



AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, JUNE 14, 2023, 3:30 P.M.

CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Re-organization: Election of Chair and Vice-Chair
(Jordan Emerick is now President of the Board of Park Commissioners and will be a member of the Commission based on that position.)
3. Minutes - May 24, 2023
4. Historic District Application, Certificate of Appropriateness, 405 Public Sq. SW & 2-6 W. Main Street, Replacement of third floor windows (work started without application submitted)
Owner/Applicant: Heather Davey
-Commission to make decision.
5. Historic District Application, Certificate of Appropriateness, 221 W. Franklin St., Repainting of exterior main body of structure, trim and accent colors
Owner/Applicant: Elizabeth Shinn
-Commission to make decision.
6. Troy Storage Inns of America Planned Development - Industrial (PD-I) for approval of the Final Development Plan. This is located at 1271 Brukner Drive, area of 5.253 acres, located on Brukner Drive, south of Archer Drive.
Owner: T & D Smith Company and Siebenthaler Company, Dayton, Ohio
Applicant: Kara Burkhardt Meineke
-Commission to make decision.
7. Troy Storage Inns of American Planned Development - Industrial (PD-I) for approval of the Record Plan. This is located at 1271 Brukner Drive, south of Archer Drive.
Owner: T & D Smith Company and Siebenthaler Company, Dayton, Ohio
Applicant: Kara Burkhardt Meineke
-Commission to make recommendation to Troy City Council
6. Other

Next Meeting -- June 28, 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, May 24, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Oda, Kappers, Westmeyer, Ehrlich, Wolke and Titterington; Development Staff – Eidemiller, Long, Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the May 10, 2023 meeting were approved by unanimous roll call vote.

INSTALLATION OF ROOF MOUNTED SOLAR PANELS FACING THE PUBLIC RIGHT-OF-WAY, 1415 SUSSEX ROAD; OWNER JACOB & CARLOTTA OPPERMAN; APPLICANT: POWER UP RENEWABLE ENERGY, INC., BY TIMOTHY SHIFFLET. The staff report noted: the property is zoned R-4, Single-Family Residential District; Section 1151.14 (f)(2) of the City of Troy Zoning Code states the following: "Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission." The home faces south on an interior lot between Norwich Road and Sussex Road; as the proposed solar panels would be located on front right corner of the roof facing Sussex Road, approval of the Commission is requested; Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing goal #7 states the following: "As technology changes, energy efficiency and renewable energy continue to be important topics in new construction and renovations projects. Similar to other established goals (see Community Facilities and Services, goal 4); the city shall encourage new construction and renovation to take advantage of the "green movement" to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects." Staff recommends approval for the installation of roof mounted solar panels, based on the following:

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

Staff confirmed that the installation would be on the south side of the roof, and flat on the roof (not angled). The Commission was provided with an owner authorization form as the application was submitted by the contractor. A member of staff stated he had talked to some of the neighbors and no one he spoke with stated any objection.

Mr. Kappers suggested that for future applications for solar panels, staff canvas the immediate neighbors, including those across the street, and ask them to sign a form that they understand the neighbor plans to install solar panels and if they have any objection, but that the neighbors do not have approval rights. Mr. Titterington stated that current neighbors may not have concerns, but new neighbors may. Mr. Kappers commented that new neighbors would know the panels were located. It was discussed that asking for neighbor opinions may be fine to have additional information, but that the Commission should not base the decision on those opinions as there is no requirement in the code to obtain comments. The final comment was that there be a notification form to the neighbors and opinion requested, but that the form indicate the decision of the Commission would not be predicated on that opinion.

Mr. Wolke commented that it almost seems that the Comprehensive Plan mandates approval. Mr. Titterington suggested that staff provide some guidance on these applications. Staff noted that ground mounted panels have specific requirements for screening. There was some discussion about if solar panels were required to be on the back of houses, but it was then noted that location could be specific to each structure to maximize sunlight, such as there is more sunlight facing south. Staff indicated applicants are advised that location to the back of the house is preferred, but this applicant did not want a back location.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the application for the installation of roof mounted solar panels facing the public Right-of-Way at 1415 Sussex Road as submitted, based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

INSTALLATION OF ROOF MOUNTED SOLAR PANELS FACING THE PUBLIC RIGHT-OF-WAY, 385 W. ROSS ST.; OWNER: ROBIN & RICHARD ROSENQUIST; APPLICANT: POWER UP RENEWABLE ENERGY, INC., BY TIMOTHY SHIFFLET. The staff report noted: property is zoned R-5, Single-Family Residential District; Section 1151.14 (f)(2) of the City of Troy Zoning Code states the following: "Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission." The home faces southeast on an interior lot between Vincent Avenue and W Ross Street; as the proposed solar panels would be located on front side of the roof facing W Ross Street, approval of the Commission is requested; Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing goal #7 states the following: "As technology changes, energy efficiency and renewable energy continue to be important topics in new construction and renovations projects. Similar to other established goals (see Community Facilities and Services, goal 4); the city shall encourage new construction and renovation to take advantage of the "green movement" to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects." Staff recommends approval for the installation of roof mounted solar panels, based on the following:

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

There was discussion regarding the color of the panels, with staff commenting they are only aware of black panels; there was discussion that any guideline should discuss colors; there was discussion about the amount of roof area the panels cover as this application appears to cover much of the roof and how much roof coverage may be needed to maximize sun light based on the location of the house. Mr. Westmeyer noted that he is not a fan of the panels located to the front. Mrs. Ehrlich commented that there was considerable discussion regarding color, which is not addressed in the goals, but that the goal is stated to be "energy efficient" with people trying to do the right thing regarding energy. Staff suggested they provide some guidelines to be considered by the Commission at the next meeting, including color, roof area that may be covered, location on the roof, neighbor notification, and any other items discussed at the meeting.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the application for the installation of roof mounted solar panels facing the public Right-of-Way at 385 W. Ross Street as submitted, based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

