: 937-623-0251, circleas@gmail.com

ROOF PLAN NOTES

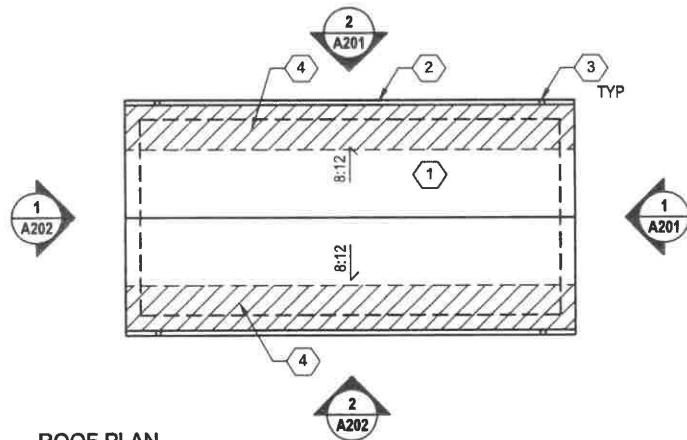
1. NEW ASPHALT SHINGLE ROOF
2. NEW PREFINISHED GUTTERS
3. NEW PREFINISHED DOWNSPOUTS, TYP
4. INSTALL SELF-ADHERED AWB AT EAVES - EXTEND 24" INSIDE THE INSIDE FACE OF WALL

REVISED PLAN NOTES

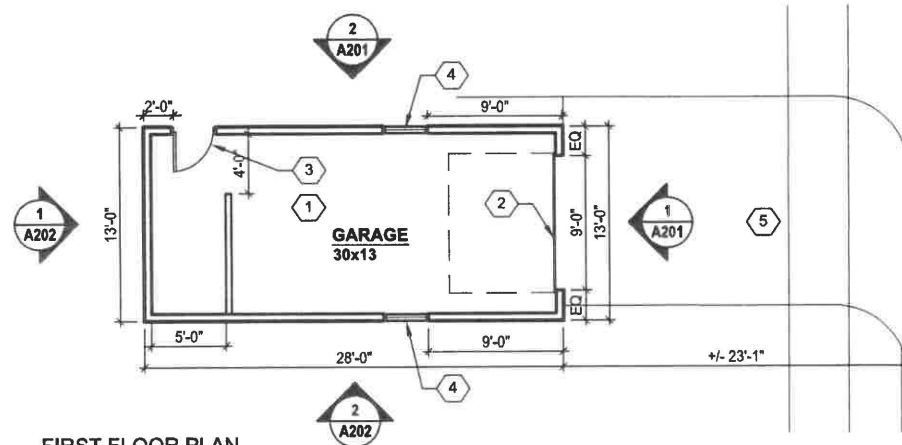
1. NEW 5" SLAB ON GRADE w/ 6x6 WWF OVER 4" COMPACTED GRAVEL FILL.
2. NEW 8' H. x 9' W. OVERHEAD GARAGE DOOR.
3. NEW 2'-8" x 7'-0" ENTRY DOOR.
4. NEW 3'-0" x 5'-0" DOUBLE HUNG WINDOW.
5. NEW 5" CONC SLAB ON GRADE DRIVEWAY / APRON.

GENERAL REVISED NOTES

- A. TYP WALLS - 2x4 @ 16" O.C. w/ 1/2" OSB



ROOF PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

NEW GARAGE

302 W FRANKLIN ST, TROY OH 45373

A102

08/24/22

ANDREW CIRCLE ARCHITECT, LLC

circle: 937-623-0251, circleas@gmail.com

OHIO
HISTORICAL
SOCIETY
SINCE 1885

6. Specific Address or Location



UltraSide™ Vinyl Siding

featuring Neopor® Thermal Insulation



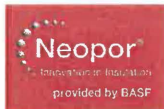
**SAVING ENERGY
IS ONLY HALF THE STORY**

Make Your Home More Energy Efficient with Neopor Thermal Insulation

There may be an energy leak in your home that is costing you money every day! Heat bypasses the pink insulation in your wall cavity and transfers through the wooden studs, allowing energy to leak through your walls. This process is called thermal bridging. Nearly 25% of your home's wall is made up of these studs that typically are not insulated, so it's like having one wall of your home with no insulation.

Neopor Thermal Insulation paired with **Polaris UltraSide .046 Vinyl Siding** will wrap your home in an energy saving blanket of insulation, keeping heat inside in the winter and outside in the summer.

Polaris UltraSide Vinyl Siding features an enhanced .046 panel that is engineered to be exceptionally rigid and straight. The double staggered nail hem provides twice the nailing surface of standard siding and a 3/4" bottom lap offers the ultimate in locking integrity. Our panels resist dents, scratches and hail damage. The vinyl panel's **Armor Coat™** system protects your color against the sun's intense rays providing years of enjoyment that never needs painting.



