



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 28, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - June 14, 2023
3. Historic District Application, Certificate of Appropriateness, 305 Public Square 2nd Floor STE C, installation of a window sign
Owner: Steve Smith
Applicant: Marcella T. McHenry
-Commission to make decision
4. Historic District Application, Certificate of Appropriateness, 210 W. Main Street, repair and replacement of roof
Owner: DC Legacy LLC, Steven Justice
Applicant: Frank P. Urwin
-Commission to make decision.
5. Proposed amendments to the Zoning Code related to
 - A. Self-Storage Facilities
 - B. Solar Energy Systems-Commission to determine whether or not to hold a public hearing
-Commission to make recommendation to City Council
6. Other

Next Meeting -- July 12, 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, June 14, 2023 at 3:30 p.m. with Vice-Chairman James A. McGarry presiding. ATTENDING: Members – Oda, Emerick, Ehrlich, Wolke and Titterington; Development Staff – Eidemiller, Long, Bruner, and Development Director Davis.

NOTE: Alan Kappers was a member of the Troy Planning Commission by virtue of being the President of the Board of Park Commissioners. On June 6, 2023, Mr. Kappers became Vice-President of the Board of Park Commissioners, and Jordan Emerick became President of the Board of Park Commissions. Effective that date, Mr. Emerick became a member of the Troy Planning Commission. Mr. McGarry welcomed Mr. Emerick.

RE-ORGANIZATION – ELECTION OF CHAIR AND VICE-CHAIR: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, followed by unanimous roll call vote, Mr. McGarry was elected Chairman. Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, Mr. Wolke was elected Vice-Chairman.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the May 24, 2023 meeting were approved by unanimous voice vote.

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. Staff reported: zoning is B-3, Central Business District; the OHI form lists this property as a three-story brick, commercial building. The structure is of High Victorian Italianate style; 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 had been replaced on the public square side of the property; owner then applied for a COA for the window replacement; on May 10 the Commission denied the COA for the window replacement; applicant is now requesting approval for the five window replacements already on the public square side of the building and four windows on the front façade facing W. Main Street; original windows were wood 4 x 4 double hung windows and referenced as contributing features on the OHI form; 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:

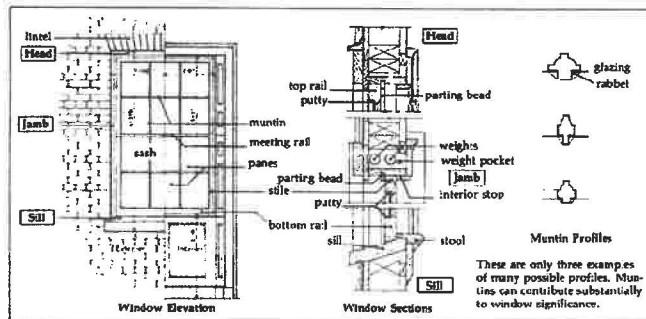


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

Since the May 10 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 and will simulate a double hung window that will create some depth and detail from the street level; and 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." Staff recommended approval based on the findings that:

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

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the Certificate of Appropriateness for 405 Public Sq. SW and 2-6 W. Main Street, as submitted with the simulated double hung window, and based on the findings of staff that:

- The proposed windows will simulate double hung windows and will be more in line with the character of the original windows,
- The number of divided grills will match the second story windows. **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 221 W. FRANKLIN STREET, REPAINTING OF EXTERIOR AND MAIN BODY OF STRUCTURE, TRIM AND ACCENT COLORS: OWNER/APPLICANT – ELIZABETH SHIN. Staff noted: this is a two-story residence in Queen Anne style built in 1895 on a rock faced stone foundation; entire building to be repainted with the color palate of 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; 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; and staff recommends approval based on the paint colors complying with section 2.6 of the Design Manual.