REZONING APPLICATION, 1511 S. MARKET STREET AND 1551 S. MARKET STREET, FROM M-2 LIGHT INDUSTRIAL DISTRICT, TO B-2 GENERAL BUSINESS DISTRICT; LOCATED ON S. MARKET STREET SOUTH OF DYE MILL ROAD; OWNER: TROY STATION LLC; APPLICANT: MANDEEP SINGH. The staff report noted: the application is for 1511 S. Market Street, Parcel ID: D08-105875 (1.25 Acres) and 1551 S. Market Street, Parcel ID: D08-251110 (2.5 Acres) from the M-2 Light Industrial District to the B-2 General Business District; the land is currently vacant; surrounding zoning districts include the B-2 General Business District to the north, M-2 Light Industrial district to the east and south, and County Zoning of A-2 General Agriculture to the west; the Zoning Code describes the proposed B-2 zoning district as "intended to provide for the development of major retail shopping areas and centers outside the downtown area. These districts include much of the strip commercial property existing along the major streets of the City. The uses permitted are intended to accommodate the general retail consumer." The Comprehensive Plan's Future Land Use Map displays this property as existing schools, institutional, and religious uses with Future Industrial to the southeast of the subject properties; however, it is important to note that the Comprehensive Plan was adopted in 2005 and is currently in the process of being updated; the Comprehensive Plan mentions the physical constraints flood hazard areas to the east of the of the subject properties with the potential of recreational opportunities but does not provide much detail on future proposed uses; it is also important to note that the future industrial land use boundary is not clearly defined, rather just an oval drawn in the general vicinity to the east; it is staff's opinion that the proposed B-2 district meets the intent of retail uses mapped along major thoroughfares. In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the retail uses that exist to the north of the referenced properties.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible with uses to the north of the referenced properties.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities can be provided to the reference property.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no unavailable vacant land for development with the B-2 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

Staff did not recommend a public hearing due to the straight forward nature of the rezoning request, and the fact that City Council is required to hold a public hearing. Staff recommended approval with the following notations and findings: "It is staff's opinion that the proposed rezoning will achieve the desired development. However, the Comprehensive Plan identifies this area as future industrial, the Comprehensive Plan does not clearly define the boundaries of the future industrial development. The intent of the B-2 General Business District is to be mapped along major thoroughfares. Due to the age of the 2005 Comprehensive Plan future industrial development is not warranted based on the current surrounding uses. Staff recommended that the Planning Commission recommend approval of the proposed rezoning from the M-2 Light Industrial District to the B-2 General Business District, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts to the north; and
- The use is consistent with permitted uses in the B-2 district."

PUBLIC HEARING: A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Planning Commission not hold a public hearing on the rezoning of 1511 and 1551 S. Market Street.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DISCUSSION: Mr. Wolke commented that he realizes that an update to the Comprehensive Plan is being planned, and hopes it will be more sensitive to preserving industrially zoned land. Mr. Titterington stated he did see how an airport fit with industrial development.

RECOMMENDATION: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends to Troy City Council that 1511 S. Market Street, Parcel ID: D08-105875 (1.25 Acres) and 1551 S. Market Street, Parcel ID: D08-251110 (2.5 Acres) be rezoned from M-2 Light Industrial District, to B-2, General Business District, as submitted and based on the finding of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts to the north; and
- The use is consistent with permitted uses in the B-2 district.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

OTHER: Staff commented that discussions have started with potential Comprehensive Plan consultant for the update; once a consultant is selected, the process will take at least 18 months; the Mayor asked about slowing reviews down that do not conform to the Plan; Mr. Titterington noted that moratoriums cannot be imposed on all considerations; after the Comprehensive Plan update is approved, a zoning code update will be undertaken to have the zoning code match the comprehensive plan. It was stated that the zoning code process would take at least an additional five months.

There being no further business, the meeting adjourned at 3:56 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: June 14, 2023

SUBJECT: Certificate of Appropriateness – 405 Public Square SW & 2 W. Main Street

BACKGROUND:

Heather Davey, owner, is requesting approval from the Planning Commission to review a window replacement of the third-floor windows for the property located at 405 Public Square SW / 2-6 W. Main Street. The property is located in the B-3, Central Business District.

The Ohio Historic Inventory form (attached) lists this property as a three-story brick, commercial building. The structure is of High Victorian Italianate style. The contributing features include the east storefront, overhanging eaves and cornice brackets, hood molds, and 4/4 windows.

On April 18, 2023, City staff identified windows being replaced that did not receive a Certificate of Appropriateness (COA) from the Planning Commission or Planning Staff. A stop work order was issued. A total of five (5) windows have been replaced on the public square side of the property. The owner then applied for a COA for the window replacement.

On May 10, 2023, The Planning Commission denied the COA for the window replacement.

DISCUSSION:

The applicant is requesting approval for the five (5) window replacements already on the public square side of the building and four (4) windows on the front façade facing W. Main Street. The original windows were wood 4 x 4 double hung windows and referenced as contributing features on the Ohio Historic Inventory Form.