*As compared to standard white EPS contoured drop-in foam.

UltraSide Color Palette



Paramount Colors



* Premium colors made with Armor Coat™ EVA.
^ Elite colors made with Armor Coat™ Plus.

** Paramount colors made with Armor Coat™ Advanced.
Color representation may vary from actual product color.



UltraSide™ Vinyl Siding

featuring Neopor® Thermal Insulation

Saving energy is only half the story.

Neopor Thermal Insulation fills the gap behind vinyl siding for improved durability, appearance, and more.

The best time to add insulation to the walls of your home is when new siding is installed. In fact, the U.S. Department of Energy says "When new siding is installed, it is a good idea to consider adding thermal insulation under new siding."**

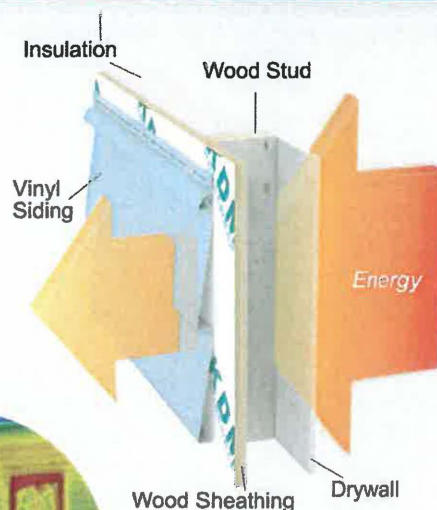
While vinyl siding offers many options to make your home more beautiful, adding contoured Neopor® thermal insulation to the siding panel provides additional value and options that were never possible with traditional vinyl:

- Contains high-purity graphite particles which reflect radiant heat, significantly improving insulation capacity compared to traditional EPS insulation.
- Provides additional support to the siding panel, maintaining a perfectly straight appearance over time.
- Eliminates waving, sagging, shifting and warping associated with traditional vinyl siding.
- Significantly improves durability by eliminating the hollow void behind vinyl siding, serving as a shock absorber against impact.
- Manages moisture with a permeability rating of up to 3.5, helping protect your home from mold and moisture damage.
- Deters termite infestation with a built-in termite control agent.
- Protected by a transferable, Lifetime Limited Warranty, one of the strongest in the industry.

Without Insulation

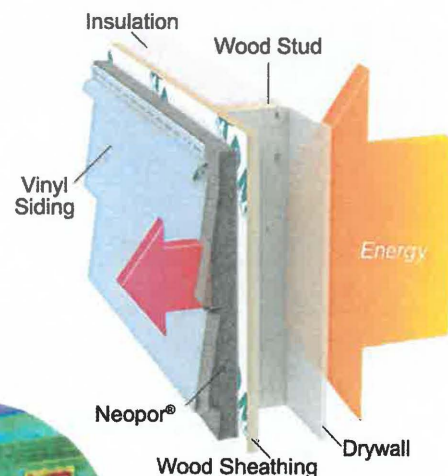
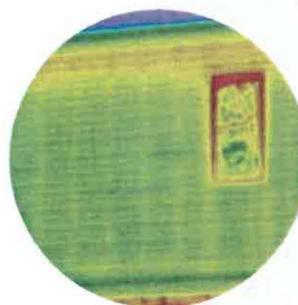


With Insulation



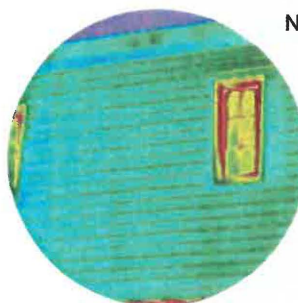
BEFORE NEOPOR

Thermal imaging reveals two energy leaks: yellow lines where energy escapes through studs, and red at the top of the wall where cavity insulation has settled over time.



AFTER NEOPOR

Thermal imaging reveals that the wall has turned a cool blue. Energy loss through studs and the top of the wall is no longer visible.



** Source: Department of Energy and Oak Ridge National Laboratory, Insulation Fact Sheet 2008



Progressive Foam

6753 Chestnut Ridge Road • Beach City, Ohio 44608
1-800-860-3626 www.progressivefoam.com



Silver Line
WINDOWS • DOORS™



V3

SERIES

V1

SERIES

SINGLE-HUNG WINDOWS

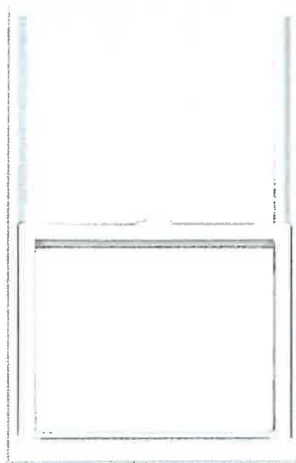


V1 SERIES

Single-Hung Windows

Features and Benefits

- Designed for new construction or easy window replacement
- Simple design blends with virtually any décor
- Tilt-in bottom sash for easy cleaning
- Fusion-welded vinyl for durability
- Integral J-channel is optional for attractive trimming of exterior siding
- Available with glass options that are ENERGY STAR® certified for greater energy efficiency



