



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

1. Roll Call
2. Minutes - November 9, 2022
3. Downtown/Riverfront Overlay (DR-O) District Application for 702 W. Franklin Street - Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
Owner/Applicant: Robert Widule
 - A. Public Hearing on the Application
 - B. Provide a recommendation/decision to Council
4. Downtown/Riverfront Overlay (DR-O) District Application for 9 - 11 W. Main Street - FIRST READING - Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
Owner: Wesley Martin
Applicant: Andrew Circle
 - No action can be taken at this meeting
 - The application will go onto the next PC agenda for a required Public Hearing and recommendation/decision by the Troy Planning Commission
5. Other

Next Meeting -- December 28, 2022 if quorum available

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, November 9, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Oda, Titterington, Westmeyer, and McGarry; Development Staff – Eidemiller, Bruner, Russell and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. McGarry, seconded by Mr. Ehrlich, the minutes of the October 26, 2022 meeting were approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, 14 N. MARKET STREET, FOR REPLACEMENT OF SEVEN FIRST FLOOR WINDOWS/SASHES AND REPAINTING WINDOW FRAMES AND SASHES; OWNER - ROBIN MCGRATH; APPLICANT - RICK MEYERS, COUNTRYSIDE NORTH. The staff report noted: property is zoned B-3, Central Business District; the owner provided written approval of the application; building is not on the National Register of Historic Places; proposed windows are Pella, Direct Set, insulated, no grid windows; window sash will be painted to match current exterior color; and staff recommends approval based on the findings that:

- The windows are appropriate in design, scale and color to the building
- The replacement windows are similar in likeness to the current windows

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve all elements of the historic district application for 14 N. Market St. as submitted, for the exact windows stated in the application and the window sash color matching the existing exterior color, and based on the findings of staff that:

- The windows are appropriate in design, scale and color to the building
- The replacement windows are similar in likeness to the current windows

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 125 S. MARKET STREET, FOR A BUILDING SIGN; OWNER - WADE WESTFALL; APPLICANT - LORI ANGEL-YORK. The staff report noted: property is zoned B-3, Central Business District; property owner provided written approval of the application; building is not on the National Register of Historic Places; this multi-tenant commercial building is permitted to have a total of 45 square feet of wall signage with each tenant permitted 22.5 square feet; proposed sign measures 3' x 5' for a total of 15 square feet and is described as a single sided aluminum panel with digital print covered with a clear laminate; sign colors consist of Green (#PMS 3415C) and Lavender (#PMS 7676C) printing on a White background; there are also accompanying window graphics that have been administratively reviewed as they are a minor alteration; and staff recommends approval based on the finding that:

- The signage is appropriate in design, scale and color to the building
- The signage meets City of Troy sign code requirements

A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, to approve the sign application for 125 S. Market St. as submitted, based on the exact materials and colors stated in the application, and based on the findings of staff that:

- The signage is appropriate in design, scale and color to the building
- The signage meets City of Troy sign code requirements

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 101-105 E. MAIN STREET, FOR REPLACEMENT OF ROOF SHINGLES; OWNER/APPLICANT - TROY REDMEN LODGE IORM, TONQUAS 222. The staff report noted: property is zoned B-3, Central Business District; building is on the National Register; the OHI form states this building as a three-story brick commercial building in the High Victorian Italianate style. It has stone and cast iron storefronts with prism glass transoms and recessed entrances; building currently has a three-tab asphalt shingle roof covering that is brown in color; request is for replacement shingles with CertainTeed Grand Manor Luxury Shingles that are Colonial Slate in color; the shingles will also have a red diamond feature added to create an additional dimension; and staff recommends approval based on the finding that the shingles are appropriate in design, scale and color to the building.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the application to replace the roof shingles on the building at 101-105 E. Main Street based on the exact manufacture/style/colors as set forth in the application, and based on the findings of staff that the shingles are appropriate in design, scale and color to the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 110-112 E. MAIN STREET, SECOND STORY WINDOW REPLACEMENTS, REAR ENTRY DOOR INSTALLATION, STOREFRONT WINDOW REPLACEMENT, PAINTING OF STOREFRONT AT 112 E. MAIN STREET; OWNER/APPLICANT: KIMMEL OHIO, LLC - RANDY KIMMEL. The staff report noted: property is zoned B-3, Central Business District; OHI form identifies a two-story commercial block building with 15 bays across the front with multiple storefronts; contributing features include: Corbelled and decorative brickwork on the façade, brick piers separating the bays, continuous stone lintels; some windows and a 1-story addition have been added to the rear; second story windows are proposed to be replaced with T1400 Thermal Screw Plie black double hung windows; two original windows over the entry door to the apartments will be maintained as well as the original entry door to the upstairs; storefront windows will be replaced to make them uniform on both storefronts; the original column is going to be maintained on the 110 E. Main Street storefront; the existing wood on the 112 E. Main Storefront will be painted tricorn black; the rear entry door will be replaced with the same door as installed on the storefront; and staff recommends approval based on the findings that:

- The contributing features as referenced on the OHI form are being maintained
- The window replacement will match the design of the existing windows
- The paint color currently exists on properties in the district

It was discussed that outdoor seating and signage are not part of this application.

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the historic district application for 110-112 E. Main Street as submitted, including the exact materials, manufacturer, and colors stated in the application, and based on the findings of staff that:

- The contributing features as referenced on the OHI form are being maintained
- The window replacement will match the design of the existing windows
- The paint color currently exists on properties in the district

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 9-11 W. MAIN STREET, INSTALL A PUBLIC RESTROOM ACCESS, BUILDING ACCESS, NEW SIDEWALK, AND EAST WALL WITH A RAMP AT THE PROPERTY LOCATED AT 9 W. MAIN STREET; OWNER/APPLICANT: BUSTED BRICK REALTY GROUP. The staff report noted: property is zoned B-3 Central Business District; OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder; the OHI form mentions a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch; property is listed on the National Register of Historic Places; the Commission previously approved phase one of this request at the meeting on August 24, 2022; phase one included removal of the fabric awning, storefront modifications, west façade (facing N. Cherry Street) brick infill, window replacement and gooseneck lighting removal; this phase two application is to install a public restroom access, building access, new sidewalk, and east wall with a ramp at the property located at 9 W. Main Street; east wall will be constructed of brick and will total 5' 4" in height; applicant will match the mural on the outer wall portion; the existing mural will not be altered except the new door openings to provide access to the public restrooms and bar access; two powder coated steel canopies will be added above both access doors; a 5' wide sidewalk will be added outside of the wall to provide access from the public parking lot (S. Cherry Street) to the sidewalk on W. Main Street; two public restrooms will be included inside the building (south door access on Prouty Plaza); the applicant has received a 10' easement on Prouty Plaza; and staff recommends approval based on the findings that:

- The proposed alterations do not alter character defining features as referenced on the OHI form
- ADA access is being provided into the Mayflower
- The mural will remain intact, while recreating the mural on east wall using the same colors as existing

In response to Mr. Titterington, staff advised that a sign for the front of the building is not part of this application. Mr. Titterington stated he has talked with the family of the artist who created the mural on the building wall, they reviewed the plans, and are supportive of the project.