The applicant is requesting to use Pella 250 Series, Direct Set, Fixed Frame windows as the replacement windows.. The muntins are also located inside of the window pane. The color will be white. Please see below diagram; Identifying window terminology from the Secretary of the Interior Preservation Brief #9:

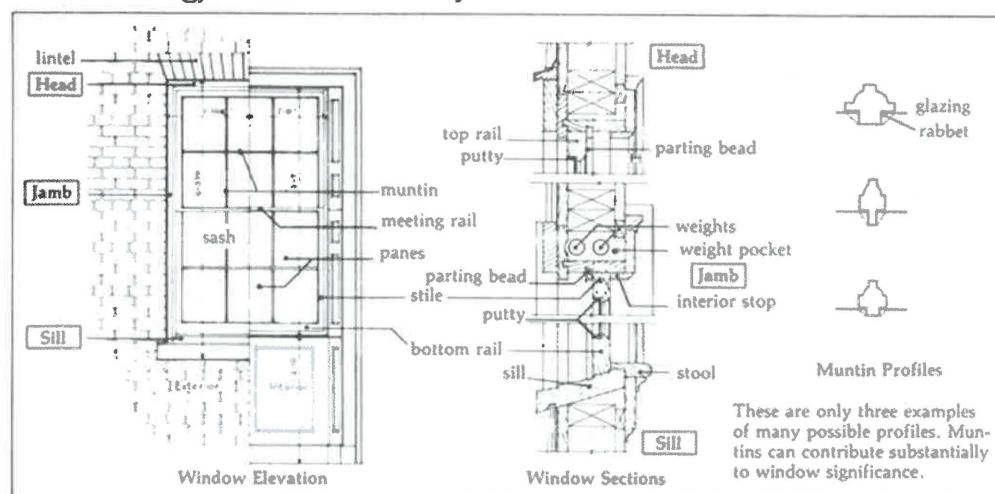
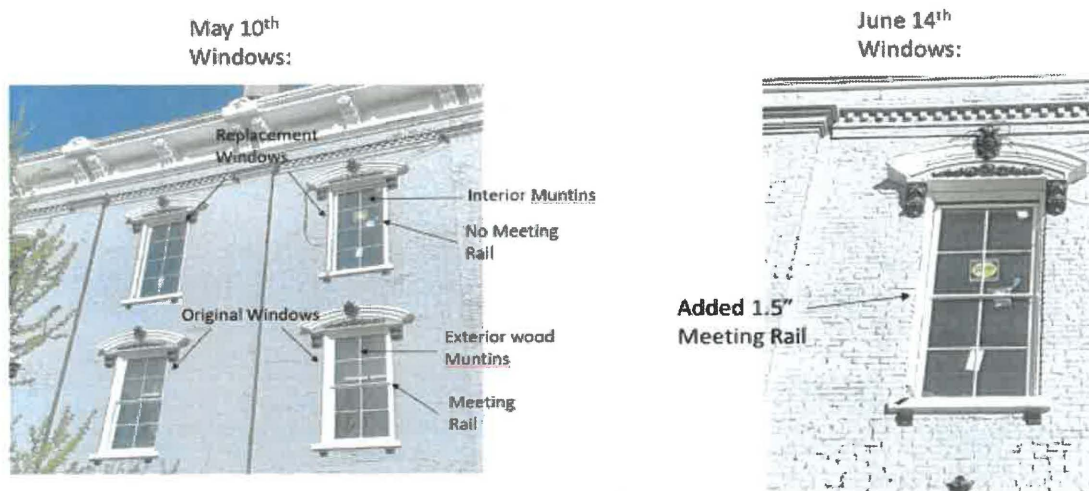


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

Since our last meeting, the applicant has worked with Pella to design a custom meeting rail that will simulate a double hung window. The meeting rail will be 1.5" to match the original meeting rail. This will simulate a double hung window that will create some depth and detail from the street level.

The City of Troy Design Manual States: "Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals.." Please see below Illustration:



RECOMMENDATION:

Staff recommends approval of the proposed window replacement based upon the following:

1. The proposed windows will simulate double hung windows and will be more in line with the character of the original windows, and;
2. The number of divided grills will match the second story windows.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 5/31/23

Applicant Heather & Rob Davey Telephone No. 937-335-2017

Owner of Property Heather & Rob Davey Has the Owner been Notified? Yes

Address of Project 2 W. Main St

Contact Address (if different than Project Address) 1640 Surrey Rd Troy

Name of Architect/Engineer and/or Contractor Pella Windows

Application for renovation to include the following:

- ☒ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

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

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

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

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

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

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

SIGNATURE OF APPLICANT:

Heather Davey

SIGNATURE OF PROPERTY OWNER:

Heather Davey

Heather Davey

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Robert and Heather Davey

-
- 1640 Surrey Road
- Troy, Ohio 45373
- (937)335-2017
- Email: heatherdavey1@gmail.com
-

May 30, 2023

Dear Planning Commission,

We have come back with a compromise to utilize windows that we purchased for the third floor of 2 W. Main Street with an alteration to attempt to give the visual impression of the windows we are replacing.

We would like to replace all of the third floor windows of 2 W. Main Street (a total of 9 windows) with fixed windows with internal muntins. We will add a meeting rail in the middle of the fixed window to give an impression of a double hung window. We have included a picture to show what this will look like in comparison with the window on the 2nd floor (See Picture A and B). The reveal on the meeting rail of the existing windows is 1 ½ inches, so the meeting rail we will add will also be 1 ½ inches (See Picture C). This meeting rail will be permanently attached to the window and the frame.

At the last planning meeting, the window replacement for 5 S. Market was mentioned. This was approved on July 11, 2018. These replacement windows did not meet the guidelines for historic properties, but the fixed windows were approved for a variety of reasons. Some of the reasons that the planning commission approved this change were for similar reasons that we had used when making a window selection, such as how cost prohibitive it would be to repair the existing windows as well as deal with on-going maintenance and lack of energy efficiency with the use of double hung windows.

The old windows on the third floor of 2 W. Main Street were not able to open or stay open and were creating a water problem inside of the space. We are remodeling this space to create office space for new businesses and in doing so ordered windows that would be energy efficient, allow for a temperature controlled environment. We thought we were getting a close replica to the existing windows.

.....

Looking further down the road, we will want to replace the windows on the second floor of 2 W. Main Street. We are willing to replace these windows with double hung windows so as to remain in keeping with the historic look of the double hung windows. From the street level, we do not feel as though a person will be able to distinguish a difference between the fixed windows with a meeting rail and double hung windows. Therefore we hope that you will allow us to continue to install the windows we have purchased for the third floor.