A motion was made by Mayor Oda, seconded by Mr. Titterington to approve the Certificate of Appropriateness for 221 W. Franklin Street as submitted with the exact paint colors stated, and based on the finding of staff that:

- The paint colors are in compliance with section 2.6 of the Design Manual **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

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. Staff reported: applicant 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; proposed development consists of multiple principal buildings (storage buildings) on the single lot which led to this Planned Development request; The Planning Commission approved the General Plan on February 22, 2023; Council approved the General Plan by Ordinance No. O-16-2023 on April 17, 2023; and this application was submitted prior to the Council moratorium on Self-Storage Facilities established by Ordinance No. O-2-2023. Regarding the proposal and items to review:

"Layout: The Proposed layout includes five 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 phases. Phase 1 will include two additional buildings totaling 11,200 square feet. Phases 2-4 will be built with one building for each remaining phase. The submitted included the Site and Landscape Plan, which also includes the phases of the development.

Landscaping: The development is proposing sixteen Pyramidal Arborvitae, four dark Green Arborvitae, and seven 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.

Parking: The proposed development will include an existing eight parking spaces. This will exceed the Zoning Code Requirement of one space for each two employees based on the maximum working period. The employee parking lot is screened with three 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.

The Final Development Plan and supporting construction document submitted are in accordance with the approved General Plan that was previously approved by Planning Commission and City Council."

Staff recommended approval of the Final Development Plan as it is in accordance with the General Plan approved by Ordinance No. O-16-2023.

A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, that the Troy Planning Commission approves the Final Development Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) as submitted based on the finding that the Final Development Plan conforms to the approved General Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

TROY STORAGE INNS OF AMERICA PLANNED DEVELOPMENT – INDUSTRIAL (PD-I) FOR APPROVAL OF THE RECORD 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.

Staff reported: the Troy Storage Inns of America 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, which was approved by the Commission at this meeting; the third step is approval of the Record Plan by the Planning Commission and City Council; and staff recommends approval of the proposed final record plan as it is in accordance with the General Plan and Final Development Plan.

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission recommends that Troy City Council approve the Record Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) as submitted based on the finding that the Record Plan conforms to the approved General Plan and Final Development Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, TROY RECREATION ASSOCIATION, 11 N. MARKET STREET, REPLACEMENT DOOR; APPLICANT – TROY RECREATION ASSOCIATION. Staff reported that the applicant wishes to replace the existing front door of the REC with a new door, that will be dark bronze in color, and staff recommends approval as the door will be the same size with only a color change.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Certificate of Appropriateness for 11 N. Market Street as submitted based on the finding that the only change is the color which is compatible with the building.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Emerick, 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 23, 2023

SUBJECT: Certificate of Appropriateness – 305 Public Square 2nd floor STE C

PROPOSAL:

A request by applicant, Marcell T. McHenry, on behalf of the owner Steve Smith for the Planning Commission to consider a window sign installation at the property located at 305 Public Square 2nd Floor STE C.

The OHI form lists this property as an excellent example of vernacular, mid-Victorian commercial architecture. This building is commonly known as the Dye Building. The building is currently the home of The Caroline, on the first floor, and commercial office suites on the second floor.

DISCUSSION:

The applicant is proposing to install a 4.2 square foot, 32 inches by 19 inches, window sign on the window along the Public Square side that is the entrance area to the second and third floors. The building is permitted to have a total of 25 square feet of signage.

Design Manual. The Historic Preservation Overlay design manual 5.0 C. states “Graphics and messages should be simple and clear avoiding phone numbers and web addresses.”

This application has been reviewed for compliance with all requirements of the Sign Code except for the additional design standards imposed by the historic district regulations.

RECOMMENDATION:

Staff recommends denial of the proposed sign, based on the following:

- The proposed sign does not meet The Historic Preservation Overlay Design Manual section 5.0 C.



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 6/6/23

Applicant Marcella T. McHenry Telephone No. 937-223-1130

Owner of Property Steve Smith Has the Owner been Notified? Yes

Address of Project 305 Public Square SE, 2nd Fl, Ste. 1 office C Troy OH 453

Contact Address (if different than Project Address) 40 N. Main St. Ste. 200 Dayton OH 45423

Name of Architect/Engineer and/or Contractor Trevor Lavy

Application for renovation to include the following:

☐ Alteration

☐ Construction

☐ Moving A Building

☐ Painting

☐ Repair

☐ Demolish - Principal Structure

☐ Demolish - Accessory Structure

☒ Other: 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:

Marcella T. McHenry

Marcella T. McHenry

SIGNATURE OF PROPERTY OWNER:

Steve A. Smith

PRINTED NAME OF PROPERTY OWNER:

Steve A. Smith

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303



JOB NAME Window Graphics
- Troy Office

DATE 4/5/2023

FILE NAME Pickrel Schaeffer & Ebeling

INFO

Order -

Client Name
Pickrel Schaeffer &
Ebeling Co.

