



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 11, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Reorganization (election of Chairman and Vice-Chairman)
3. Minutes - December 14, 2022
4. 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. Remove from Table
 - B. Provide a recommendation/decision to Council
5. Downtown/Riverfront Overlay (DR-O) District Application for 9 - 11 W. Main Street - Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
Owner: Wesley Martin
Applicant: Andrew Circle
 - A. Public Hearing
 - B. Provide a recommendation/decision to Council
6. Halifax Estates Subdivision, Minor Amendment to the Approved Preliminary Plan. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road. Minor Amendment is to remove the Frog Court cul-de-sac with the reconfiguration of six lots into two lots.
Owner/Applicant: Halifax Land Company, LLC by Frank D. Harlow.
-Commission to make decision
7. Halifax Estates Subdivision Section 6 - Final Plat approval and dedication of right-of-way. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road.
Owner/Applicant: Halifax Land Company, LLC by Frank D. Harlow.
-Commission to make recommendation to Council
8. Historic District Application - Certificate of Appropriateness, 11 E. Main Street for installation of an awning.
Owner: ADM Real Estate Holdings, LLC
Applicant: Samantha Newell, Kessler Sign Company
-Commission to make decision
9. Review of Historic Preservation Overlay Design Manual Update
10. Other

Next Meeting -- January 25, 2023

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, December 14, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Ehrlich, Titterington; Development Staff – Eidemiller and Development Director Davis.

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

DR-O APPLICATION, 702 W. FRANKLIN STREET, ROBERT WIDULE APPLICANT/PROPERTY OWNER: This application was received by the Commission at the November 9 meeting. Staff reported:

“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:

- (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 (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. "

DISCUSSION: Mr. Kappers commented that he continues to view the DR-O process as a way to get around someone asking for a variance; for this application, it seems the small amount of setback is pretty dramatic; and he asked if the DR-O application is denied, could the applicant request a variance.

-Mr. Eidemiller commented that this is not a way around a variance application but a process for a unique development process to be accomplished.

-Mr. Titterington commented that the DR-O process addresses unique PD type projects that are smaller than one acre, and provides a more expedited PD process; such a process was recommended in the Downtown/Riverfront Study; it provides more flexibility for some developments; and provides for an expedited process for Council review.

PUBLIC HEARING: At 3:32 p.m. Mr. Kappers declared the public hearing open.

-Rhonda Harger, 215 Ash Street and also the owner of 205 Ash Street, stated she did not see the need for the DR-O application; this is currently a nice green lot; the lot will be too dense for the neighborhood; there is limited on-street parking and with the narrow street, cars have been hit; there is not enough place for a garage or shed and, without storage, lots will become junky; the area does not support the stated price point; out of state landlords do not take care of rental properties; the lot should be developed as one single-family lot and not hacked into three lots.

-Staff advised that each structure has a driveway to park two cars; there is area for a shed; lack of maintenance would be addressed through property maintenance requirements; and the lot width is the same as across the street.

-Robert Widule, applicant, also owner of 2 & 5 N. Market Street, he now lives in Salt Lake City as his wife is in the Air Force; he and his family plan to return to Troy when his wife retires from the Air Force and that is why he wants to invest in the community; the setbacks of the proposed development are equal to those across the street and should fit in with the neighborhood; he believes the price point is appropriate as it is within the median price house in Troy; the price will address workforce housing issues with quality and affordable housing in the community; and he plans to construct and then sell each structure, not have them as rental units, even though it is not a huge profitable project.

-There being no further comments, Mr. Kappers declared the public hearing closed at 3:45 p.m.

DISCUSSION:

-Mrs. Ehrlich stated she applauded affordable housing, but stated concerns that the lot looks too small to squeeze in three houses, there is no guarantee that houses would be purchased for the price point, and it may be that the area could be more attractive for rentals.

-Mr. Kappers stated that the setback is very small.

-Mr. Wolke commented that the rising interest rate could impact the sale of the homes. He further noted that with only four members present, four concurring votes are required for approval, and that from the comments it may be that the Commission members are not in concurrence, and asked about the recourse of the applicant if the application is not approved. Mr. Davis commented that if the Commission did not support the application, it would not go forward to Council, but the applicant could submit a new application.

-Mr. Kappers commented that the applicant could request tabling

MOTION TO TABLE: A motion was made by Mr. Wolke, seconded by Mr. Titterington, to table the DR-O application for 702 W. Franklin Street until the next meeting. Vote: Yes – Titterington, Ehrlich, Wolke; No – Kappers. MOTION FAILED

Mr. Kappers (as the person casting the minority vote) made a motion that the motion to table the application be reconsidered. Motion seconded by Mr. Titterington. MOTION TO TABLE PASSED, UNANIMOUS ROLL CALL VOTE.

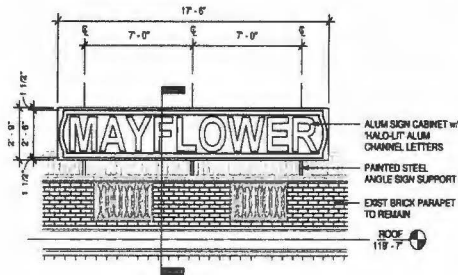
Mr. Widule stated that he had no objection to waiting on the Commission's action should the Commission determine not to meet until January.

DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION FOR 9 – 11 W. MAIN STREET - FIRST READING;**OWNER: WESLEY MARTIN; APPLICANT: ANDREW CIRCLE.** Staff reported:

"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):

(I) 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.**

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:

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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.
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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.
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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 exists. 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.

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."

DISCUSSION: In response to questions, Mr. Circle commented that information has been sent to the County Building Department for approval, and the signage has been engineered for wind loads and other structural items.

NEXT MEETING: A motion was made by Mrs. Ehrlich, seconded by Mr. Titterington, that the Commission not meet on December 28.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DESIGN STANDARDS: Staff provided members with a copy of the Historic Preservation Overlay Design Manual Update, and asked that the Commission be prepared to discuss the document at the next meeting.

There being no further business, the meeting adjourned at 3:59 p.m. upon motion of Mrs. Ehrlich, 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: January 11, 2023

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 the parcel 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.

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- (4) Minimum side yard of five (5) feet. **The side yard setback will meet this requirement to the principal structure.**
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The proposed floor plan, site plan, and building elevations have been attached to this report. Additionally, two maps that identify parcels with a similar lot width as the proposed request and setback measurements have been included with this report.

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development achieves these three goals of the Comprehensive Plan. Additionally, the proposed development is similar to the existing properties in the area.

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.

Parcels less than 50' in Width



Setback Measurements



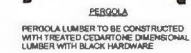
1 SITE PLAN - PROPOSED
SCALE :: 1/8" = 1'-0"

ALL DIMENSIONS OUTSIDE OF SUBJECT
PROPERTY BOUNDARIES ARE
APPROXIMATE. MEASURED USING
GOOGLE EARTH AND MIAMI COUNTY GIS.