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

- The proposed alterations do not alter character defining features as referenced on the OHI form
- ADA access is being provided into the Mayflower
- The mural will remain intact, while recreating the mural on east wall using the same colors as existing

MOTION PASSED, UNANIMOUS VOTE

DR-O APPLICATION FOR 702 W. FRANKLIN STREET – FIRST READING; OWNER/APPLICANT: ROBERT WIDULE. The staff report noted:

"The applicant and property owner, Robert Widule, is requesting the Planning Commission to review the proposed uses for the property located at 702 W. Franklin Street, using the Downtown/ Riverfront Overlay District. The property is located in the R-6 Two-Family Residential district.

DISCUSSION:

The proposal is to split into three separate lots to allow for Three Single-Family Dwellings. Single Family Dwellings are principally permitted in the R-6 district. The applicant's desire is to provide market rate housing and infill development. The proposed homes would be two (2) bedrooms and two (2) bathrooms and total 1,240 square feet with nine (9) foot ceilings. The homes are projected to be priced in the mid \$200's.

The homes would have the following setbacks: Front Yard 9', Side Yard 5', and a 15' rear yard setback. Zoning Code 1143.09 (d) Lot Size Requirements requires that each separate zoning lot in the R-6 shall contain a minimum lot area of six thousand (6,000) square feet for single-family residences, and three thousand (3,000) square feet per unit for two-family residences. The applicant is requesting through the DR-O process to permit three (3) lots of about 2,317 square feet.

Below in red identifies the variation or compliance with the bulk regulations in the R-6 District: Zoning Code 1143.09 (f) Bulk Regulations all construction on any zoning lot in the "R-6" Two-family Residential district shall provide for:

- (1) Maximum building lot coverage of fifty (50) percent. The proposed lot coverage is 53.8%
- (2) Maximum structure height of forty (40) feet. The height would meet this requirement.
- (3) Minimum front yard of twenty-five (25) feet. The proposed setback is 5' and would not meet this requirement. The average block face is 8.58' on W. Franklin Street. The average block face on the east side of Ash Street is about 8.4'. Exhibit A identifies the front yard setbacks on the surrounding properties.
- (4) Minimum side yard of five (5) feet. The side yard setback will meet this requirement to the principal structure.
- (5) Minimum rear yard of twenty-five (25) feet. The proposed rear yard setback is 15'.

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.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood. The variations to the front yard setback exist on both side of the block face and surrounding blocks. The single-family use is a permitted use by right per the Zoning Code. The City of Troy Comprehensive Plan Neighborhoods and House #1 is "the City will offer residents a wide-range of housing choices, providing many options for all types of people as they move through various stages of life". Goal #2 is to "have a ratio of owner-occupied housing and rental housing that is equal to or better than the state and national statistics" and Goal #5 is "To eliminate poor housing conditions from further property decline and encourage infill, rehabilitation and restoration". The proposed development achieves these three goals of the Comprehensive Plan."

Staff noted that at the next meeting, the Commission will hold a required public hearing and then provide a recommendation to Council, and no action is to be taken at this meeting.

In response to Mr. Kappers, it was stated that adjacent property owners receive a letter advising them of the proposal and information about the public hearing. Mr. Kappers noted that this application is only for three residential lots, but asked about dedication of green space or payment in lieu of green space. Staff commented that provisions related to green space are not applicable to minor subdivisions with less than five lots. Mr. Kappers suggested staff consider a requirement of payment in lieu of green space for minor subdivisions as they add to the population and the funds could be used towards improvements of a nearby established park area.

CORRECTION TO ZONING CODE SECTION 1143.22 (m) (6) B. Staff reported that when the Zoning Code Update was recently adopted by Ordinance No. O-43-2022, there was an error in Section 1143.22 (m) (6) B that needs to be corrected. It reads: "B. For structures that the Planning Commission finds that are not historically significant, the Appeals Board may relax or waive the standards or guidelines found in this Chapter or Guidelines." It should have read: "B. For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines."

PUBLIC HEARING: A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, that the Planning Commission not hold a public hearing on this zoning code amendment.

MOTION PASSED, UNANIMOUS VOTE

RECOMMENDATION: A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to recommend to Troy City Council that Zoning Code Section 1143.22 be (m) (6) B be amended to read "Planning Commission" instead of "Appeals Board".

MOTION PASSED, UNANIMOUS VOTE

NEXT MEETING. The next meeting date would be the day before Thanksgiving; as there may not be a quorum to meet, and the DR-O applicant (above) agreeable to the next meeting being held December 14, the Commission determined not to meet November 23.

There being no further business, the meeting adjourned at 3:55 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: December 14, 2022

SUBJECT: Downtown Riverfront Overlay (DR-O) – 702 W. Franklin Street

BACKGROUND:

The applicant and property owner, Robert Widule, is requesting the Planning Commission to review the proposed uses for the property located at 702 W. Franklin Street, using the Downtown/ Riverfront Overlay District. The property is located in the R-6 Two-Family Residential district.

DISCUSSION:

The proposal is to split into three separate lots to allow for Three Single-Family Dwellings. Single Family Dwellings are principally permitted in the R-6 district. The applicant's desire is to provide market rate housing and infill development. The proposed homes would be two (2) bedrooms and two (2) bathrooms and total 1,240 square feet with nine (9) foot ceilings. The homes are projected to be priced in the mid \$200's.

The homes would have the following setbacks: Front Yard 9', Side Yard 5', and a 15' rear yard setback. Zoning Code 1143.09 (d) Lot Size Requirements requires that each separate zoning lot in the R-6 shall contain a minimum lot area of six thousand (6,000) square feet for single-family residences, and three thousand (3,000) square feet per unit for two-family residences. The applicant is requesting through the DR-O process to permit three (3) lots of about 2,317 square feet.

Below in red identifies the variation or compliance with the bulk regulations in the R-6 District: Zoning Code 1143.09 (f) Bulk Regulations all construction on any zoning lot in the "R-6" Two-family Residential district shall provide for:

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- (4) Minimum side yard of five (5) feet. The side yard setback will meet this requirement to the principal structure.
- (5) Minimum rear yard of twenty-five (25) feet. The proposed rear yard setback is 15'.

The proposed floor plan, site plan, and building elevations have been attached to this report.

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.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood. The variations to the front yard setback exist on both side of the block face and surrounding blocks (see exhibit A). The single-family use is a permitted use by right per the Zoning Code. The City of Troy Comprehensive Plan Neighborhoods and House #1 is "the City will offer residents a wide-range of housing choices, providing many options for all types of people as they move through various stages of life". Goal #2 is to "have a ratio of owner-occupied housing and rental housing that is equal to or better than the state and national statistics" and Goal #5 is "To eliminate poor housing conditions from further property decline and encourage infill, rehabilitation and restoration". The proposed development achieves these three goals of the Comprehensive Plan.

NEXT STEPS:

The Planning Commission shall make a formal recommendation to the City Council after a mandatory public hearing, regarding the application by filing the recommendation with the Clerk of Council. The Clerk of Council shall immediately 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. In the event City Council acts upon the recommendation of the Planning Commission, City Council shall act on the recommendation in accordance with Ohio Revised Code Section 713.12 and Chapter 1139 of this Zoning Code.

RECOMMENDATION:

Based upon the criteria in section 1143.25(q)(1)(c) used to determine the merits of the DR-O application, it is requested that the Planning Commission provide a positive recommendation to City Council for the proposed DR-O application.



702 W Franklin St - Rezoning to DR-O Narrative

Zoning Overview

Current Zoning: R-6 Two-Family Residential

Proposed Zoning: DR-O Downtown/Riverfront Overlay District with use comprised of 3 single family homes



GOAL

In a recent conversation, workforce housing was identified by the planning commission as one of the greater needs in Troy.