Address
305 SE Public Square
Floor 2 Suite 1
Troy, Oh

Contact
Pam Thomas

Phone #
(937) 223-1130

E-Mail
pthomas@pselaw.com

QT# 7342
REVISION# 2

NOTES

Digitally printed
and cut vinyl
graphics



This rendering is the property of Vantage Signs. It is for the exclusive use of Vantage Signs and the party which requested the rendering. Once this proof is signed off on, work will be completed as seen on this proof.
Copyright © Vantage Signs



Gold vinyl

PICKREL
AND
SCHAEFFER
EBELING

Trust In Us. For Life.

WWW.PSELaw.com
(937) 223- 1130

White vinyl

Size of graphic is 32" x 19"



VINYL:



White



Gold



N/A



N/A

MEMORANDUM

TO: City of Troy Planning Commission

FROM: Russell Long, Zoning Inspector

DATE: June 28, 2023

SUBJECT: COA Request – 210 West Main Street

PROPOSAL

The applicant, on behalf of the owner DL Legacy LLC, is requesting the Planning Commission to review the proposal for the repair and replacement of the roof located at 210 West Main Street.

The OHI form lists this building, built in 1957, as a two-story stone and brick building in the traditional classically inspired bank design. Architectural features listed are stone lintels and trim around the windows, stone trim around the entry door, exterior lanterns and a shallow cornice.

DISCUSSION:

The applicant is proposing a complete tear off of the current roof, inspection and repair of damaged decking, and replacement of the roof material with 50mil Duro-Tuff Roofing System. The stone coping will also be covered with flashing in the color of Ash Gray, Stone White, or Standstone . The contributing feature of the shallow cornice, as referenced in the OHI form, will not be altered during the repairs. The side coping that will be used will be minimally visible from the Public Right-of-way and is consistent throughout the (HP-O) Historic Preservation Overlay District.

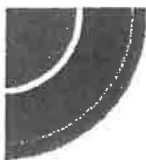
Section 2.1 of the Design manual states, Preservation of original architectural features and material are the first preference in rehabilitation. Such features and materials should be retained in place and/or repaired.

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 based on the following:

1. Repairs are using similar material as the existing roof.
2. The architectural features referenced in the OHI form will be maintained.



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 5-30-23

Applicant FRANK URWIN % OHIO AND INDIANA ROOFING Telephone No. 919 953 4646

Owner of Property DL LEGACY LLC / STEVEN JUSTICE Has the Owner been Notified? YES

Address of Project 210 W MAIN ST

Contact Address (if different than Project Address) 1429 CRANBURY RD ST HENRY OH 45883

Name of Architect/Engineer and/or Contractor OHIO AND INDIANA ROOFING

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: Frank P Urwin FRANK P URWIN

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

Sarah G. Worley, President
Sarah G. Worley

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





5/17/23 - Alandra waiting on F.A.R. quote

5/18/23 - VERBAL

FUD393 emailed 5/13/23 @ 4:03p

1429 Cranberry Rd.
St. Henry, OH 45883

Phone (419) 925-4095
Fax (419) 925-5902

2385 Old Selma Road
Springfield, OH 45505

Phone (937) 529-7663
Fax (937) 521-1904

Commercial - Industrial - Institutional Roofing

Proposal Submitted To:
Dungan & LeFevre Attorneys

Phone:
937-332-9614

Date
5/3/2023

Street
210 W Main St

Job Name:
Dungan & LeFevre Roof

City, State, Zip
Troy, OH 45373

Contact:
Alandra Buerger

Proposal for providing all labor and material to install a single ply roofing system in compliance with specifications and procedures of the manufacturer. Roofing will include all flashings, edge details, drain boots, and accessories.

Install all necessary safety equipment to conform to OSHA guidelines.