Single-Hung Windows

V1

Exterior Colors

White	■
Beige	■
Sandstone	□
Dark Bronze*	□

Interior Colors

White	■
Beige	■
Sandstone	□

Glass

Low-E	■
Low-E ^{LS}	■
Low-E ^{SC}	■
Low-E ^{PS}	■
Low-E 2+ ^{PS}	■

Grilles

Grilles-between-the-glass, Flat Profile	■
Grilles-between-the-glass, Contour Profile	■
Simulated Divided Light	□

Insect Screens

Full	
Half	■

Frame Types

Insert Frame	■
Nailing Flange w/J-channel	■
Nailing Flange	■
Masonry Flange	■

Additional Options

Custom Sizes	■
Coastal Upgrades	■

□ Limited availability. Check with dealer for details.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: September 14, 2022

SUBJECT: Historic District Review – 107 W. Main Street

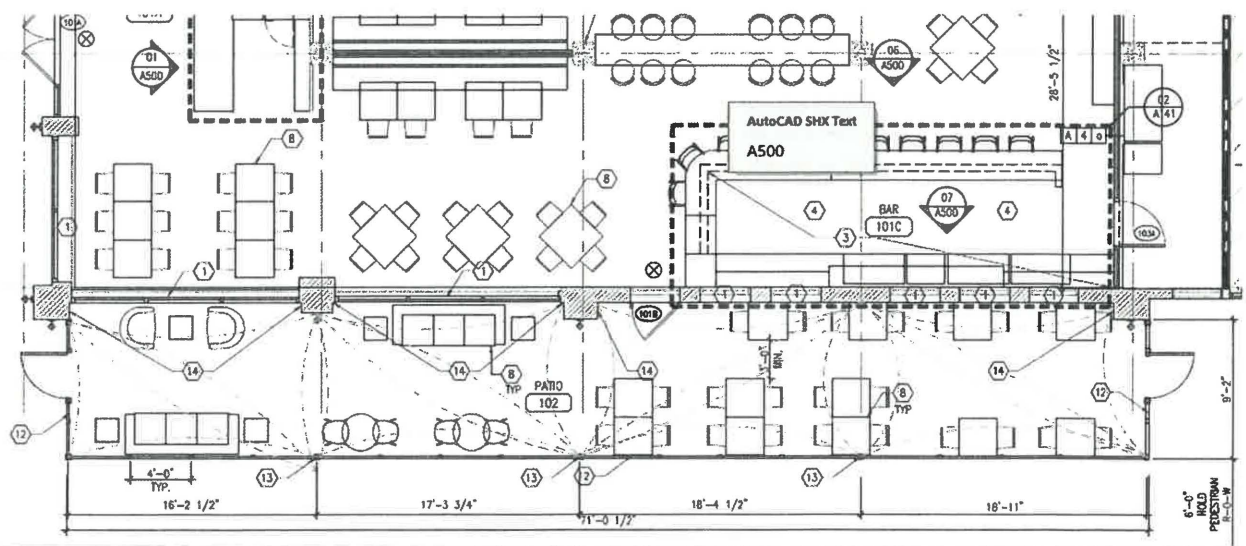
PROPOSAL:

The applicant, Sam O'Neil, comes before the Planning Commission requesting approval for outdoor seating at the property located at 107 W. Main Street. The property is located within the B-3, Central Business District.

The building, built in 1904, is made of stucco and brick and is described in the Ohio Historic Index form as an eclectic style building and a major landmark for downtown Troy. Contributing descriptive features include the Eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation. This building is not listed on the National Register.

DISCUSSION:

The applicant is proposing outdoor seating at the property located at 107 W. Main Street. The outdoor seating will be a total width of nine (9) feet along N Cherry Street. Four sun shade sails are being proposed in the outdoor seating area with string lighting under the sails (please see below):. A black aluminum fence will surround the outdoor seating.



N. Cherry Street

Troy Codified Ordinance 717.07 requires a minimum of five (5) feet of unobstructed walkway maintained at all times. The proposal meets this requirement as six (6) feet of unobstructed walkway is being provided. The sidewalk on W. Main Street will not be affected by this proposal.