We hope that you will understand that our mistake was not an attempt to avoid getting prior approval, but rather just a misunderstanding. I also hope that you recognize our attempts to create a compromise, so that we can continue to make investments into our beautiful historical downtown Troy.

Respectfully,

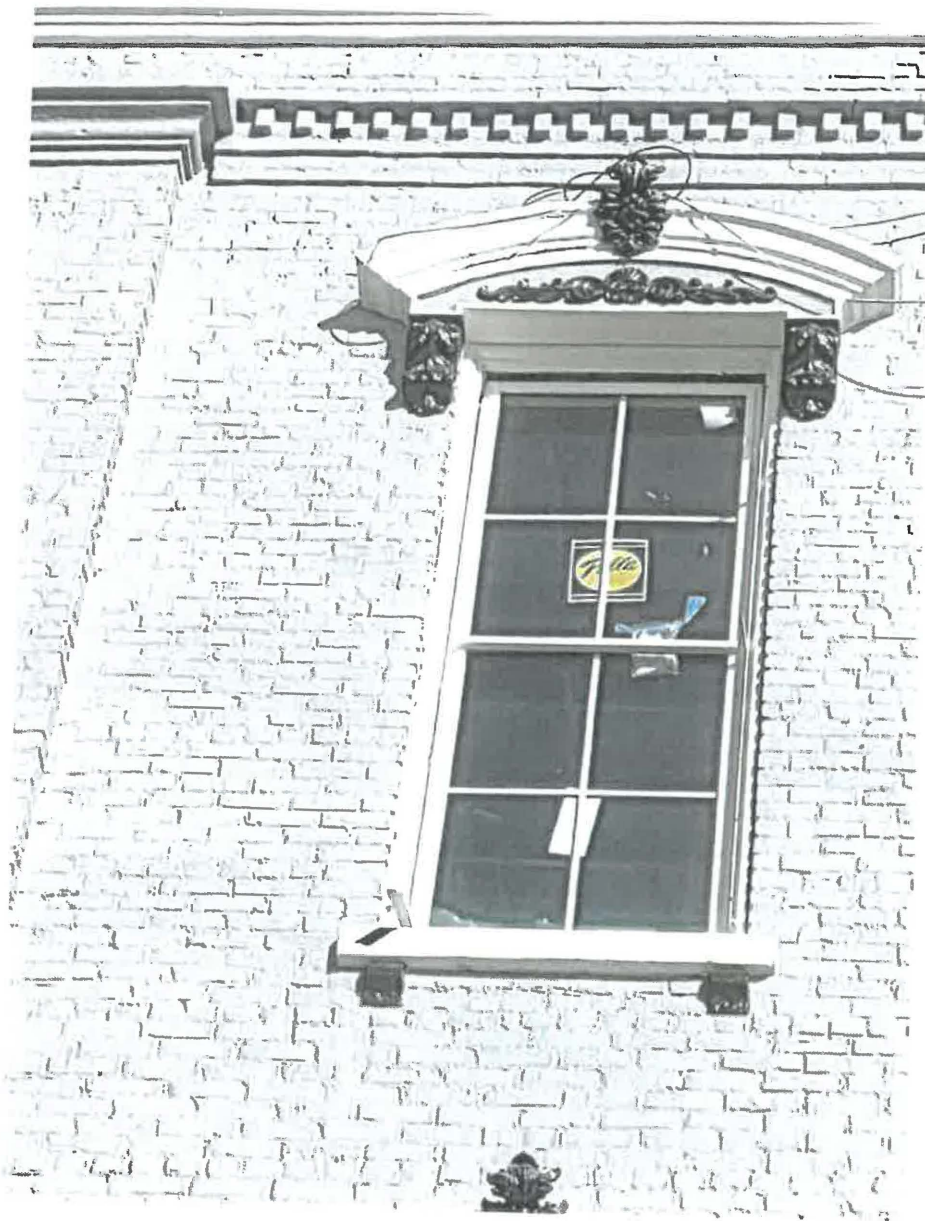
A handwritten signature in cursive script that reads "Heather Davey". The signature is written in dark ink and is positioned above the printed name.

Heather Davey

Picture A- The top right window has the added meeting rail.



Picture B- This is a closer picture of the window with the added meeting rail



Picture C- Picture of the measurement of the existing meeting rail



MEMORANDUM

TO: City of Troy Planning Commission

FROM: Russell Long, Zoning Inspector

DATE: June 14, 2023

SUBJECT: Historic District Review – 221 West Franklin St.

PROPOSAL

The applicant is requesting the Planning Commission to review new paint colors for 221 West Franklin St.

The OHI form lists this building as a two-story residence in Queen Anne style built in 1895 on a rock faced stone foundation.

DISCUSSION:

The applicant is proposing to repaint the entire building using the following color palate.

- Main body of home – Sheraton Sage, Sherwin Williams color #0014.
- Trim – Downing Sand, Sherwin Williams color #2822
- Accent Colors – Fairfax Brown and Rockwood Antique Gold. Sherwin Williams colors #2856 and #2814 respectively. See representation below.



Design Manual. The Design Manual section 2.6 states “in the case of Victorian style structures were not often white but a variety of colors.” Subsection 2.6 c) states, “More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors.” The paint proposed meets section 2.6 of the Design Manual.