My goal is to assist with that need by subdividing the property and delivering 3 new construction single family homes that will be priced in the mid \$200k's.

AMI – AREA MEDIAN INCOME STUDY

Workforce housing is generally defined as housing affordable to households earning between 80 and 120 percent of AMI. Depending on the source, Troy's AMI is between \$62,000 and \$84,000. According to HUD, housing is considered affordable when the occupant is paying no more than 30 percent of gross income for housing costs.

Therefore, in Troy, housing costs should be between \$1,240 and \$2,520 per month to satisfy workforce housing needs. The average of that range is \$1,880 per month.

SUBJECT PROPERTY HOUSING COSTS

The homes are projected to be offered at \$250,000 or less. The monthly housing costs are broken out below.

Mortgage: (20% down, 7% interest, 30 year term) \$1,330 monthly principal and interest payment

Property Tax: \$250,000 market value x 35% Assessment value x 37.378506 Tax Rate = \$3,270/yr

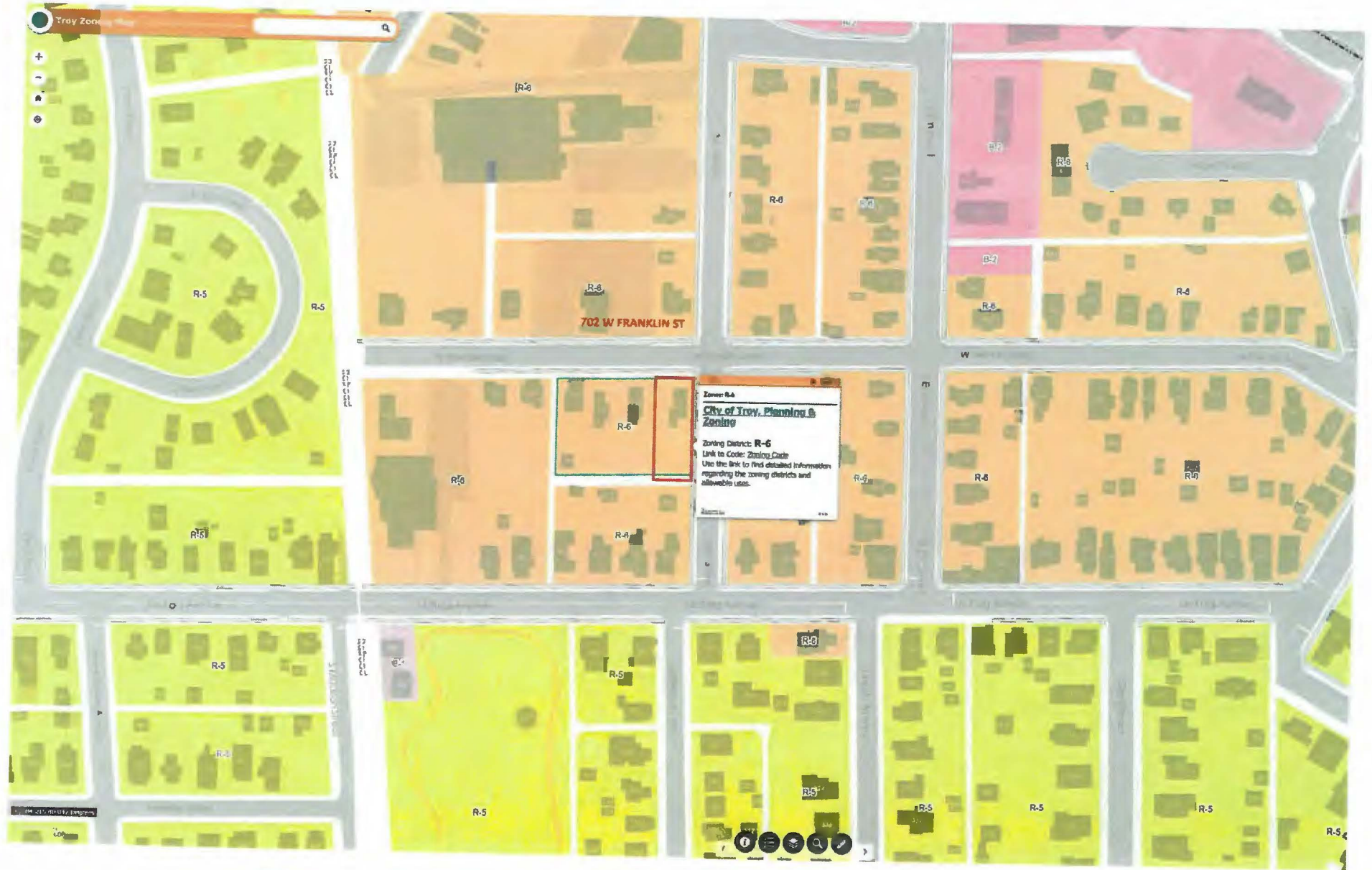
\$3,270/12 mo = \$272 monthly

Insurance: \$1,200 per year annual premium estimate = \$100 monthly

Total Housing Cost: \$1,702 monthly

HOME FEATURES

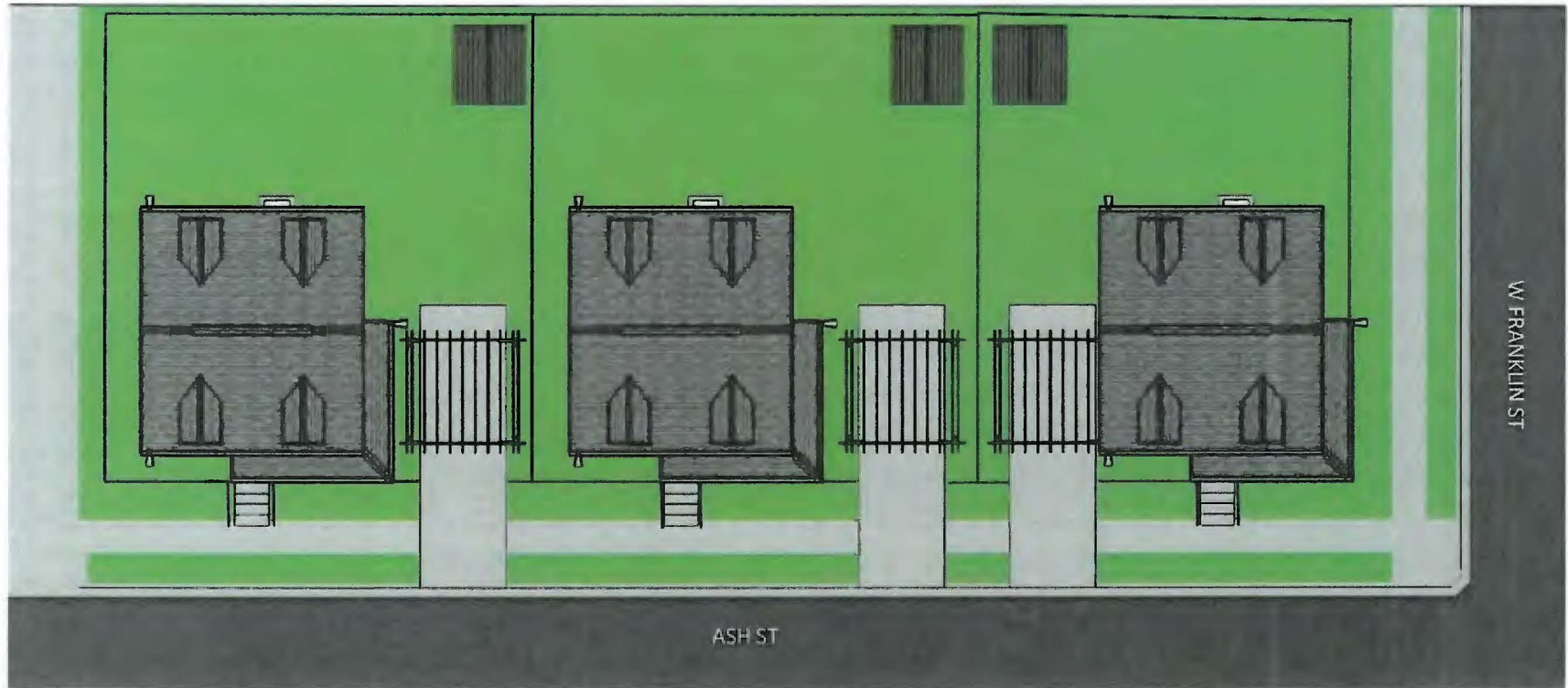
The homes have been designed to fit the historic character of the neighborhood. Each has 2 bedrooms and 2 bathrooms, with loft space for a desk or home office. The floorplans are 1,240 sf with 9 ft ceilings and feature a full suite of stainless-steel kitchen appliances and stone countertops. Each will have a wraparound porch and pergola covering the driveway.