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 repairs and alterations based on the following:

- The proposed alteration does not detract from the historic integrity of the building;
- The modifications are temporary, do not attach to the historical portion of this site and can be removed or altered in the future.
- The proposed colors and material are commonly found in the district.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/17/22

Applicant 107 W Main Telephone No. (937) 510-7730

Owner of Property 107 W Main LLC Has the Owner been Notified? _____

Address of Project 107 W Main

Contact Address (if different than Project Address) 4555 E. Walnut Grv Troy

Name of Architect/Engineer and/or Contractor MODA 4

Application for renovation to include the following:

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

- (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 OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





APPLICATION FOR SEATING ENCLOSURES ON PUBLIC SIDEWALKS

Applicant 107 W Main Telephone No. 937-510-7730

Owner of Property 107 W Main Has the Owner been Notified? Y

Address of Project 101 W Main

Contact Address (if different than Project Address) " "

Name of Installer or Contractor " "

Application for renovation to include the following:

Tables (number: 11)

Chairs (number: 30)

Other (describe:)

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.

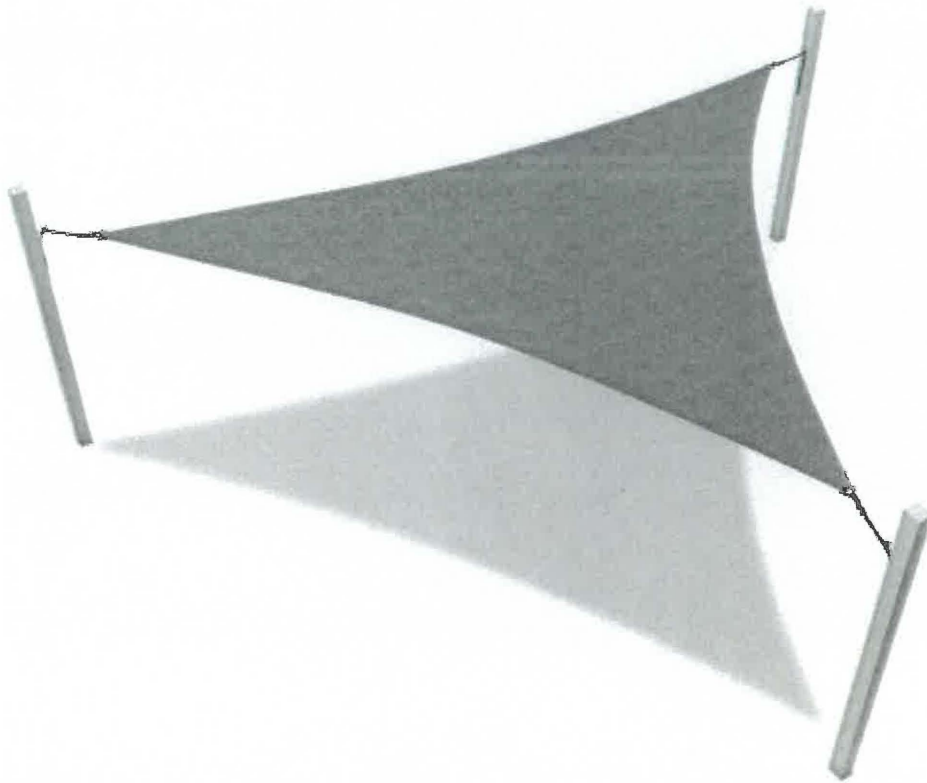
Signature: [Signature] Date: 8/10/2022

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

APPROVAL BY SAFETY AND SERVICE DIRECTOR

Signature: _____ Date: _____

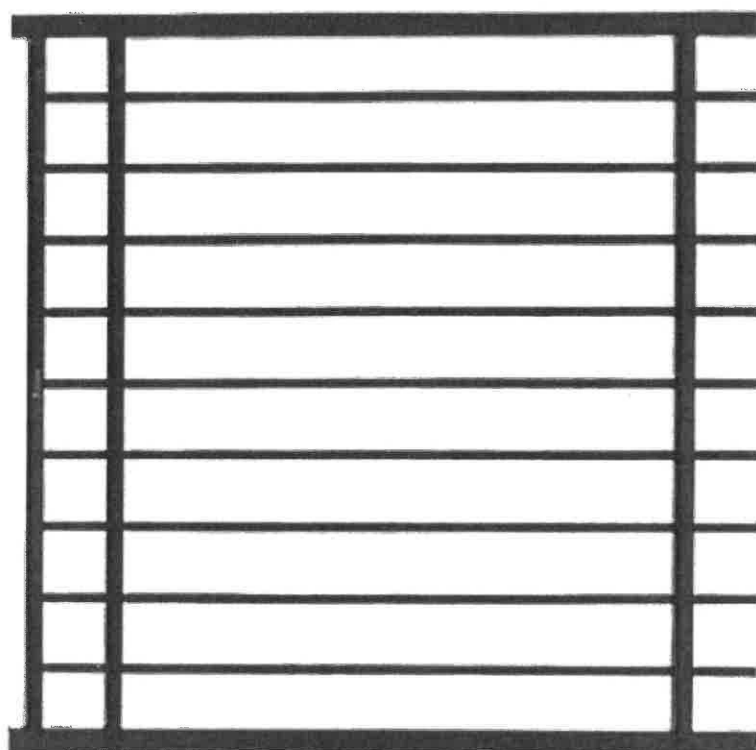




Sun Shade Sail over outdoor dining



String Lighting under Sail





1. 38'
 45'-0" FLUOR
 88'-0" FLUOR
 88'-0" FLUOR
 88'-0" FLUOR
 88'-0" FLUOR

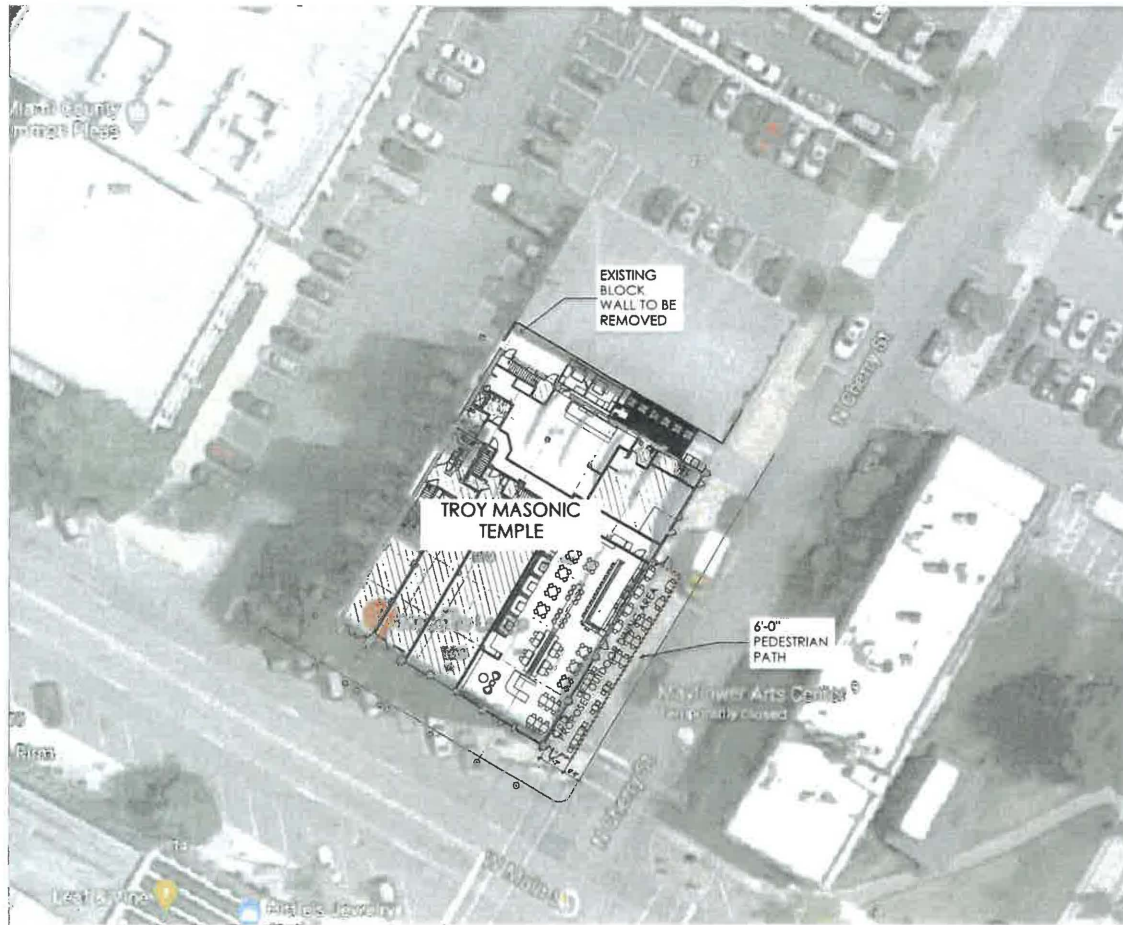


TROY MASONIC TEMPLE - SPEAKEASY MISO
 1000 N. 10TH ST. TROY, MI 48060

PROPOSED PATIO
 1000 N. 10TH ST. TROY, MI 48060

moda4
 DESIGN

10
 400-111-1111
 100-111-1111
 100-111-1111
 100-111-1111
 100-111-1111



LA 111

TROY MASONIC TEMPLE - MIXED USE
 100-111-1111

SITE PLAN
 100-111-1111





MEMORANDUM

TO: Mr. Lutz, President of Council
FROM: Patrick E. J. Titterington, Director of Public Service and Safety
DATE: September 12, 2022
SUBJECT: **Property Maintenance Code and 1307.99 Penalties Update**

RECOMMENDATION:

That Troy City Council adopts the 2021 Edition of the International Property Maintenance Code (IPMC) with the recommended changes.