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

RECOMMENDATION:

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

- The paint complies with section 2.6 of the Design Manual.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 22 May 23

Applicant ELIZABETH SHINN Telephone No. 937-672-8686

Owner of Property SAME AS ABOVE Has the Owner been Notified? _____

Address of Project 221 W. Franklin

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Certa-Pro

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☒

Painting - New Color

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☐

Other: _____

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

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

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

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

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

SIGNATURE OF APPLICANT:

Elizabeth Shinn
SIGNATURE OF PROPERTY OWNER:

ELIZABETH SHINN

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

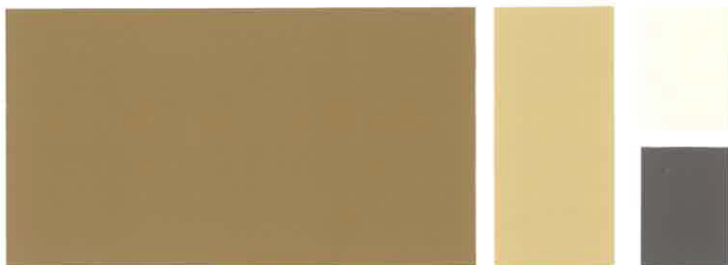
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



AMERICA'S HERITAGE



(B) (T) (A)



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2822	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 2829	Curio Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>MTA 170-05</u> 10928-00063W		4. Present Name(s) 221 West Franklin	
2. County Miami		5. Other Name(s)	
3. Location of Negatives Regional Office 5HA			
6. Specific Location 221 West Franklin		16. Thematic Category C	
		17. Date(s) or Period est. 1895	
7. City or Town If Rural, Township & Vicinity Troy		18. Style or Design Queen Anne	
8. Site Plan with North Arrow 		19. Architect or Engineer	
		20. Contractor or Builder	
		21. Original Use, if apparent residence	
		22. Present Use residence	
		23. Ownership Public ☐ Private ☒	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738340 4435660		24. Owner's Name & Address, if known	
		25. Open to Public? Yes ☐ No ☒	
11. On National Register? Yes ☐ No ☒		26. Local Contact Person or Organization Troy Historical Society	
12. Is It Eligible? Yes ☐ No ☒		27. Other Surveys in Which Included	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		28. No. of Stories 2	
14. District Potent'l? Yes ☒ No ☐		29. Basement? Yes ☒ No ☐	
15. Name of Established District		30. Foundation Material rockfaced stone	
		31. Wall Construction frame	
		32. Roof Type & Material pitched asphalt shingle	
		33. No. of Bays Front 2 Side 2	
		34. Wall Treatment novelty siding	
		35. Plan Shape irregular	
		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
		37. Condition Interior _____ Exterior excellent	
		38. Preservation Underway? Yes ☒ No ☐	
		39. Endangered? By What? Yes ☐ No ☒	
		40. Visible from Public Road? Yes ☒ No ☐	
		41. Distance from and Frontage on Road 25' back 60' wide	
42. Further Description of Important Features Door in right bay off porch with table leg pillared veranda. Pedimented balcony over vernada, pedimented gable with patterned shingles; rectangular 1/1 D.H.S. with elaborate decorated vernacular caps.			
43. History and Significance Fine contributor to the street scape.			
44. Description of Environment and Outbuildings A solid old residential neighborhood near the center of town.			
45. Sources of Information		46. Prepared by L.S. Gannon, Jr.	
		47. Organization Regional Office 5HA	
		48. Date 5/77	
		49. Revision Date(s)	

1. No. 10928-00063W
 2. County Miami
 3. Present Name(s) 221 West Franklin
 4. Other Name(s)



Body: SW 0014
Trim: SW 2822

Accent:
SW 2856
SW 2814



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 14, 2023

SUBJECT: Final Development Plan - Troy Storage Inns - 1271 Brukner Drive

DISCUSSION:

The applicant, Kara Burkhardt Meineke, on behalf of the owner, Siebenthaler Company & T & D Smith LTD, requests Final Development Plan approval for the property located at 1271 Brukner Drive which consists of 5.253 acres and is located on Brukner Drive south of Archer Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The Planning Commission approved the General Plan on February 22, 2023

City Council approved a moratorium on Self-Storage Facilities as Ordinance 2-2023. This application was received prior to the moratorium was enacted.

PROPOSAL

Layout: The Proposed layout includes five (5) additional buildings totaling 28,800 square feet that are being proposed for storage units. One building will be climate controlled. The applicant will not be adding any additional outdoor storage. The existing outdoor storage area will be improved with asphalt. The overall site will be developed in four (4) phases. Phase one will include two (2) additional buildings totaling 11,200 square feet. Phase 2-4 will be built with one building for each remaining phase. Please see exhibit A for the Site and Landscape Plan which also includes the phases of the development.

Landscaping: The development is proposing sixteen Pyramidal Arborvitae, four (4) dark Green Arborvitae, and seven (7) existing trees will be maintained. The M-2 Light Industrial District surrounds the proposed development and no further buffer yards are required per the underlying district. See exhibit A for the Landscape Plan.

Parking: The proposed development will include an existing eight (8) parking spaces. This will exceed the Zoning Code Requirement of 1 space for each (2) employees based on the maximum working period. The employee parking lot is screened with three (3) existing trees.

Traffic: The City Engineer has reviewed and approved the Site Plan.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations have been reviewed and approved as a part of the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be used for future industrial uses. The proposed uses of the property will follow the Comprehensive Plan. Please see Comprehensive Plan Future Land Use Map Figure 14-1.

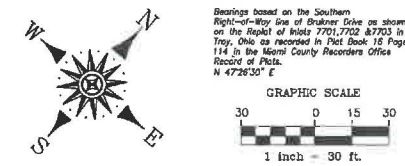
The Final Development Plan and supporting construction documents are attached to this report and are in accordance with the approved General Plan that was previously approved by Planning Commission and City Council.

REQUESTED ACTION:

Staff is requesting that Planning Commission approve the Final Development Plan as it is in accordance with the General Plan (O-11-2023).