Clean roof free of debris and properly dispose of.

Demo existing roofing to decking and properly dispose of.

Inspect roof for damaged decking and get owners approval to replace as necessary.

Install a 1" base layer of insulation over entire roof area.

Install a tapered insulation system over entire roof area to obtain an average R-25+.

Install tapered insulation saddles between drains and to walls from drains, and between scuppers.

Mechanically fasten a white reinforced 50mil Duro-Tuff Roofing System over the entire roof area.

Install membrane flashing around all curbs and stacks per manufacturer's specifications & walkpad at hatch.

Install (4) new thru wall scuppers only - no scupper box or downspouts.

Flash drain bowls with Duro-Last drain boots and new strainer covers.

Terminate membrane up all perimeter walls with termination bar per Manufacturer's specifications.

Leave premises in a neat and orderly condition.

Post job roof inspection to be performed by the Manufacturer & Ohio and Indiana Roofing Co. Tech Reps.

Alt #1 - demo & recover exterior overhang to create a watertight seal between overhang & building - ADD - \$3,910.00 ✓

Alt #2 - base bid + fanfold on walls, new nailers, run membrane up & over with metal edge trims -- ADD -- \$3,750.00 ✓

NOTE: See Terms and Conditions and EXCLUSIONS of this proposal and initial that you have reviewed and agree to the terms.

A 2 year Workmanship Warranty is included on all work performed by Ohio and Indiana Roofing Co.

WARRANTY: A 20 year labor/material warranty will apply once the Manufacturer's Quality Assurance Technical Representative inspects the roof and approves it to all their specifications. This warranty is neither pro-rated nor limited to the original cost of the roof. See sample warranty (included) for specific details.

The warranty will be forwarded to the owner, once final payment has been received.

We Propose to furnish material and labor complete in accordance with the above specifications for the investment of:

Ninety-One Thousand Two Hundred Ninety-Eight Dollars (\$91,298.00)

Payment to be made as follows: 50% at issuance, 25% progressive, balance at completion Net 10

Warranty is null and void if payments are not made according to contract terms.

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn if not accepted within 10 days.

Authorized
Signature

Frank P. Urwin

Owner is responsible for the cost of all permits, State approvals, bonds, etc.

Signature includes acceptance of exclusions on back page.

Signature

Date of Acceptance

#98,958-



to night on the

i



$$\begin{array}{r} 34 \times 15 = 510 \\ \hline 4261 \\ \hline 75 \times 15 = 1125 \\ \hline 5 \text{ Supers} \end{array}$$

Stacks

4.5 = 3
3.5 = 4

Cut 6.5

8.0 = 3
12.0 = 2
17.0 = 1
21.0 = 1
26.0 = 1
29.0 = 1
32.0 = 1

need

10.0 = 1

Handwritten notes and diagram:

Diagram: A rectangle with dimensions 11.25" (width) and 19.75" (height). A smaller rectangle is inscribed within it, with dimensions 9" (width) and 15.5" (height). The gap between the two rectangles is labeled "INSIDE OVER HANG". The gap size is indicated as 2.75" on the left and 4.25" on the right. The overall dimensions are labeled "CAP SIZE".

Handwritten text:

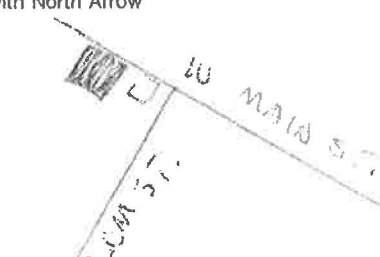
2.75" x 3.5" x 19.75"

2) SCRAPERS - SIZE ?