BACKGROUND:

In 2014, Council adopted the 2012 edition of the International Property Maintenance Code as the property maintenance and housing code for the City for regulating and governing the condition and maintenance of properties, buildings and structures. That code is periodically updated, and a 2021 edition has been published. Planning Staff has recommended that the 2021 edition be approved so that staff will follow the latest edition. The major changes from the current code include:

- IPMC 102.6 Adds definition for structural analysis.
- Reorganization of various sections IPMC Section 101 – 202
- IPMC 111.4.2 Methods of Services. Outlines the process for serving a notice of violation.
- IPMC 111.7 Placarding. Updates the location that a placard is to be placed.
- IPMC 202 Updates the definition of Emergency Escape and Rescue Opening to be an operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.
- Appendix B Means of Appeal. Provides criteria for the Board of Appeals (proposed renamed to Local Codes Appeal Board).

Planning Staff is also recommending the following changes of the code from the 2021 International Property Maintenance Code:

- Section 101.1 Insert: City of Troy and delete "[NAME OF JURISDICTION]"
- Section 103.1 Insert: Development Department and delete "[NAME OF DEPARTMENT]"
- Section 107-108 remove "Board of Appeals" and insert "Local Codes Appeal Board" throughout.
- Section 302.4 Insert: 10 Inches and delete "[HEIGHT IN INCHES]"
- Section 304.14 Insert April 15 to October 15 and delete "[DATE IN TWO LOCATIONS]"
- Section 602.3 Delete entirety and insert "Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 65°F (18°C) in all habitable rooms, bathrooms and toilet rooms."
- Section 602.4 Delete entirety and insert "Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied."
- Appendix B Means of Appeal remove "Board of Appeals" and insert "Local Code of Appeals Board" throughout.
- Section B101.3 remove: "[INSERT NUMBER OF YEARS]" and insert "five (5) years".
- Section B101.3 remove "five" and insert "minimum of three".
- Section B101.5.3 remove "five" and insert "all three".





The current penalties were approved by Council as Ordinance 41-85. Planning Staff is recommending the following updates to Ordinance 1307.99 Penalties highlighted in red:

- (a) Whoever violates any provisions of this chapter, including the Housing Code adopted by reference, or fails to comply with any of the requirements thereof or erects, constructs, alters or repairs a building, structure or associated service equipment in violation of an approved plan or directive of the Code official or of a permit or certificate issued under the provisions of this code, shall upon conviction thereof, be guilty of a misdemeanor of the third degree. For any subsequent violations in a 24-month period, whoever violates any provisions of this chapter, including the Housing Code adopted by reference, shall be guilty of a misdemeanor of the second-degree subject to a maximum fine of seven hundred and fifty dollars (\$750.00). Each day that a violation continues after due notice has been served, in accordance with the terms and provisions hereof, and without positive action by the owner to correct the illegal action, shall be deemed a separate offense.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of adopting the latest edition of the International Property Maintenance Code and proposed code updates as the Property Maintenance and Housing Code for the City and adopting future editions when published by the IPMC and proposed code updates of Troy Codified Ordinance 1307.99.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: September 14, 2022

SUBJECT: Historic District Review – 12 E. Canal Street

PROPOSAL:

The applicant, Bruce Land, comes before the Planning Commission requesting approval for painting at the property located at 12 E. Canal Street. The property is located within the B-3, Central Business District.

The OHI form lists this property as a two-story vernacular building with stucco. Contributing features include round-arched window caps on the 2nd floor, stone sills and lintels. Alterations include new wings on the east and south sides and stucco wall treatment.

DISCUSSION:

The applicant is proposing to paint the structure with the primary building color of Valspar Exterior Season Flex Sycamore Grove. The trim will be painted Valspar Exterior Season Flex Satin Cracked Pepper (see attached paint sample and property photos).

It is important to note that work had begun without Planning Commission approval and staff issued a stop work order on the property.