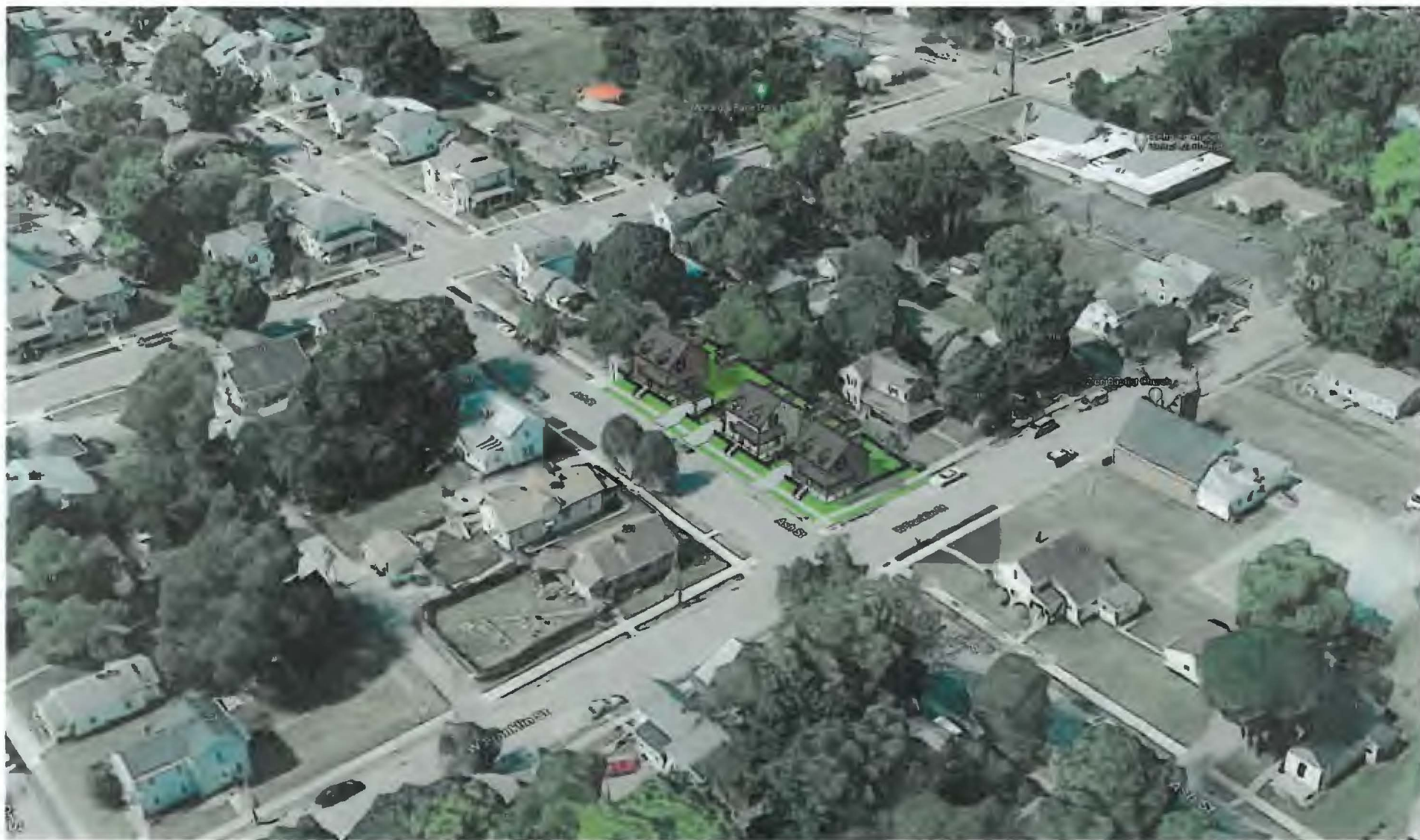






702 W FRANKLIN
PROPOSED CONCEPT

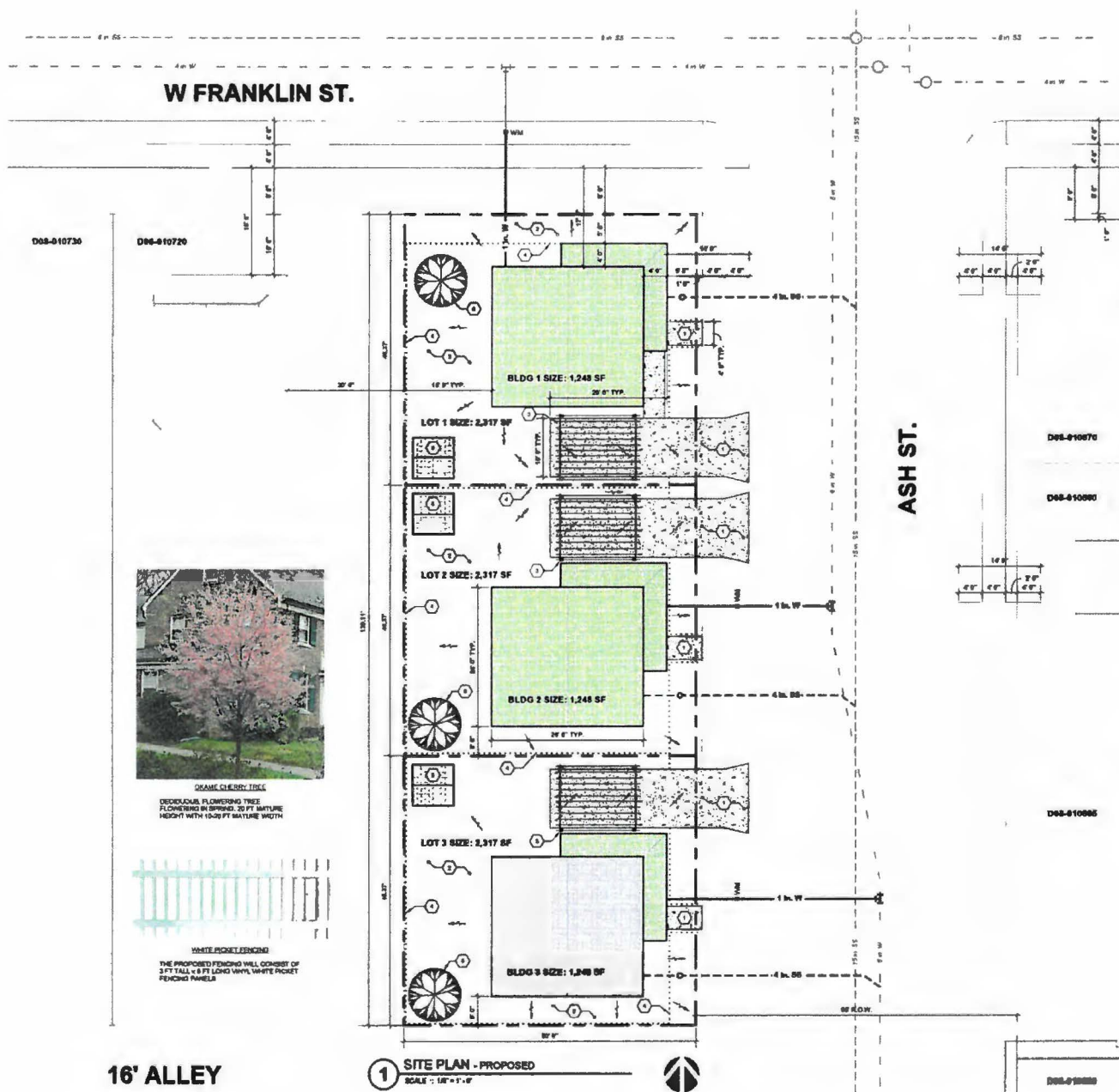






117 Ash St
Fly Lion





GENERAL NOTE
ALL DIMENSIONS OUTSIDE OF SUBJECT
PROPERTY BOUNDARIES ARE
APPROXIMATE, MEASURED USING
GOODEL EARTH AND MIAMI COUNTY GIS

LEGEND

---	PROPERTY LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED CLEAN OUT
---	PROPOSED CONCRETE
---	PROPOSED 3 FT PICKET FENCE
---	OSAGE CHERRY TREE
---	DRAINAGE FLOW ARROWS

- SITE PLAN NOTES**
- 1) ALL CONCRETE SHALL HAVE 2% MINIMUM CROSS SLOPE
 - 2) ALL SANITARY SEWER LATERALS SHALL HAVE A SLOPE OF 2% TO THE MAIN
 - 3) ALL WATER AND SANITARY SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TROY PLUMBING REQUIREMENTS
 - 4) ELECTRIC SERVICE TO COME IN OVERHEAD
 - 5) NO GAS SERVICE WILL BE PROVIDED TO THE PROPERTIES