 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
 OKAME CHERRY TREE
 DRAINAGE FLOW ARROWS

- 1) ALL CONCRETE SHALL HAVE 2% MAXIMUM GROSS 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

- 1) 4" 3000 PSI CONCRETE OVER 4" GRAVEL ROCK BASE- 4# 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) OKAME CHERRY TREE (SEE IMAGE ON THIS SHEET FOR DETAILS)



ZONING-SITE PLAN



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@rlwcompany.com

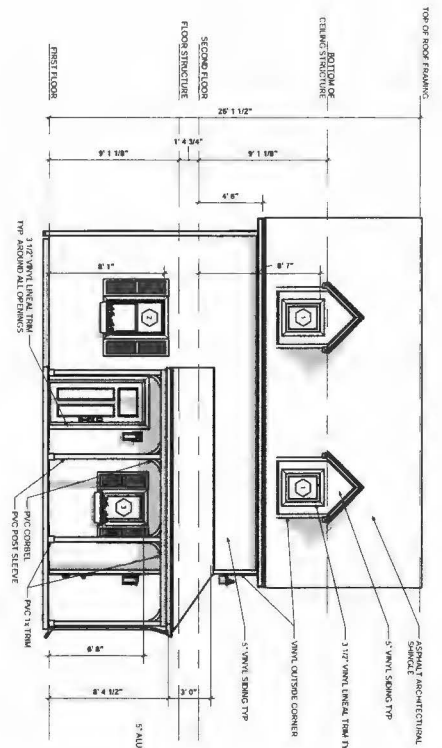
CONTRACTOR:
The RLW Company, LLC
Robert Widule
151 S State St Unit 1602
Salt Lake City, Utah 84111
p. 262.853.1170
rwidule@rlwcompany.com

THE
RLW
COMPANY

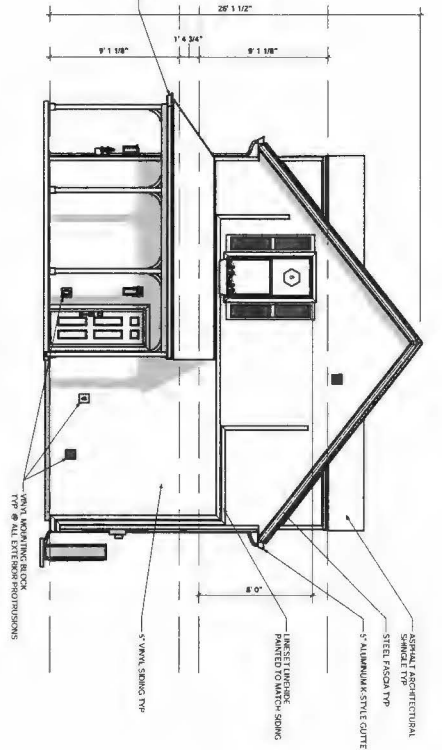
16 S 5TH ST
UNIT 1602
SALT LAKE CITY, UT 84111
262.853.1170
rwidule@rlwcompany.com

C2

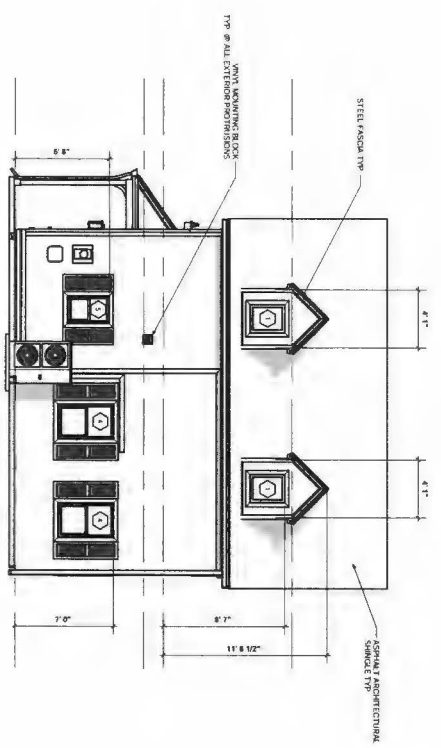
CONTRACT ELEVATIONS



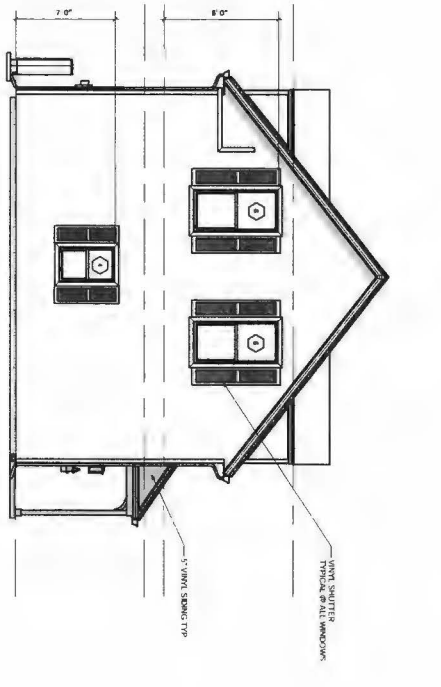
1 EAST ELEVATION - FRONT
SCALE : 1/8" = 1'-0"



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

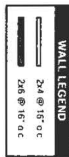
DOCUMENT DATE:
September 15, 2022
JOB#:
2202A