[illegible]

LANDSCAPE SCHEDULE						
<u>KEY</u>	<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>SIZE & CONDITION</u>	<u>MATURE SPREAD</u>
PA		16	PYRAMIDAL ARBORVITAE	<i>Thuja occidentalis</i> 'Pyramidalis'	4' B&B	6' W x 20' T
DG		4	DARK GREEN ARBORVITAE	<i>Thuja occidentalis</i> 'Pyramidalis'	4' B&B	12' W x 20' T
		7	EXISTING TREES			



PROPERTY INFORMATION:

PT LOT 7813
T&D SMITH COMPANY (½ interest) &
SIEBENTHALER COMPANY (½ interest)
BK 668 PG 395 & BK 672 PG 655
PID=D08-101758
Containing 5.253 Acres

ZONING INFORMATION:

Current Zoning: PD-2 Planned Development
formerly M-2 Light Industrial
Storage facility is a permitted use.

BUILDING SETBACKS:

Front = 25
Side = 10'
Rear = 25'

CONSTRUCTION PHASING:

PHASE 1
Construction for Phase 1 shall include Building #8 and Building #9 in sequential order. The asphalt parking to allow access to each building shall be included in the construction.

PHASE 2-4
Remaining buildings #10-#12 shall be constructed as
customer demand dictates.

UTILITIES:

There will be no new utility connections. The proposed buildings will have electric service only and will be fed from the existing on-site feed.

PLAN NOTES:

1. All gravel storage areas shall be improved with asphalt and/or concrete.
2. Outdoor storage shall only be permitted in areas as designated by this plan. Additional outdoor storage areas will not be permitted in between phases of development.

Maximum Building Coverage is 50%.
Maximum Building Height is 40'.
Maximum Outdoor Storage is 10% of

Existing Buildings	56,000 sf	Outdoor Storage	12,896 sf (5.65%)
<u>Proposed Buildings</u>	<u>28,800 sf</u>		
Total	84,800 sf		

LOT COVERAGE:

37% Buildings	84,800 sf
(Existing 56,000 sf)	
(Proposed 28,800 sf)	
45% Asphalt/Concrete	102,697 sf
18% <u>Green Space</u>	<u>41,323 sf</u>
100% Total	228,820 sf or 5.253 AC

EXISTING & PROPOSED FEATURES LEGEND:

 Storm Manhole
 SGI
 SCGI
 Boland
 Fire Hydrant

All monuments flush with grade, unless otherwise noted
 Existing Iron Pin w/ Cap, unless otherwise noted
 Number of Parking Spaces

 New Asphalt Pavement
 Existing Fence
 New Asphalt Pavement to Replace Existing Driveway
 New Concrete Paving
 New Asphalt Pavement Scarify and Remove Existing

ABBREVIATIONS:

F.F.	Finished Floor
CL	Centerline
PL	Property Line

SITE PLAN KEY NOTES:

① CLEAR AND GRUB EXISTING WOODED AREAS.

PLANS PREPARED BY:



THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
(888) 537-2145

555 CARR STREET
SUITE 400
CINCINNATI, OH 45203
(513) 381-1020
FAX (513) 381-1070
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:

Kara
Burkhardt
Meineke

5335 Far Hills Avenue
Suite 305
Dayton, OH 45429
Phone: (937)-838-6930
Fax: (815) 417-6755
KBURK999@SBCGLOBAL.NET

[illegible]

PLANS PREPARED FOR:

**Ashford Construction
&
Development Company**
8300 Yankee Street
Centerville, Ohio 45458

PROJECT NAME:

**TROY
STORAGE INNS
OF AMERICA**

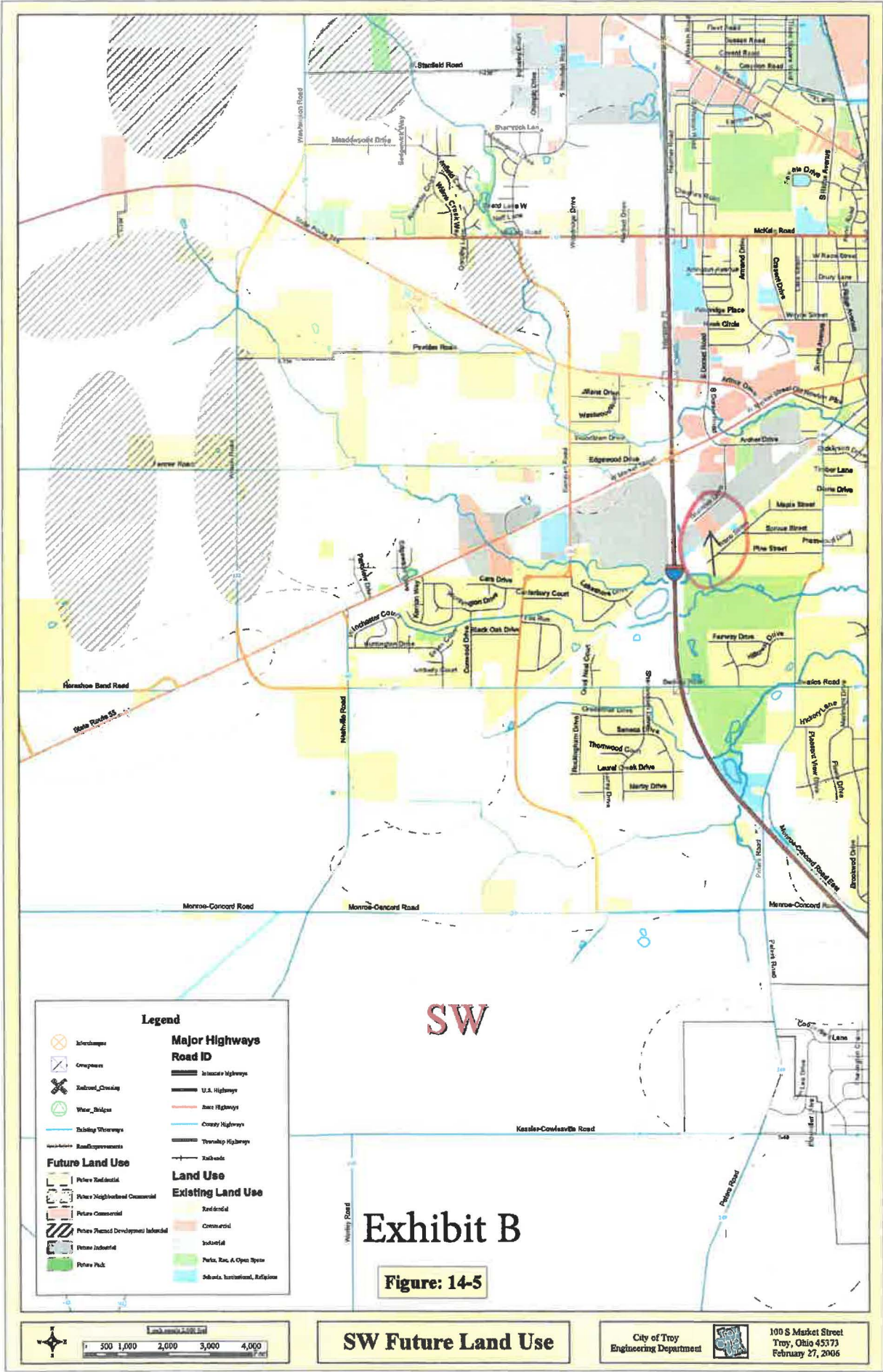
1271 Brukner Drive
City of Troy
Miami County, Ohio