- KEY NOTE LIST**
- 1) 4" x 8.000 PB CONCRETE OVER 4" CRUSHED ROCK BASE, 8" BARS @ 12" O.C. BOTH WAYS
 - 2) ALL AREAS EXCEPT CONCRETE AREAS TO BE COVERED IN GRASS
 - 3) PERGOLA (SEE IMAGE ON THIS SHEET FOR DETAILS)
 - 4) PICKET FENCING (SEE IMAGE ON THIS SHEET FOR DETAILS)
 - 5) STORAGE SHED (SEE IMAGE ON THIS SHEET FOR DETAILS)
 - 6) OSAGE CHERRY TREE (SEE IMAGE ON THIS SHEET FOR DETAILS)



**THE
RLW
COMPANY**

151 S STATE ST
UNIT 102
SALT LAKE CITY, UT 84111
202.853.1170
rwlw@rlwcompany.com

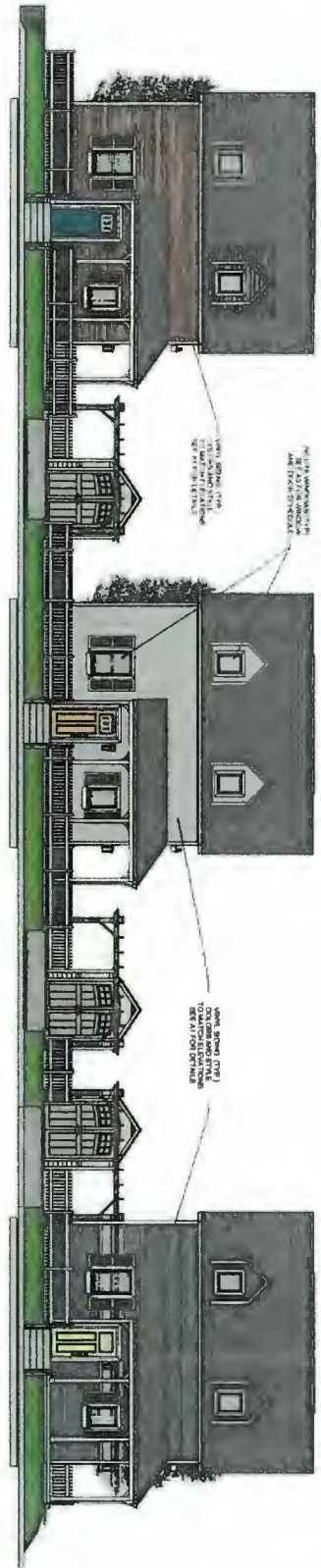
702 W FRANKLIN - INFILL HOUSING

CONTRACTOR:
RLW Company, LLC
151 S State St, Unit 102
Salt Lake City, Utah 84111
p. 202.853.1170
rwlw@rlwcompany.com

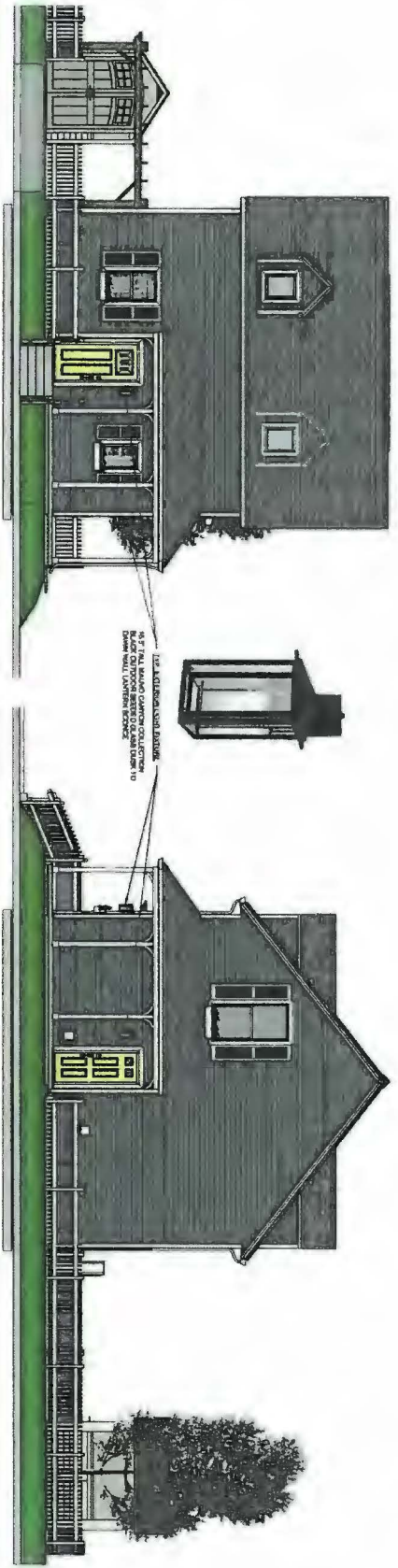
OWNER:
Robert W. W. W.
151 S State St, Unit 102
Salt Lake City, Utah 84111
p. 202.853.1170
rwlw@rlwcompany.com