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
augustpienaar@gmail.com

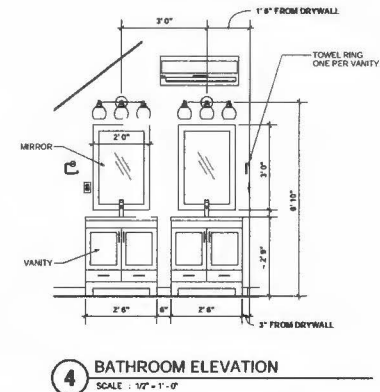
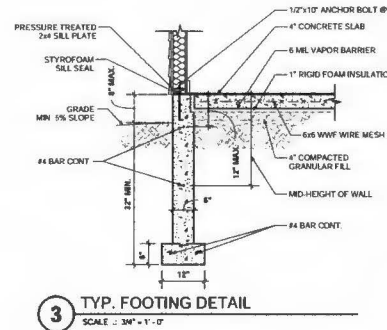
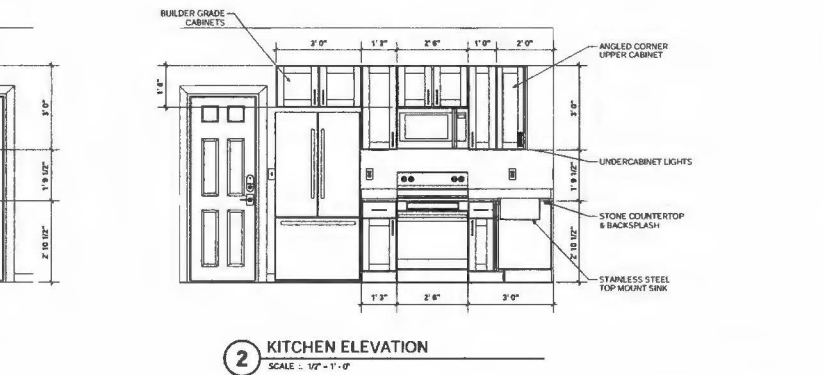
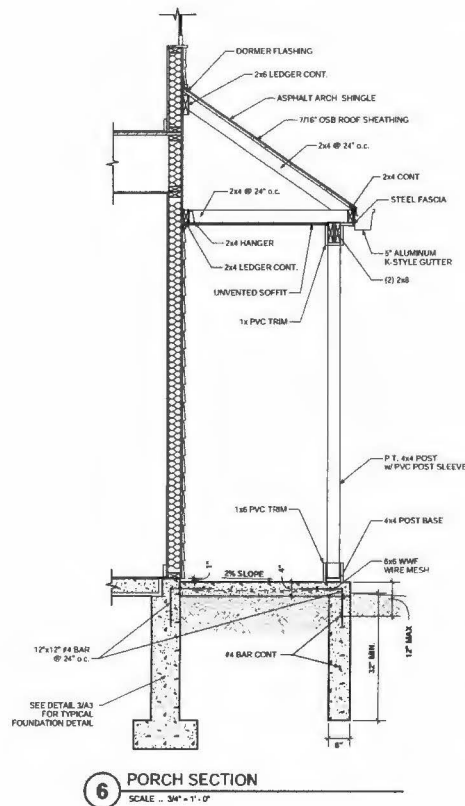
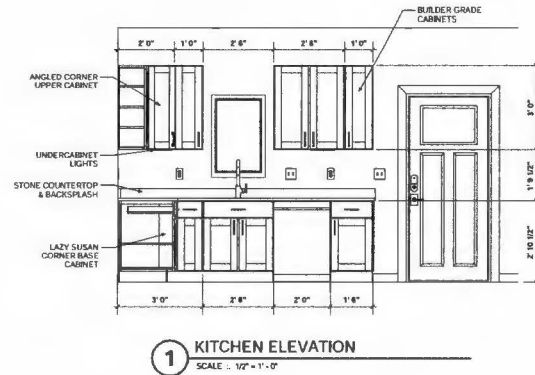
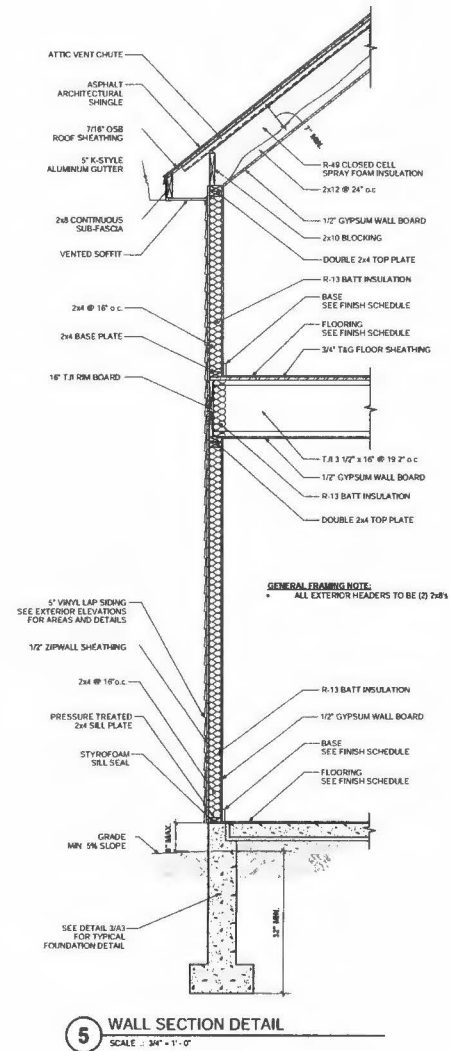
THE RLW COMPANY
115 S. FULTON ST
UNIT 1602
SALT LAKE CITY, UT 84111
262.853.1170
rwidule@rlwcompany.com

A1



2 SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"





FINISH SCHEDULE		LEGEND			
NO.	FLOOR	NO.	BASE	NO.	WALL
F-1	ENGINEERED HARDWOOD	B-1	1x4 WHITE SEMI-GLOSS	W-1	TEXTURE SMOOTH
F-2	CARPET			W-2	EGGSHELL, REPOSE (GRAY 6070153)
				C-1	TEXTURE SMOOTH
					FLAT, WHITE

NO.	SIZE	TYPE	TEMPERED	DESCRIPTION	GRILLES	NAILING FLANGE	BRICKMOLD	EGRESS	ENERGY STAR	SCREEN
1	2'-0" x 2'-0"	FIXED		VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	
2	2'-0" x 2'-0"	SINGLE HUNG	X	VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	X
3	2'-0" x 2'-0"	CASIMERY, RIGHT		VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	X
4	2'-0" x 2'-0"	SINGLE HUNG		VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	X
5	2'-0" x 2'-0"	SINGLE HUNG	X	VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	X
6	2'-0" x 2'-0"	SINGLE HUNG		VINYL DOUBLE PANE	2 x 2, IN GLASS	X			X	X

NO.	SIZE	THK	DESCRIPTION	SWING	THRESH	FRAME	REMARKS	HARDWARE
A	2'-0" x 6'-0"	1-3/4"	STEEL	LH	YES	WOOD	2-PANEL, 27"x14" LITE	MATTE BLACK HINGES, HANDLES, YALE ASSURE LOCK SL
B	2'-0" x 6'-0"	1-3/4"	STEEL	RH	YES	WOOD	2-PANEL, (2) 8"x6" LITE	MATTE BLACK HINGES, HANDLES, YALE ASSURE LOCK SL
C	2'-0" x 6'-0"	1-3/4"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES
D	2'-0" x 6'-0"	1-3/4"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER
E	1'-0" x 6'-0"	1-3/4"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES
F	2'-0" x 6'-0"	1-3/4"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES
G	2'-0" x 6'-0"	1-3/4"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER
H	1'-0" x 6'-0"	1-3/4"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER
I	1'-0" x 6'-0"	1-3/4"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES
J	1'-0" x 6'-0"	1-1/8"	PINE			WOOD	FULL LOUVER	STANDARD HARDWARE
K	2'-0" x 6'-0"	1-1/8"	PINE			WOOD	FULL LOUVER	STANDARD HARDWARE
L	1'-0" x 6'-0"	1-3/8"	H CORE			WOOD	1-PANEL	STANDARD HARDWARE

THE
RLW
COMPANY

151 S. STATE ST.
UNIT 1602
SALT LAKE CITY, UT 84111

202.853.1170
redwin@rlwcompany.com

CONTRACTOR:
IAM Renovations
August Penabaz
140 Hampton Pl
Troy, OH 45373
p. 807.765.8138
auggiepenabaz@gmail.com

OWNER:
The RLW Company
Robert L. Winkle
151 S. State St. Unit 1602
Salt Lake City, UT 84111
p. 202.853.1170
redwin@rlwcompany.com