SHEET TITLE:

SITE & LANDSCAPE PLAN

LC PROJ. NO. 81499402	BASE FILE NAME 069-22.dwg
KRM PROJ. NO. 069-22	TAB NAME SP
DATE 5/8/23	DRAWING NO. C-1.0
SCALE 1"=30'	

If this sheet is not 24" by 36" it is a reduced print, scale accordingly





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

APPLICATION FOR A PLANNED DEVELOPMENT

An application for a Planned Development located at 1271 Brukner Drive
(Street Address)
being lot number(s) 7813 PD
(Parcel Identification Number) (Proposed Zoning Classification)

OWNER

Name T&D Smith Company (1/2 Interest)
Address same
City same
State same
Zip Code same
Phone No. same
Fax No. same
Email same

APPLICANT

Name T&D Smith Company
Address 8300 Yankee Street
City Centerville
State Ohio
Zip Code 45458
Phone No. 937-434-8410
Fax No. 937-434-9010
Email tom.smith@storageinns.com

The applicant is the Managing Member of the property, which is subject to this application.
(State the interest of the applicant)

I hereby depose and say that the above statements and the statements contained in all the exhibits prepared by me and transmitted herewith are true.

[Signature]
(Applicant Signature)

Subscribed and sworn to before me this 9 day of January, 2023

My Commission Expires 5/17/2027
(Month/Date/Year)



DAWN LYMAN
Notary Public
State of Ohio
My Comm. Expires
May 17, 2027

[Signature]
(Notary Public)

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 14, 2023

SUBJECT: Troy Storage Inns Planned Development – Record Plan

BACKGROUND:

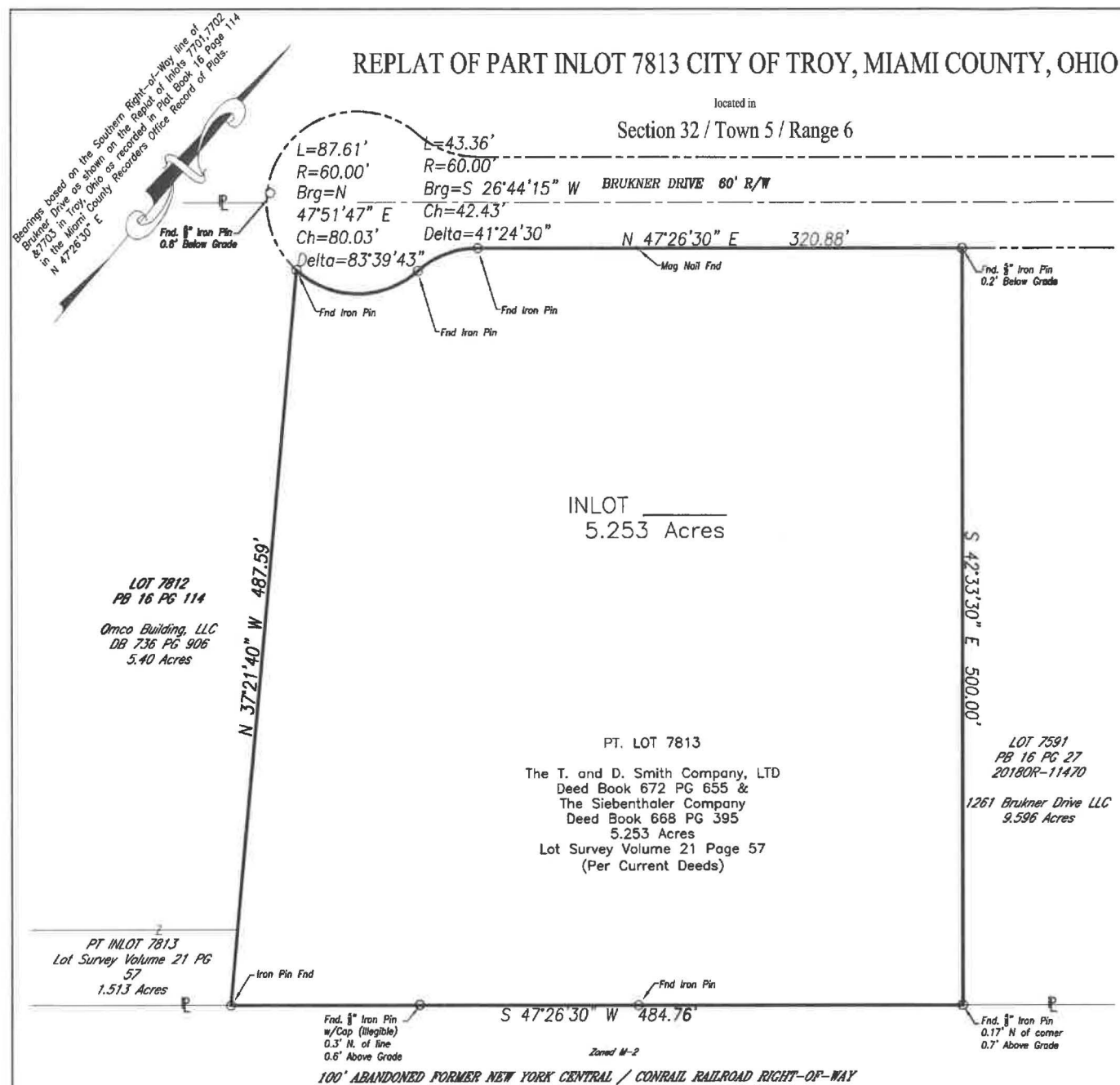
Attached is a copy of the Record Plan for the Troy Storage Inns Planned Development located on Brukner Drive south of Archer Drive. The planned development process requires three steps for approval. The first step is the General Plan, which was previously approved by Planning Commission and City Council. The second step is the Final Development Plan. The third step is approval of the Record Plan by the Planning Commission and City Council.