702 W Franklin St :: Troy, Ohio :: 43073
DOCUMENT DATE:
October 31, 2022
CHECKED BY:
Robert W. W. W.

C1



1 SITE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



2 TYP. HOUSE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



3 TYP. HOUSE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

702 W FRANKLIN - INFILL HOUSING

702 W Franklin St :: Troy, Ohio :: 45373

DRAWN BY:
Robert Widule

CHECKED BY:
Robert Widule

DOCUMENT DATE:
October 31, 2022

JOB#:
2202A

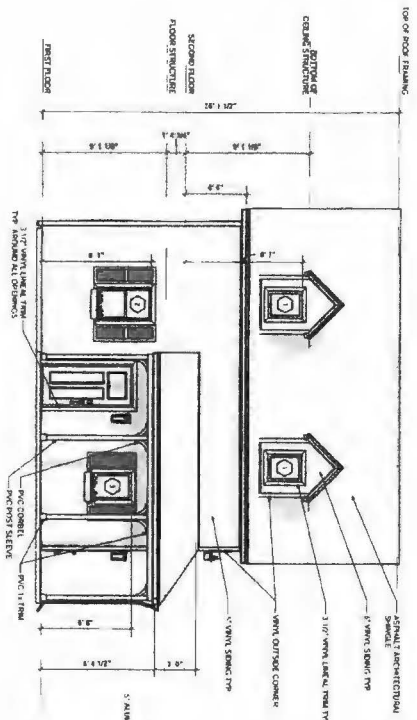
OWNER:
Robert Widule
151 S State St Unit 1602
Salt Lake City, Utah 84111
p. 262.853.1170
rwidule@rhwcompany.com

CONTRACTOR:
The RLW Company, LLC
Robert Widule
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rwidule@rhwcompany.com

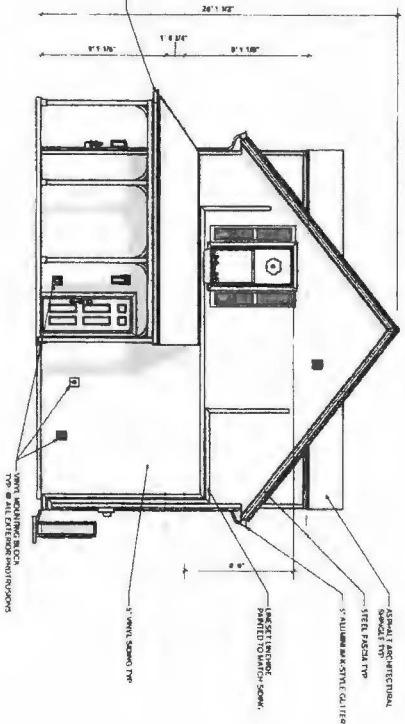
THE
RLW
COMPANY

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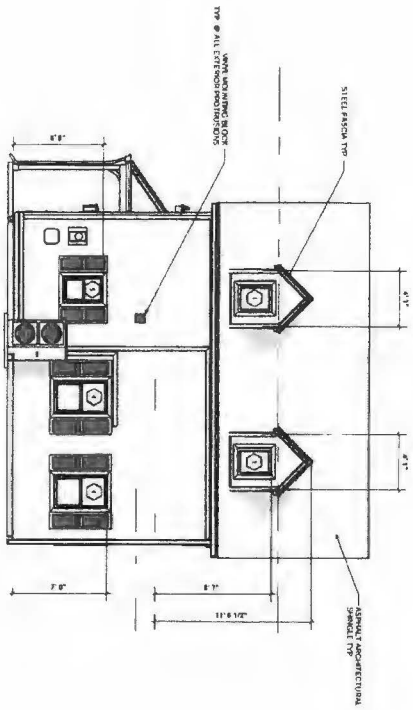
C2



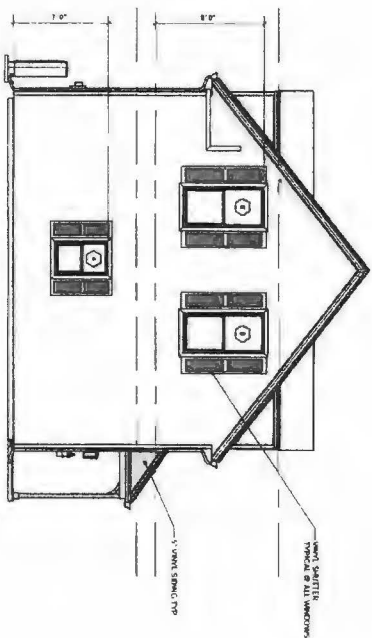
1 EAST ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - BACK
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"

702 SINGLE FAMILY

702 W. Franklin St. :: Troy, OH :: 45373

DRAWN BY:
Robert Widule
CHECKED BY:
Robert Widule

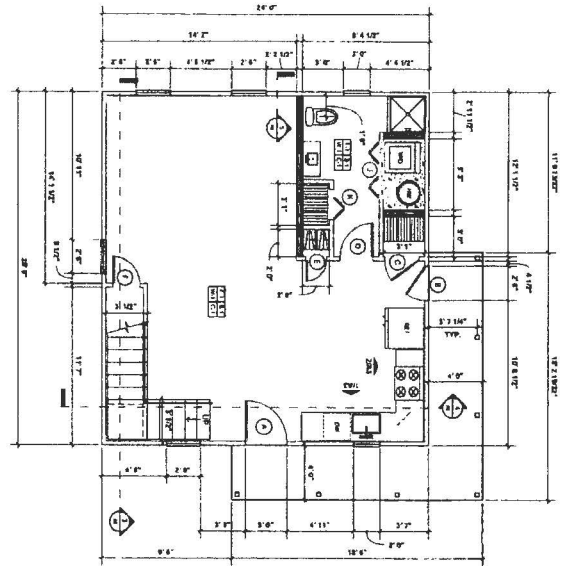
DOCUMENT DATE:
September 15, 2022
JOB#:
2202A

OWNER:
The RLW Company
Robert L. Widule
151 S. State St. Unit 1502
Salt Lake City, UT 84111
p. 202.853.1170
rwidule@rlwcompany.com

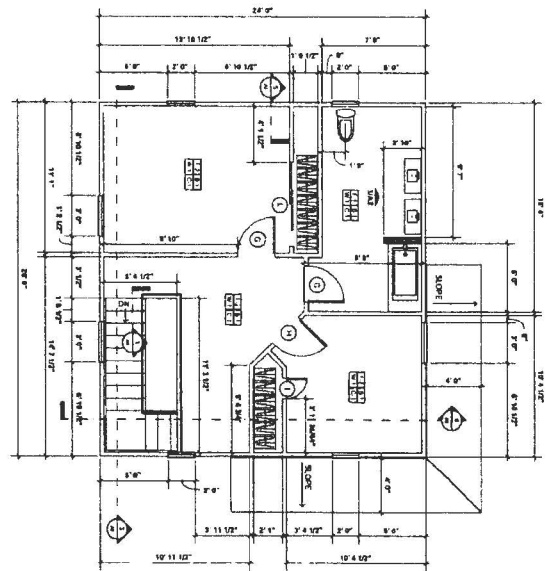
CONTRACTOR:
IAM Renovations
August Plesner
140 Hampton Pl
Troy, OH 45373
p. 937.716.5193
augustplesner@gmail.com