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

DRAWN BY:
Robert Winkle

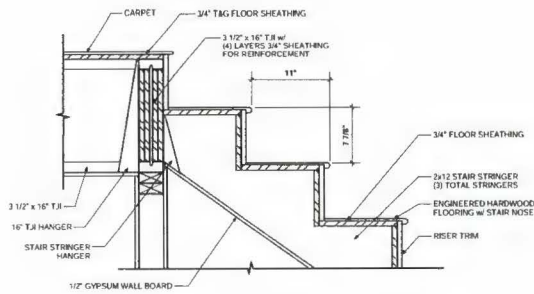
DOCUMENT DATE:
September 11, 2022

CHECKED BY:
Robert Winkle

9.16.22 PRICING SET

A3

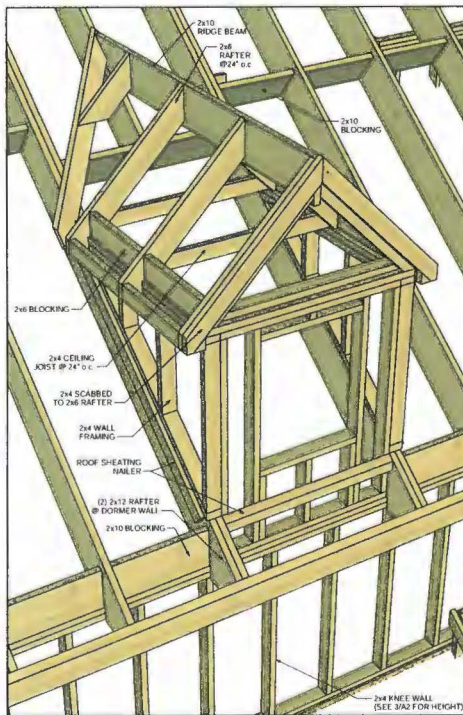
SCHEMATIC, 10/10/2022
151193-28-01-00-00-00



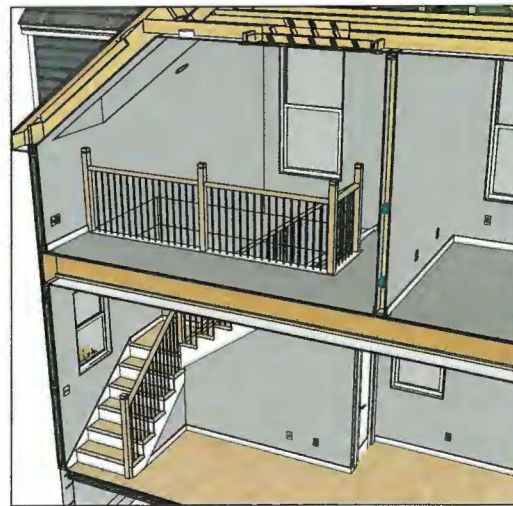
1 STAIR DETAIL
SCALE : 1 1/2" = 1'-0"



2 KITCHEN PERSPECTIVE
SCALE : N/A



3 DORMER FRAMING PERSPECTIVE
SCALE : N/A



4 STAIR PERSPECTIVE
SCALE : N/A



5 EXTERIOR PERSPECTIVE
SCALE : N/A

THE
RLW
COMPANY

151 S. STATE ST.
UNIT 1602
SALT LAKE CITY, UT 84111
262.855.1170
revide@rlwcompany.com

CONTRACTOR:
I AM Renovations
August Penasar
140 Hampton Pl
Troy, OH 45373
262.855.1170
augustpenasar@gmail.com

OWNER:
The RLW Company
Robert L. Widule
151 S. State St. Unit 1602
Salt Lake City, UT 84111
P. 262.855.1170
rlwidule@rlwcompany.com

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

△	
△	
△	
△	
△	9.15.22 PRICING SET

A4

WIDULE & PENASAR

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.



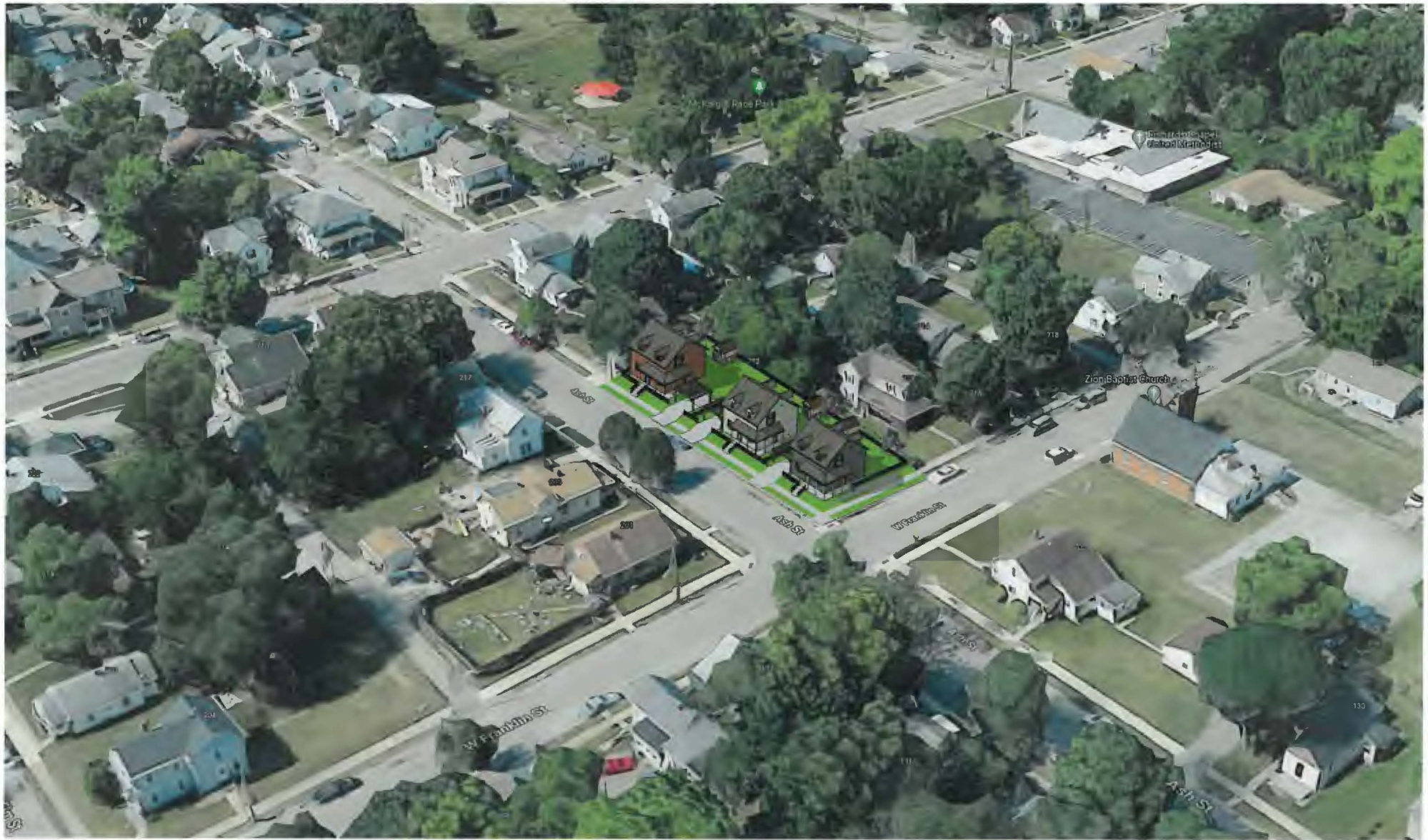


702 W FRANKLIN
EXISTING SITE



702 W FRANKLIN
PROPOSED CONCEPT











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.