HM

Handwritten notes at the top: "FLIP" and "ON 3/4"

OHIO
HISTORICAL
SOCIETY
SINCE 1885

1. No.		2. County Miami		3. Location of Negatives City of Troy Devel Dept Roll No. J Picture No.(s) 3		4. Present Name(s) Dungan & Lefebvre Building (Law Offices) ☐ Coded		5. Historic or Other Name(s) Peoples Bldg. & Savings Association Bldg.	
6. Specific Address or Location 208-10 W. Main St		6a. Lot, Section or VMD Number		7. City or Village Troy		8. Site Plan with North Arrow 		9. U.T.M. Reference Quadrangle Name 7724 Easting 738390 Northing 4435760	
10. On National Register? Yes ☐ No ☒		11. Part of Estab. Yes ☒ No ☐		12. N.R. Yes ☐ No ☒		13. District Yes ☐ No ☒		14. Potential? Yes ☐ No ☒	
15. Name of Established District (N.R. or Local) Troy Historic District		16. Thematic Association(s) Commercial Bank		17. Date(s) or Period 1957		17b. Alteration Date(s)		18. Style or Design N/A	
19. Architect or Engineer		19a. Design Sources		20. Contractor or Builder		21. Building Type or Plan N/A		22. Original Use, if apparent Bank	
23. Present Use Law offices		24. Ownership Public ☐ Private ☒		25. Owner's Name & Address, if known A-B Properties Inc 208-10 W. Main St Troy, OH		26. Property Acreage		27. Other Surveys in Which Included N/A	
28. No. of Stories 2		29. Basement? Yes ☐ No ☒		30. Foundation Material Not visible		31. Wall Construction Brick Bearing & Stone		32. Roof Type & Material Flat/Sloping	
33. No. of Bays Front 3 Side 8		34. Exterior Wall Material(s) Common Bond		35. Plan Shape Rectangular		36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other	
38. Building Dimensions 60 x 100		39. Endangered? By What? Yes ☐ No ☒		40. Chimney Placement None observed		41. Distance from and Frontage on Road 15 x 60		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick and stone bank building in the late version of traditional classically inspired bank design. CDF: include smooth limestone exterior on front 20 feet of building with brick on the rear; restrained design elements include lintels and trim of windows of stone; trim around aluminum & glass entry; exterior lanterns; shallow cornice, these are all of the stone portion of bldg.	
43. History and Significance (Continue on reverse if necessary) Cornerstone reads "1957". Built by Peoples Building and Savings Association.		44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		45. Sources of Information Field observation City of Troy Miami Co. property records		46. Prepared by J. Darbee/N/Recchie		47. Organization F. Conaway & Assoc.	
48. Date Recorded in Field 5/97		49. Revised by		50a. Date Revised		50b. Reviewed by		4.5. Present of Historic Name	
5. County		6. Specific Address or Location		7. City or Village		8. Site Plan with North Arrow		9. U.T.M. Reference	