THE RLW COMPANY
151 S. STATE ST.
UNIT 1502
SALT LAKE CITY, UT 84111
202.853.1170
rwidule@rlwcompany.com

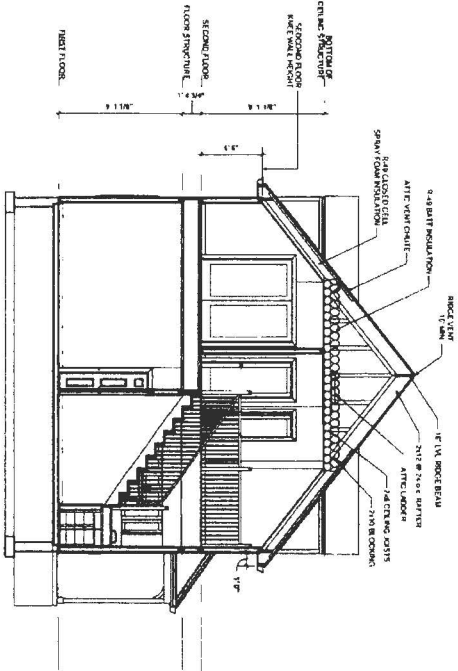
A1



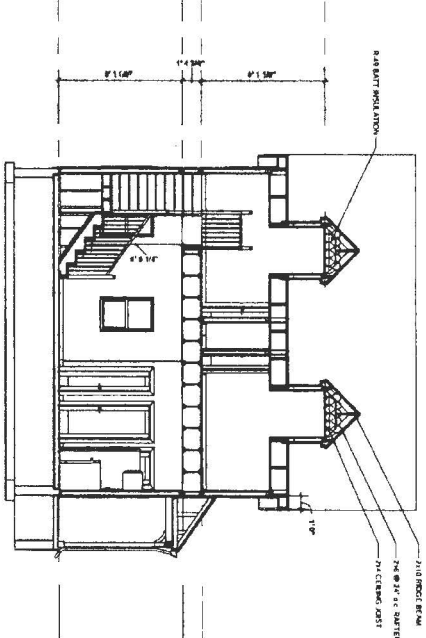
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

702 SINGLE FAMILY

702 W. Franklin St. :: Troy, OH :: 45373

DRAWN BY:
Robert Widule

DOCUMENT DATE:
September 15, 2022

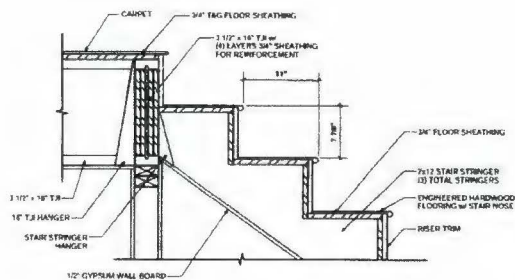
CHECKED BY:
Robert Widule

OWNER:
The RLW Company
Robert L. Widule
151 S. State St. Unit 1602
Salt Lake City, UT 84111
p. 262.853.1170
rwidule@rlwcompany.com

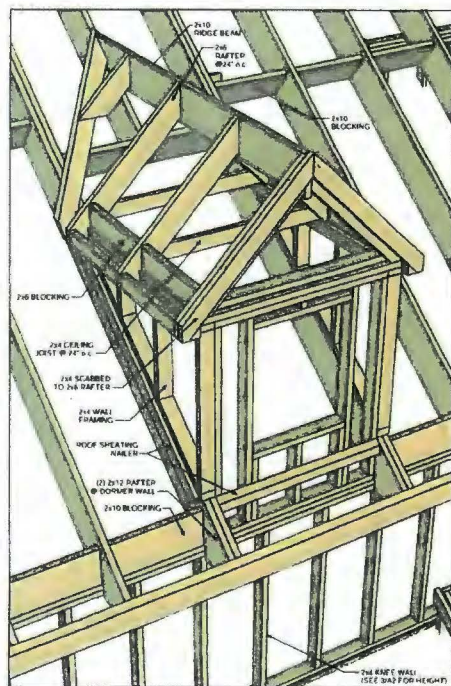
CONTRACTOR:
I AM Renovations
August Pienaar
140 Hampton Pl
Troy, OH 45373
p. 937.716.5193
augustapienaar@gmail.com

THE RLW COMPANY
151 S. STATE ST.
UNIT 1602
SALT LAKE CITY, UT 84111
262.853.1170
rwidule@rlwcompany.com

A2



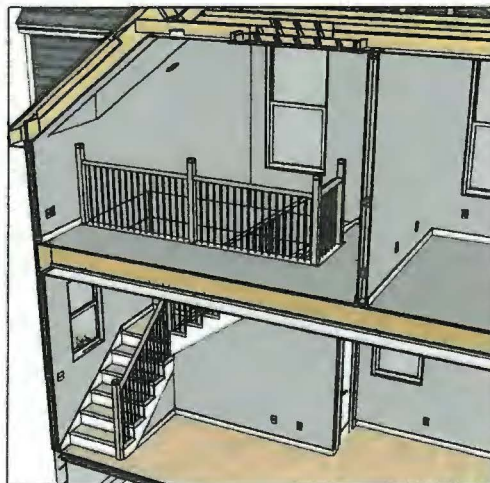
1 STAIR DETAIL
SCALE: 1/2" = 1'-0"



3 DORMER FRAMING PERSPECTIVE
SCALE: N/A



2 KITCHEN PERSPECTIVE
SCALE: N/A



4 STAIR PERSPECTIVE
SCALE: N/A



5 EXTERIOR PERSPECTIVE
SCALE: N/A

THE
RLW
COMPANY

151 S. STATE ST.
UNIT 1802
SALT LAKE CITY, UT 84111
202.855.1170
rmlw@rlwcompany.com

CONTRACTOR:
Augusta Peterson
Augusta Peterson
140 Hampton Pl.
Troy, OH 45373
p: 937.716.5193
augustapeterson@gmail.com

702 SINGLE FAMILY

702 W. Franklin St. :: Troy, OH :: 45373

OWNER:
Robert Nichols

DOCUMENT DATE:
September 15, 2022

DRAWN BY:
Robert Nichols

CHECKED BY:
Robert Nichols

JOSS:
2/20A

A4



TROY
DEVELOPMENT
DEPARTMENT

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

APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 10/31/2022

Applicant Robert Widule Telephone No. (262) 853-1170

Owner of Property Robert Widule

Address of Project 702 W Franklin St. Troy, OH 45373

Contact Address (if different than Project Address) 151 S State St. Unit 1602 Salt Lake City, UT 84111

Name of Architect/Engineer and/or Contractor Robert Widule

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: <u>Dwellings</u> |

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

- 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.
- 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.
- 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.
- 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.

102 South Market Street, Troy, OH 45373-7303

Make it yours.