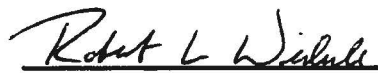


- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
 - f) The Zoning Administrator may require the plan to be prepared 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	10/31/2022
Signature of Applicant:	Printed Name	Date

	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: January 11, 2023

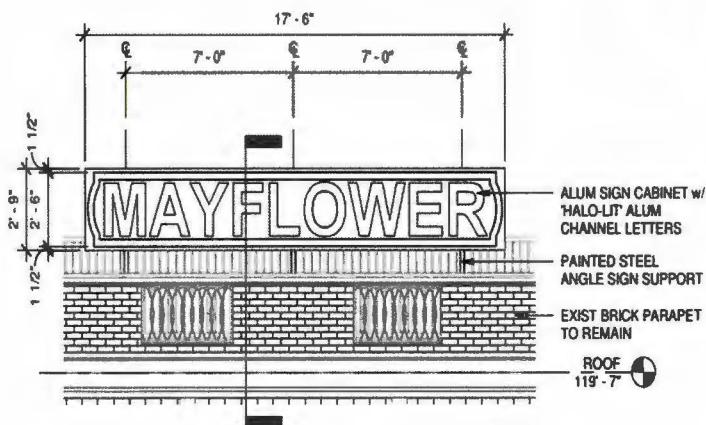
SUBJECT: Downtown Riverfront Overlay (DR-O) – 9-11 W. Main Street

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):

(I) 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.

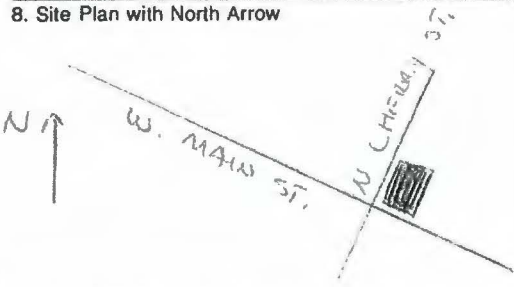
NEXT STEPS:

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.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Mayflower 4 Theatre ☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.		5. Historic or Other Name(s)			
Roll No. H Picture No(s) 17		9 - 11 W. Main St			
6. Specific Address or Location 9-11 W. Main St.		16. Thematic Association(s) Commercial-Theatre		28. No. of Stories 2	
6a. Lot, Section or VMD Number		17. Date(s) or Period C-1925		29. Basement? Yes ☐ No ☐	
7. City or Village Troy		18. Style or Design Neo Classical Rev. ☒ Elements		30. Foundation Material Unknown	
8. Site Plan with North Arrow		19. Architect or Engineer		31. Wall Construction Not visible	
		18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Brick	
		19a. Design Sources		33. No. of Bays Front 4 Side 12	
		20. Contractor or Builder		34. Exterior Wall Material(s) Brick & Terra Cotta	
		21. Building Type or Plan N/A		35. Plan Shape Rectangular	
9. U.T.M. Reference Quadrangle Name Troy		22. Original Use, if apparent Theatre		36. Changes Addition ☐ Alter ☐ Move ☐	
Zone Easting Northing		23. Present Use Same		37. Window Type(s) ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 2/12	
10. Site ☐ Structure ☐ Building ☒ Object ☐		24. Ownership Public ☐ Private ☒		38. Building Dimensions 40 x 125	
11. On National Register? Yes ☐ No ☐		25. Owner's Name & Address, if known		39. Endangered? Yes ☐ No ☐	
12. N.R. Yes ☐ Potential? No ☐		26. Property Acreage		40. Chimney Placement 1 off center in roof	
13. Part of Estab. Yes ☒ No ☐		27. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 10 x 40	
14. District Yes ☐ Potential? No ☐		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with Neo classical revival elements. CDF: include a facade 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; a simple cornice below a parapet wall that has stone coping and wrought iron set within four openings in the parapet wall centered with the bays below; fluted store front pilasters.		 PHOTO	
15. Name of Established District (N.R. or Local) Troy Historic District		43. History and Significance (Continue on reverse if necessary) A building was built in 1859 by George Ziegenfelder. The current theatre building dates from about 1925.			
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		46. Prepared by J. Darbee/N. Recchie		47. Organization F. Conaway & Assoc.	
45. Sources of Information Field observation City of Troy Miami Co. property records		48. Date Recorded in Field 5/97		49. Revised by	
		50a. Date Revised		50b. Reviewed by	



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

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:

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



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

REQUIRED SIGNATURES

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



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

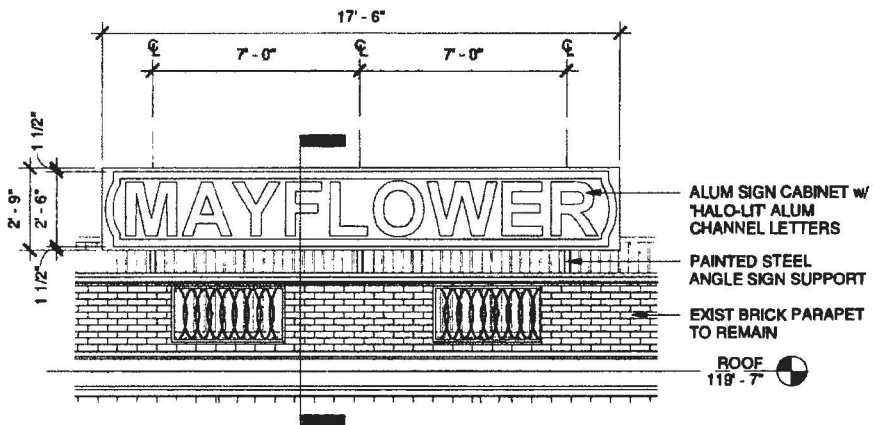
OFFICE USE ONLY:

DATE FILED: _____

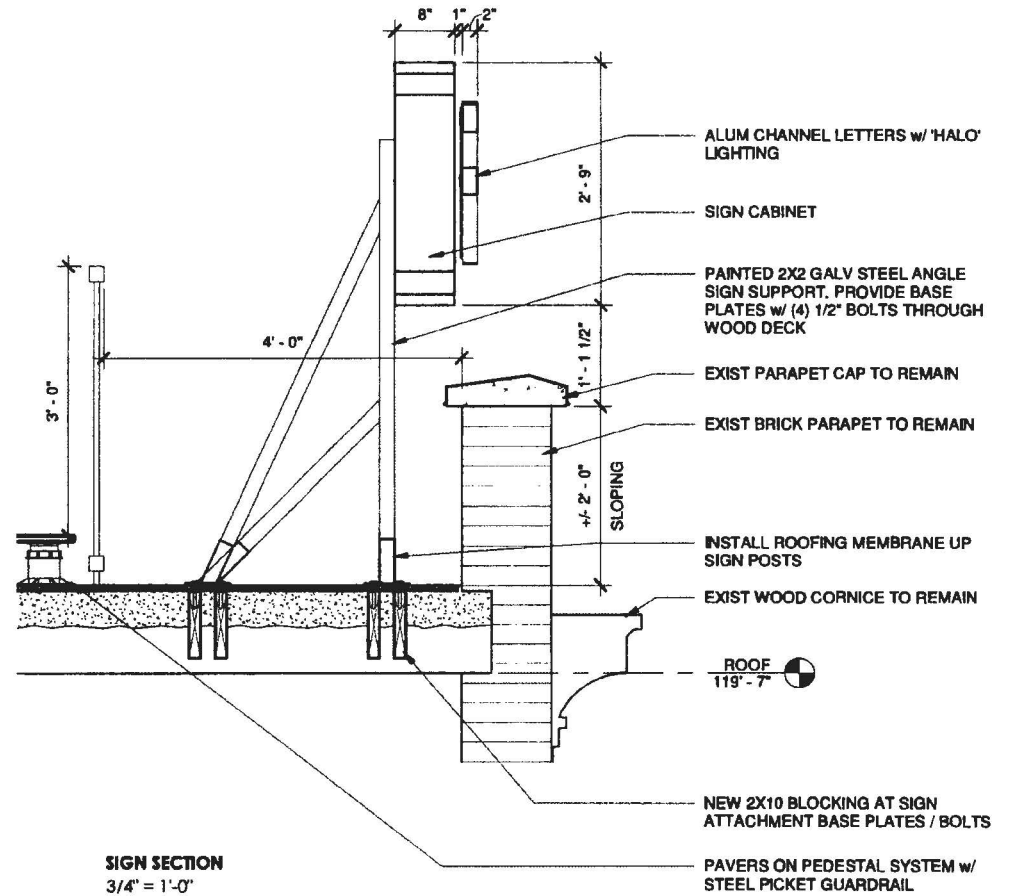
CASE #: _____

DATE OF MEETING: _____





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



SIGN SECTION
3/4" = 1'-0"



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

AO ANDREW
CIRCLE
ARCHITECT



ORIGINAL FACADE

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

AO ANDREW
CIRCLE
ARCHITECT



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: wesmartinlu@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.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 11, 2023

SUBJECT: Halifax – Preliminary Plan Minor Amendment

BACKGROUND:

The applicant comes before the Planning Commission requesting a minor amendment to the Preliminary Plan of the Halifax Estates Subdivision. The Preliminary plan was initially approved by City Council in 2014 with a minor modification in 2019.

The 2019 minor amendment was to remove the connection of Cole Harbor Drive to DeWeese Road in the northeast corner of the subdivision by replacing the connection with a cul-de-sac to improve traffic safety along DeWeese Road.

PROPOSAL:

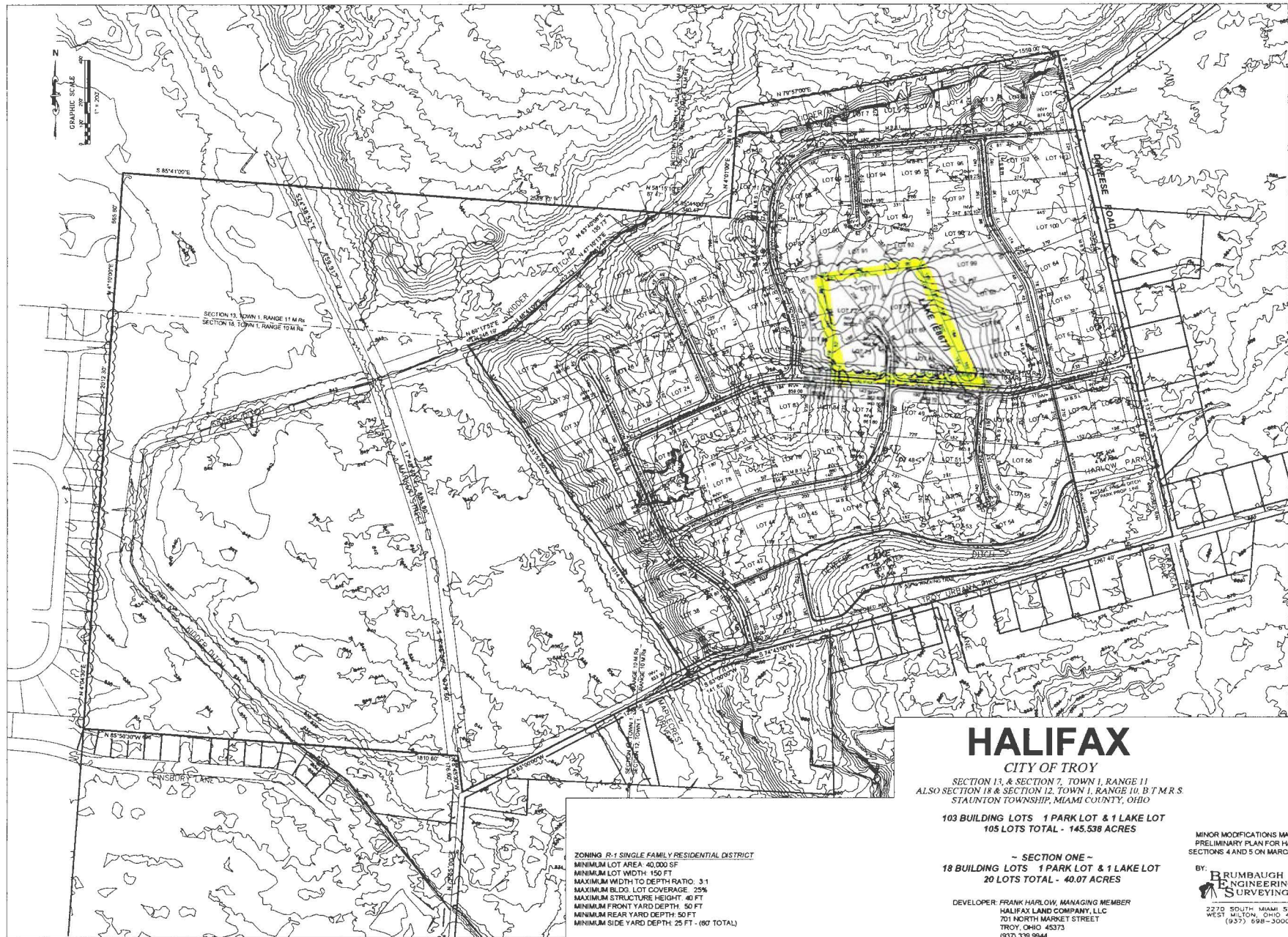
The applicant requests to remove the Frog Pond Court cul-de-sac with the reconfiguration into two (2) lots from the existing six (6) lots. This request is primarily due to the topography restrictions of the wetlands. The 2019 Preliminary Plan and the proposed Preliminary Plan have been attached to this report.