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 repairs and alterations based on the following:

- The colors do not detract from the historic integrity of the streetscape as similar colors are located in the district.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 9-6-22

Applicant Bruce LAND Telephone No. 937-671-3868

Owner of Property Bruce LAND Has the Owner been Notified? yes

Address of Project 12 E. CANAL ST. TROY OH 45373

Contact Address (if different than Project Address) 523 S. MARKET ST. TROY OH 45373

Name of Architect/Engineer and/or Contractor _____

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:

Owner
[Signature]

SIGNATURE OF PROPERTY OWNER:

Bruce E. LAND

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

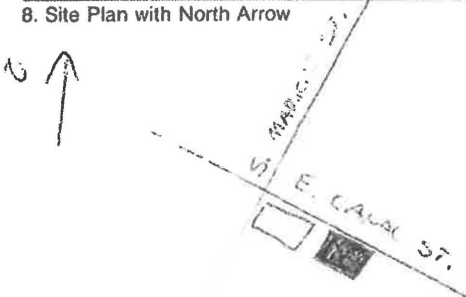


OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



1. No.		2. County Miami		4. Present Name(s) Schnell Plumbing Co. Building ☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s) Troy Carriage Company	
Roll No. M		Picture No.(s) 25-27			
6. Specific Address or Location 14 E. Canal St				16. Thematic Association(s) Commercial/Manufacturing	
6a. Lot, Section or VMD Number				17. Date(s) or Period C 1895	
7. City or Village Troy				17b. Alteration Date(s) Unknown	
8. Site Plan with North Arrow 				18. Style or Design Vernacular ☐ High Style ☐ Elements	
9. U.T.M. Reference Quadrangle Name Troy				18a. Style of Addition or Element(s) N/A	
Zone 10. Site ☐ Building ☒				19. Architect or Engineer	
Easting 11. On National Register? Yes ☐ No ☒				19a. Design Sources	
Northing 12. N.R. Yes ☐ Potential? No ☐				20. Contractor or Builder	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐				21. Building Type or Plan N/A	
15. Name of Established District (N.R. or Local) Troy Historic District				22. Original Use, if apparent Commercial	
				23. Present Use Commercial/Apt. Up	
				24. Ownership Public ☐ Private ☐	
				25. Owner's Name & Address, if known	
				26. Property Acreage	
				27. Other Surveys in Which Included N/A	
42. Further Description of Important Interior and Exterior Features. (Continue on reverse if necessary) Two story vernacular brick commercial building with stucco wall treatment. CDF: include round-arched window caps on the 2nd floor, stone sills & lintels; early but not original railing & balustrade to 2nd floor stairs and deck on west side. Alterations include new wings on the east and south sides, stucco wall treatment. Miami/Erie canal historic marker attached to the front of the building.					
43. History and Significance (Continue on reverse if necessary) The original section of the building appears on the earliest Sanborn maps, 1887, as "ruins, two story walls standing". By 1898 it had become the Troy Carriage Co., owned by Mr. P. Nolan. From 1907 until recent history it was the home of George V. Schnell Plumbing Co. The wing additions appear to date from the 1920's.					
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.					
45. Sources of Information Field observation city of Troy Miami Co. property records					
46. Prepared by J. Darbee/N. Recchie					
47. Organization F. Conaway & Assoc.					
48. Date Recorded in Field 5/97					
49. Revised by					
50a. Date Revised					
50b. Reviewed by					



[← Paint Colours](#)



CRACKED PEPPER

CI57

COLOUR INFORMATION 

Add Chip To Cart

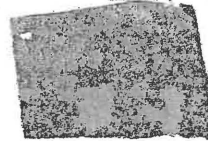
September 7, 2022

Here are the colors we would like to use on our property at 12 East Canal St. Troy.

Building color:

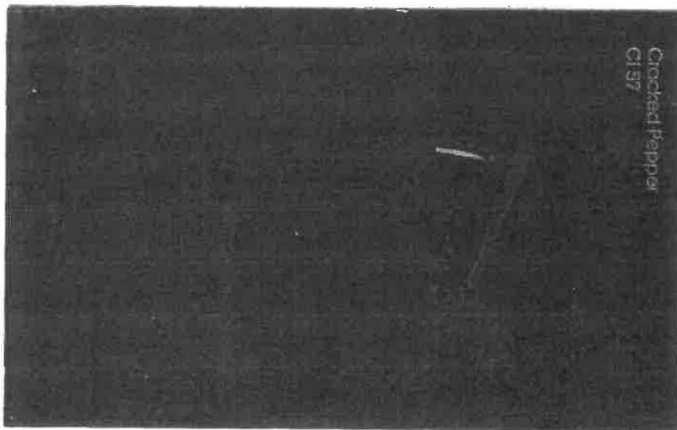
Valspar Exterior SeasonFlex Satin
Sycamore Grove

Lowes #1523 937-339-2544 Tinter A
9/6/2022, Valspar, 1 gallon size can, Manual Formula, Exterior Seasonflex, Satin,
Tint Base 2
102-1Y33, 107-2Y11, 109-33.5



Trim:

Valspar Exterior SeasonFlex Satin
Cracked Pepper



Bruce LAND
523 S. Market St.
Troy, OH 45373

Re [Signature]





9.9.2022 11:27

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: September 14, 2022

SUBJECT: Planning Commission Review – 566 Loxley Lane

PROPOSAL:

A request by applicant Alex Rolland, of Village Solar Company, is requesting review from the Planning Commission to consider the installation of solar panels facing the public right of way on the home located at 566 Loxley Lane. The property is zoned R-3B, Single Family Residential.