PROPOSAL:

The proposed Record Plan is attached to this report and is in accordance with the General Plan and Final Development Plan.

REQUESTED ACTION:

Staff is requesting that Planning Commission recommend approval of the Record Plan to City Council.



REFERENCES:

- 1) There is physical occupation along the existing Northern, Eastern and Southern property lines as shown hereon
- 2) All monuments found or set in good condition unless otherwise noted
- 3) Bearings based on the Southern Right-of-Way line of Brukner Drive as shown on the Replat of Inlots 7701, 7702 & 7703 in Troy, Ohio as recorded in Plat Book 16 Page 114 in the Miami County Records Office Record of Plats.
N 47°26'30" E
- 4) Source documents used:
Plat Volume 16, Page 27 of the M.C.R.P.R.
Plat Volume 16, Page 87 of the M.C.R.P.R.
Plat Volume 16, Page 114 of the M.C.R.P.R.
Survey Vol 21, Pg 57 of the M.C.E. Record of Lot Surveys
Survey Vol 55, Pg 193 of the M.C.E. Record of Land Surveys
Existing Deeds and references as shown

APPROVALS:

CITY OF TROY:

THIS SURVEY AND LOT CONSOLIDATION REVIEWED AND APPROVED THIS _____ DAY OF _____, 2023

Jillian Rhodes, PE
City Engineer

MIAMI COUNTY:

THIS REPLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2023.

Matthew W. Gearhardt, Miami County Auditor

By Deputy Auditor

DESCRIPTION:

Being a replat of PART INLOT 7813 in the City of Troy, Ohio as shown on Miami County Records Record of Plats Book 16 Page 114.

DEDICATION:

We, the undersigned, being all the owner(s) and leinholders of the lands herein platted, do hereby acknowledge the making and signing of this plat to be our voluntary act and deed and do hereby accept and approve this replat.

Owner: T&D Smith Company LTD

By:

Thomas E. Smith, Managing Member

Witness Signature

(Print name)

ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, S.S.:

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned a Notary Public in and for said State, personally came _____, to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public

My Commission Expires

Owner: THE SIEBENTHALER COMPANY

By:

Witness Signature

(Print name)

ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____, S.S.:

Be it remembered that on this _____ day of _____, 2023, before me, the undersigned a Notary Public in and for said State, personally came _____, to me known, who acknowledged the signing and execution of the within plat to be this voluntary act and deed.

In testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

Notary Public

My Commission Expires

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO O.R.C/ CHAPTER 711 STANDARDS FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON ACTUAL FIELDWORK IN MAY 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE OR WILL BE SET AS SHOWN.

Eric M. Lang, P.S.

Ohio Professional Land Surveyor No. 8406

VOLUME _____ PAGE _____

MIAMI COUNTY
RECORDER'S
RECORD OF PLATS

FEE \$ _____

Jessica Lopez, Miami County Recorder

By Deputy Recorder

LEGEND

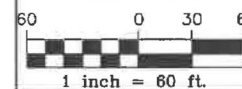
All monuments flush with grade, unless otherwise noted
○ Ex. Iron Pin w/ Surveyor's cap, unless otherwise noted

× Ex. Mag Nail

--- Right-of-way (R/W)

--- Centerline (CL)

GRAPHIC SCALE



PLANS PREPARED BY:

LAND
CONSULTANTS

associate companies and services
THE ENGINEERING GROUP
THE SURVEY COMPANY
LAND DEVELOPMENT CONSULTING
COMMUNITY AND ECONOMIC PLANNING

314 FRONT STREET
LAWRENCEBURG, IN 47025
(812) 537-2145
FAX (812) 537-4901
OHIO (513) 381-1020
TOLL-FREE (888) 537-2145
WWW.LANDCONSUL.COM

IN ASSOCIATION WITH:

Kara
Burkhardt
Meineke

5335 Far Hills Avenue
Suite 305
Dayton, OH 45429
Phone: (937) 838-6930
Fax: (815) 417-6755
KBURK999@SBOGLOBAL.NET

Date: March 28, 2023

Scale: 1"=60'

LC Job No: 81499402

KBM Job No: 069-22

Drawn by: KBM

Checked by: EML

Sheet
1 of 1

Base File Name: 069-22.dwg

Tab Name: REPLAT

LC Xref File Name:
81499402V-AB.dwg