The proposed amendment is considered a minor change of the approved Preliminary Plan. Minor changes may be approved by Planning Commission without submission of a revised Preliminary Plan. Minor alterations do not need City Council approval.

RECOMMENDATION:

Staff recommends that the Planning Commission approve this request for a minor amendment to the Preliminary Plan of the Halifax Subdivision

2019 Preliminary plan



HALIFAX

CITY OF TROY

SECTION 13 & SECTION 7, TOWN 1, RANGE 11
ALSO SECTION 18 & SECTION 12, TOWN 1, RANGE 10, B.T.M.R.S.
STAUNTON TOWNSHIP, MIAMI COUNTY, OHIO

103 BUILDING LOTS 1 PARK LOT & 1 LAKE LOT
105 LOTS TOTAL - 145.538 ACRES

~ SECTION ONE ~
18 BUILDING LOTS 1 PARK LOT & 1 LAKE LOT
20 LOTS TOTAL - 40.07 ACRES

DEVELOPER: FRANK HARLOW, MANAGING MEMBER
HALIFAX LAND COMPANY, LLC
701 NORTH MARKET STREET
TROY, OHIO 45373
(937) 338-9944

MINOR MODIFICATIONS MADE TO
PRELIMINARY PLAN FOR HALIFAX
SECTIONS 4 AND 5 ON MARCH 4, 2019

BY: **BRUMBAUGH**
ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 598-3000

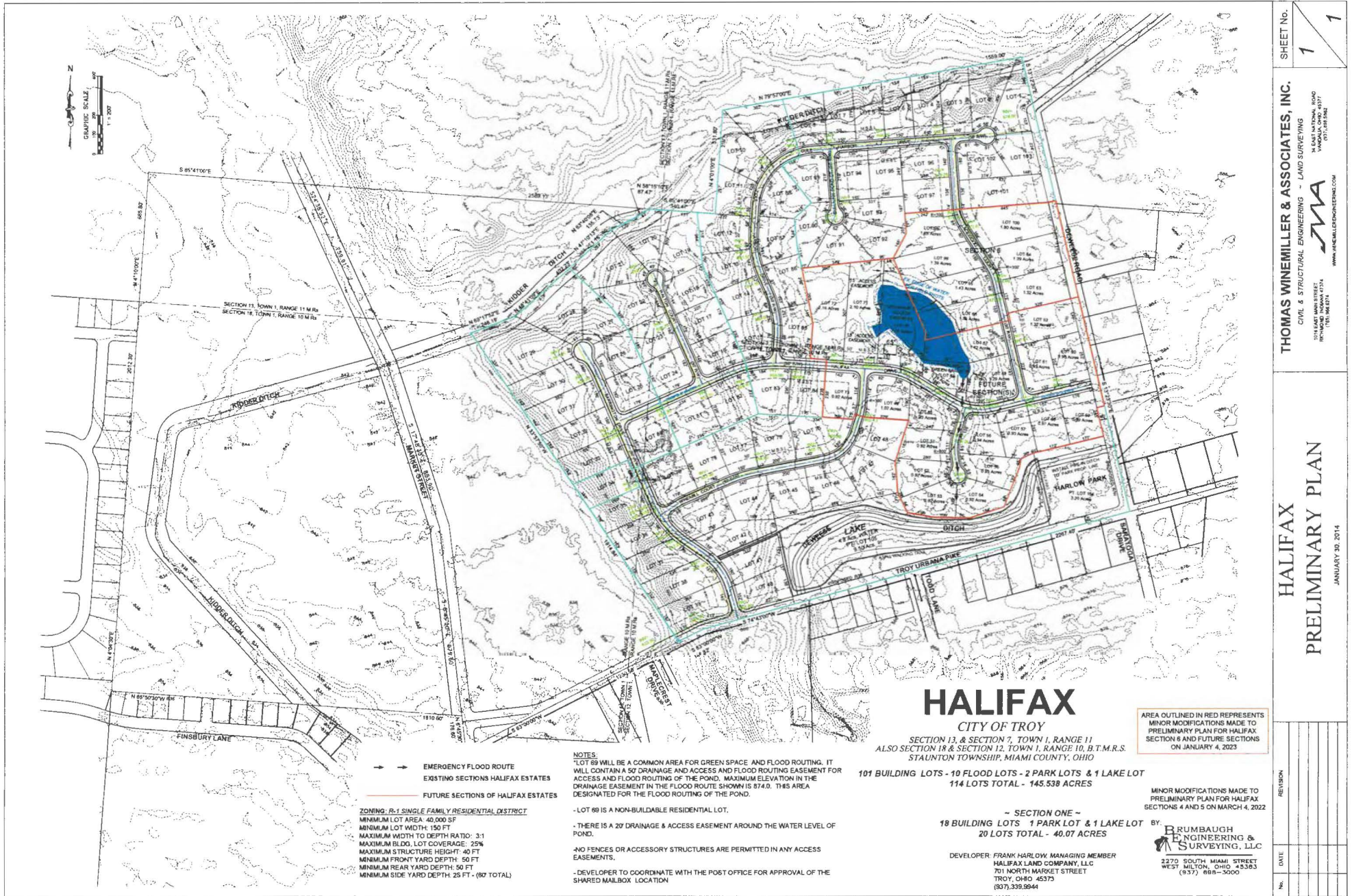
SHEET No.
1 / 1

THOMAS WINEMILLER & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERING - LAND SURVEYING
101 EAST MAIN STREET
PO BOX 1000
TROY, OHIO 45373
(937) 338-9944
WWW.WINEMILLERENGINEERING.COM

HALIFAX
PRELIMINARY PLAN
JANUARY 30, 2014

NO.	DATE	REVISION
1		

2023 Proposed



SHEET No.

1

THOMAS WINEMILLER & ASSOCIATES, INC.

CIVIL & STRUCTURAL ENGINEERING - LAND SURVEYING
1314 EAST MAIN STREET
REYNOLDS, INDIANA 47574
TEL: 765.361.1111
WWW.WINEMILLERENGINEERING.COM

HALIFAX
PRELIMINARY PLAN

JANUARY 30, 2014

REVISION

DATE

NO.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 11, 2023

SUBJECT: Halifax – Section 6 Final Plat & Right-of-Way Dedication

DISCUSSION:

In 2014, approval was granted for the Preliminary Plan for Halifax Estates. The applicant now requests the Planning Commission to review the Final Plat for Section 6. Attached to this report is a copy of the Final Plat for section 6 of the Halifax Subdivision.

PROPOSAL:

The applicant is seeking approval for the Final Plat of Halifax Estates Section 6. The details are as follows:

Development Area:

Section Six encompasses a total of 11.164 acres with 7 building lots.

Zoning:

The zoning of Section 6 is R-1 Single-Family Residential requires a minimum lot size of 40,000 square feet. The proposals indicate 7 buildable lots ranging from 1.277 acres (55,626 square feet) to 1.799 acres (78,364.44 square feet).