Section 1151.14 (f)(2) of the City of Troy Zoning Code states the following: Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission.

DISCUSSION:

The home faces north west on a corner lot between Loxley Lane & Haverhill Drive. The roof mounted solar panels have been installed without Planning Commission approval. The solar panels are located on the rear and side of the building facing Haverhill Drive, therefore is the reason for the request as described in Section 1151.14 (f)(2).

Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing goal #7 states the following: “As technology changes, energy efficiency and renewable energy continue to be important topics in new construction and renovations projects. Similar to other established goals (see Community Facilities and Services, goal 4); the city shall encourage new construction and renovation to take advantage of the “green movement” to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects.”

RECOMMENDATION:

Staff recommends approval for the installation of roof mounted solar panels, based on the following:

- The solar panels meet all requirements of the Zoning Code.
- The solar panels meet goal #7 of Chapter 13, Visioning, of the current Comprehensive Plan.

Thank you for submitting your application. We will contact you when the permit has been issued.

Project Address	566 Loxley Ln
Description	11.5kW roof Mounted Solar Array
Applicant Name	Alex Rolland
Applicant Address	222 Fairfield Pike
Applicant City, State, Zip	Yellow Springs, Oh, 45387
Applicant Email Address	alex@villagesolarco.com
Applicant Phone Number	937-462-0678
Owner Name	Kenneth Wheeler
Owner Address	566 Loxley Ln
Owner City, State, Zip	Troy, Ohio, 45373
Contractor Name	Alex Rolland, Village Solar Co.
Contractor Address	222 Fairfield Pike
Contractor City, State, Zip	Yellow Springs, Ohio, 45387
Contractor Email Address	alex@villagesolarco.com
Permit Type	Zoning-Accessory-Residential
Square Feet	600
Comments	This array consists of 28x 410W solar modules mounted on the customer's roof. All equipment is manufactured in the USA and are Tier 1 components. Array is anticipated to offset customers electric bill over the course of a year.



GENERAL NOTES	
1	EQUIPMENT LIKELY TO BE WORKED UPON WHILE ENERGIZED SHALL BE INSTALLED IN LOCATIONS THAT SATISFY MINIMUM WORKING CLEARANCES PER NEC 110.26.
2	24/7 UNESCORTED KEYLESS ACCESS SHALL BE PROVIDED TO ALL DAYTON POWER & LIGHT CO EQUIPMENT.
3	CONTRACTOR SHALL USE ONLY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE INTENDED USE.
4	CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL EQUIPMENT, CABLES, ADDITIONAL CONDUITS, RACEWAYS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL PV SYSTEM.

- ① (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY, 6/12 (26.6°) SLOPED ROOF, 18 PV MODULES (SILVER FRAME, CLEAR BACKSHEET), 112° AZIMUTH
- ② (N) TRANSITION BOX (JB1), OUTDOOR, OUTPUT CIRCUIT CONDUCTORS SHALL BE RUN IN PVC-40 CONDUIT OVER ROOF NO CLOSER THAN 7/8" ABOVE ROOF SURFACE
- ③ (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY, 6/12 (26.6°) SLOPED ROOF, 10 PV MODULES (SILVER FRAME, CLEAR BACKSHEET), 202° AZIMUTH
- ④ (N) TRANSITION BOX (JB2), OUTDOOR, OUTPUT CIRCUIT CONDUCTORS SHALL BE RUN IN PVC-40 CONDUIT OVER ROOF NO CLOSER THAN 7/8" ABOVE ROOF SURFACE
- ⑤ (E) MAIN SERVICE PANEL (MSP), INDOOR
- ⑥ (N) VISIBLE-OPEN TYPE, LOCKABLE, READILY ACCESSIBLE, LABELED PV SYSTEM DISCONNECT LOCATED WITHIN 10 FT OF UTILITY METER (SW1), OUTDOOR
- ⑦ (N) AC COMBINER (C1), OUTDOOR, OUTPUT CIRCUIT CONDUCTORS SHALL BE RUN IN LFNC CONDUIT OVER ROOF NO CLOSER THAN 7/8" ABOVE ROOF SURFACE
- ⑧ (E) UTILITY METER, OUTDOOR

566 LOXLEY



GRID-TIED SOLAR POWER SYSTEM

WHEELER RESIDENCE
566 LOXLEY LN
TROY, OH 45373

SITE PLAN

DOC ID: A034CB-2

DATE: 7/27/22

CREATOR: A.R.

REVIEWER:

REVISIONS

PV-2





08/19/2022 14:14