- 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

Robert L. Widule Robert L. Widule 10/31/2022
Signature of Applicant: Printed Name Date

Robert L. Widule Robert L. Widule 10/31/2022
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 : _____

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: December 14, 2022

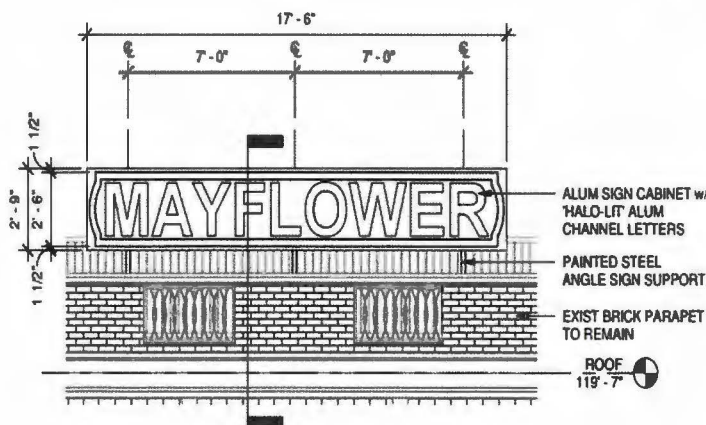
SUBJECT: Downtown Riverfront Overlay (DR-O) – 9-11 W. Main Street

BACKGROUND:

The applicant Andrew Circle on behalf of the owner Wesley Martin, is requesting the Planning Commission to review a proposed roof sign using the Downtown/ Riverfront Overlay District. The property is located in the B-3 Central District.

DISCUSSION:

The proposal is to permit 17.5' x 2.5' roof sign at the building located 9-11 W. Main Street. The sign will be used to identify the building itself, not the tenants or businesses. In the 1920's through the 1930's the Mayflower had a sign with similar proportions, sizes, and fonts with exposed neon tubing. The sign will have a halo lighting component that will light up the background of the sign. The light will not shine directly through the individual letters.



Below in red identifies the variation or compliance with Sign Code 749.11 (I):

(l) **Roof Signs.** Roof signs, shall be in accordance with the following provisions:

- (1) Integration within Roof Design. Roof signs shall be designed as an integral or essentially integral part of a normal roof structure and shall not extend vertically above the highest portion of the roof. **The submitted sign does not meet this requirement. The sign will extend above the roofline of the building.**

(2) The sign area of roof signs shall be counted towards the maximum sign area allowed for building signs.
The application will meet this requirement.

The full elevation drawings and site plan have been attached to this report.

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.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the surrounding district while recreating the historic sign that was present in the 1920's and 30's. Additionally, the proposed application meets item 12., 14., and 17 above. The proposed sign will further improve the aesthetic character of the district, while adding dimension and characteristics to the public square that currently exist. The MKSK Troy Downtown Riverfront Strategic Development Study 2-5 Year goal is to recruit and attract amenities and anchors. The submitted application meets this requirement as a significant contributing building to the historic district is the Mayflower building. By permitting this sign, the sign will further act as an amenity that is brought back to life that hasn't existed since the 30's.



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 (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for 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.



DOWNTOWN RIVERFRONT OVERLAY DISTRICT SUBMISSION

November 23, 2022

9 / 11 W Main St, Troy OH 45373
Project Narrative

We are requesting the approval of a new roof-mounted building sign to be located on the roof of 9/11 West Main St - the property known as the Mayflower Building. The sign will serve to identify the building itself, not the tenants or their businesses.

The early Mayflower Theater building had a roof-mounted sign in similar proportions, sizes, and fonts - please see our submission for the historic photo of the building with roof-mounted sign. Based on this image, we believe the original late 1920s / early 1930s sign was exposed neon tubing on a painted sign cabinet / backing. We are requesting approval for a similarly-sized roof-mounted sign with halo-lighting at each of the painted aluminum channel letters - please see our submission for the proposed signage. There is no internally-lit component to our sign. The sign projects light onto the front surface of the sign cabinet from the back of the channel letters. Instead of tenant signage, which will possibly come and go as businesses succeed or fail, the building signage we are proposing is connected to the building, the history of Troy OH, and its future.

The Building Owner has engaged with an experienced signage company, Behr Design of Sidney OH, to deliver a durable and long-lasting sign. Behr Design has experience throughout downtown Troy, including the Level MB halo-lit signage located at 226 S Market.

We are excited to contribute to the excitement, vibrancy, and overall positive direction of downtown Troy. We believe this sign will contribute to the current upward trend, as well as celebrate the history of the building and the downtown district.

Thank you for your consideration.

11/23/22

Andrew Circle, Architect
Andrew Circle Architect LLC

on behalf of Wes Martin, Building Owner



APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 11/23/2022

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

Owner of Property Wesley Martin

Address of Project 9 / 11 W Main St, Troy OH

Contact Address (if different than Project Address) 320 E Main St, Troy OH

Name of Architect/Engineer and/or Contractor Andrew Circle Architect / Level MB

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:

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- 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.
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- 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



Andrew Circle

11/23/22

Signature of Applicant:

Printed Name

Date



Wesley Martin

11/23/22

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 : _____



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 11/21/2022

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

Owner of Property Wesley Martin Has the Owner been Notified? Yes

Address of Project 9 / 11 W Main St

Contact Address (if different than Project Address) 320 E Main St

Name of Architect/Engineer and/or Contractor Andrew Circle Architect LLC / Level MB

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Roof-mounted 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:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

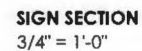
OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____







SOUTHEAST CORNER PERSPECTIVE



SOUTH ELEVATION PERSPECTIVE



PLAZA PERSPECTIVE



MAYFLOWER SIGN DETAIL

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
SIGN PERMIT SUBMISSION
11/21/22

AO ANDREW
CIRCLE
ARCHITECT



ORIGINAL FACADE



APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ -New Industrial ☒ -New Commercial ☐ -New Residential ☐ -Temporary ☐ - Reface of Existing

Address of Project: 9 / 11 W Main St

Applicant/ Business Name: Andrew Circle Architect LLC

Address: 320 E Main St Troy OH 45373

Phone: 937-623-0251 Email: circleas@gmail.com

Contractor Name: Level MB

Address: 226 S Market St, Troy OH 45373

Phone: 937-980-9343 Email: cdriskell@levelmb.com

Property Owner Name: Wesley Martin

Address: 10 Wheatland Dr, Arcanum OH 45303

Phone: 937-216-8015 Email: wesmartiniu@gmail.com

New tenant? ☒ -Yes ☐ -No

Building setback: 0' on lot line

Height & Stories of Building: 28'-0", two stories

Building/Tenant Frontage (linear feet): 39'-6"

Top of New Sign from Grade: 28'-8"

Number of Faces: 1

Cost of Sign(s): \$15,000

Type of Proposed Sign:

☐ - Awning

☐ - Development I.D.

☐ - Window

☐ - Billboard

☐ - Freeway Oriented

☐ - Other

☒ - Building

☐ - Ground

☐ - Canopy

☐ - Projecting

☐ - Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ - Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐ -Internal ☒ -External ☐ -Electronic Changeable ☐ - No

Historic District: ☒ - Yes ☐ -No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 1 Length: 17'-6" Width: 10" depth Height: 2'-9" Total Sq.ft.: 48

☐ -Provided separate drawings w/ dimensions

Fees: ☒ - New Signs - \$50 ☐ - Temporary Signs - \$25

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: Andrew Circle Date: 11/21/2022

100 South Market Street, Troy, OH 45373-7303

Make it yours.