Right-of-way:

The development of this section will dedicate 1.195 acres of public street Right-of-Way. The names of the roads in Section 6 are Lacewood Court and Deweese Road.

Parkland:

Fees-in-lieu-of have been accepted by the Planning Commission and Park Board for this development and are being collected with each new housing permit.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way with the condition that the escrow agreement is completed prior to going to City Council. Section 6 is in general accordance with the approved preliminary plan.

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 11.164 ACRES OF LAND, BEING INLOT NUMBER _____ THROUGH INLOT NUMBER _____ IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS HALIFAX ESTATES, SECTION 6, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

UTILITY EASEMENT

UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES. PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HALIFAX LAND COMPANY, LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

DAN HEITMEYER
WINSTER BANK

COUNTY OF MIAMI, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE OWNER, HALIFAX LAND CO., LLC., BY ITS MANAGING MEMBER, FRANK D. HARLOW JR., AND PERSONALLY CAME THE LIEN HOLDER, WINSTER BANK BY DAN HEITMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HALIFAX LAND CO., LLC., BEING DULY SWORN THIS _____ DAY OF _____, 20____, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HALIFAX LAND COMPANY, LLC.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES _____

HALIFAX ESTATES, SECTION 6

LOCATED IN

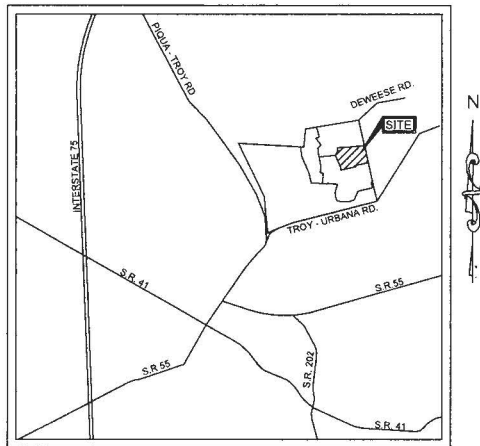
SECTION 7, TOWN 1, RANGE 11 M.R.s

PART OF INLOT 9891

CITY OF TROY, MIAMI COUNTY, OHIO

11.164 ACRES

JANUARY 4, 2022



VICINITY MAP
-NTS-

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 11.164 ACRES OF LAND WHICH LIES WITHIN PART OF INLOT 9891 ACQUIRED BY HALIFAX LAND COMPANY, LLC BY 2014OR-11772 AND 2015OR-11323. ALL DEEDS OF THE OFFICIAL RECORDS OF MIAMI COUNTY, OHIO.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS OF THE HALIFAX ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 2015OR-07618 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

GENERAL NOTES

- 1.) LACEWOOD COURT TO BE EXTENDED IN THE FUTURE
- 2.) WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES, SECTION 6, THIS _____ DAY OF _____, 2023.
- 3.) THE DEDICATION OF LAND FOR THE STREET AS SHOWN ON THIS PLAT WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF TROY ON THE _____ DAY OF _____, 2023.

ACREAGE BREAKDOWN

AREA IN LOTS	9.989 ACRES
AREA IN STREETS & R/W	<u>±1.195 ACRES</u> (0.415 ACRES DEWEESE, 0.729 ACRES LACEWOOD CT.)
TOTAL	11.164 ACRES

CALL : 811

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

DEVELOPER

HALIFAX LAND COMPANY, LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

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

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

FEE _____

TRANSFERRED ON THE _____ DAY OF _____, 20____.

MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF HALIFAX ESTATES SECTION 6, ON THE _____ DAY OF _____, 20____.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #6218

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000

BES JOB No. 595.22

PAGE 1 OF 2

JANUARY 4, 2022

BES JOB No. 595.22

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: January 11, 2023

SUBJECT: Certificate of Appropriateness – 11 E. Main Street

BACKGROUND:

The applicant, Samantha Newell, is requesting the Planning Commission to review the installation of an awning the property located at 11 E. Main Street. The property is located in the B-3 Central Business District.

The OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880. This building had a major roof collapse in 2007 followed by an extensive renovation. This building is on the National Register.

PROPOSAL:

The applicant requests the Planning Commission to review the request to install a sunbrella black fabric awning with a sign at the property located at 11 E. Main Street. The awning measures 69" x 48" (23 square feet). The awning will be anchored with ¼" KWIK bolt expansion anchors and will project from the building 12". The projection will align with the Sweeney Todd Salon awning. It is important to note that the awning will not cover the decorative storefront columns.

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

RECOMMENDATION:

Staff recommends approval of the proposed awning and sign, based on the following:

- The proposed signage will not detract from the historic integrity of the building; and
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.



TROY
DEVELOPMENT
DEPARTMENT

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

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 12.08.22

Applicant Samantha Newell Telephone No 740.453.0668

Owner of Property ADM Real Estate holdings LLC Has the Owner been Notified? Yes

Address of Project 11 E. Main St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Kessler Sign Company

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

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

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:

J. GUSTAVO MENEZES FOR ADM REAL ESTATE HOLDINGS, LLC.

OFFICE USE ONLY:

DATE FILED: _____

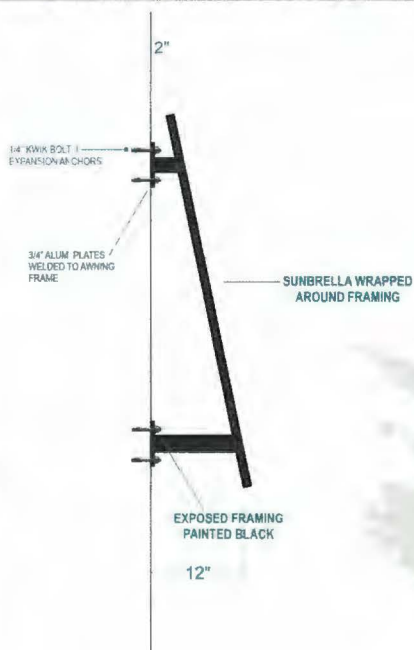
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours





NOTE MEASUREMENTS ARE
TBD - FIELD SURVEY NEEDED
FOR EXACT PRODUCTION

11 — VINYL NUMBERS
ATTACHED TO BUILDING



18" x 11" VINYL DECAL
APPLIED TO DOOR GLASS

WHITE	ORACAL CAST VINYL 951-209 MAIZE YELLOW	PANTONE 553
WHITE	PANTONE 1235	SUNBRELLA BLACK FABRIC

NEW CUSTOM SUNBRELLA AWNING W/ PAINTED GRAPHICS
ATTACHED TO BUILDING (TBD)

SCALE: 1/2" = 1'



CLIENT | Howard Hanna

LOCATION | Troy, OH

SAVED AS |

Howard_Hanna_Troy

DATE | 8/17/22

REVISIONS | 12/12/22

SALESMAN | Bob Kessler

DESIGNER | Jared Faber

SALESMAN INITIAL OF APPROVAL |

X

☐ GLOSS ☐ SATIN
☐ SEMI-GLOSS ☐ FLAT



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