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** Premium Color*



Deep Black



Matte Black



Charcoal



Musket Gray



Slate Gray



Ash Gray



Almond



Bright White



Bone White



Stone White



Cityscape



Extra DK Bronze



Sandstone



Sierra Tan



Medium Bronze



Mansard Brown



Burnished Slate



Dark Bronze



Hartford Green



Classic Green



Hemlock Green



Teal



Slate Blue



Royal Blue



Regal Red



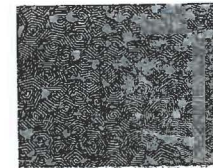
Colonial Red



Burgundy



Terra Cotta



Galvalume Plus



* Vintage



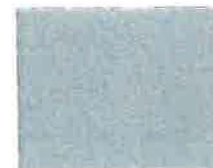
* Western Rust



* Copper Penny



* Weathered Zinc



* Silver



* Champagne



* Aged Copper

Denver, CO
Indianapolis, IN
Madison, WI
Minneapolis, MN



Phoenix, AZ
Salt Lake City, UT
Nashville, TN
Charlotte, NC


Stock Availability Matrix

Color Name	ULTRA-COOL RATINGS			G90 Galvanized/AZ50 Galvalume							
				22 ga.	24 ga.		26 ga.		26 ga. 3D		28 ga.
	Reflect	Emiss	SRI	48"	40"	48"	40"	48"	40"	48"	42"
Acrylic Coated Galvalume	N/A	N/A	N/A	•	•	•	•	•			•
Aged Copper	26.8%	0.85	26		•	•					
Almond	61.4%	0.83	72	•	•	•		•			•
Antique Ivory	N/A	N/A	N/A					•			•
Ash Gray	49.8%	0.85	56			•		•			
Bone White	67.6%	0.84	81	•	•	•		•			•
Bright White	67.8%	0.84	81			•					
Burgundy	27.1%	0.85	26		•	•	•	•	•	•	
Burnished Slate	25.1%	0.83	33		•	•	•	•	•	•	
Champagne	47.2%	0.80	51			•					
Charcoal Gray	25.3%	0.84	23	•	•	•	•	•	•	•	•
Cityscape	45.2%	0.87	51			•					
Classic Green	30.5%	0.85	30		•	•	•	•	•	•	•
Colonial Red	33.2%	0.86	35		•	•	•	•	•	•	•
Copper Penny	43.9%	0.84	48		•	•		•			
Dark Bronze	27.7%	0.85	27	•	•	•	•	•	•	•	•
Deep Black	26.7%	0.84	25	•	•	•	•	•			•
Extra Dark Bronze	N/A	N/A	N/A		•	•					
Hartford Green	27.1%	0.83	25	•	•	•	•	•	•	•	•
Hemlock Green	31.1%	0.85	31		•	•					
Mansard Brown	26.0%	0.85	25	•	•	•	•	•	•	•	•
Matte Black	26.8%	0.84	25	•	•	•	•	•	•	•	•
Medium Bronze	30.9%	0.86	31	•	•	•	•	•	•	•	•
Musket Gray	34.8%	0.83	35		•	•	•	•	•	•	
Pebble Clay	43.4%	0.84	47					•			•
Regal Red	38.5%	0.85	41			•		•			
Royal Blue	26.8%	0.85	26		•	•		•			
Sandstone	59.7%	0.82	69	•		•					
Sierra Tan	45.8%	0.83	50	•	•	•		•	•	•	•
Silver	55.6%	0.81	63		•	•					
Slate Blue	32.8%	0.84	33		•	•		•			•
Slate Gray	37.5%	0.82	38	•	•	•	•	•	•	•	•
Stone White	65.6%	0.82	77			•					
Teal	27.9%	0.85	27		•	•					
Terra Cotta	41.9%	0.83	45			•		•	•	•	
Vintage	30.0%	0.70	22		•	•					
Weathered Zinc	38.3%	0.85	41		•	•					
Western Rust	24.0%	0.87	23		•	•					

Oil canning is an inherent part of light gauge cold formed metal products and is not cause for coil, sheet or panel rejection. Protective film must be removed immediately after installation. Colors and sizes can change without notice. Additional sizes may be available, please contact your sales representative. Please contact our office for maintenance and cleaning procedures.

Product Description

Ultra-Clad pre-finished metal features Dura Coat Durapon 70% full strength PVDF paint finishes formulated with Cool technology. This high performance product provides the ultimate in resistance against fading and weathering. In addition to our standard colors, custom colors are also available upon request.

Color Samples

Colors shown represent the actual colors as accurate as modern printing technology will permit. Free metal samples are available upon request. Additional custom colors are also available upon request.

EDGE METAL & ACCESSORIES

LOW-GLOSS COLOR CHART

2.

			
Snow White	Bone White	Almond	Light Stone
			
Brownstone	Medium Bronze	Koko Brown	Midnight Bronze
			
Tundra	Slate Gray	Hawaiian Blue	Harbor Blue
			
Natural Patina	Classic Green	Hunter Green	Coal Black
			
Charcoal Gray	Colonial Red	Brite Red	Terra Cotta
	 		
Galvalume® Plus	Silver Metallic ♦ Copper Metallic ♦		
PREMIUM			

♦ Available at additional cost.

*Other finishes are available, including 16-ounce copper, stainless steel, bonderized metal, and mill finish aluminum.
Contact EXCEPTIONAL Metals for more information.*

Color	24 Gauge	Aluminum .040	ISR*	IE*	SRI*
Almond	X		0.55	0.87	64
Bone White	X	X	0.70	0.85	75
Brite Red	X		0.49	0.84	55
Brownstone	X	X	0.38	0.85	40
Charcoal Gray	X		0.32	0.85	32
Coal Black	X	X	0.26	0.85	24
Classic Green	X		0.14	0.82	7
Colonial Red	X		0.22	0.86	20
Copper Metallic ♦	X		0.45	0.85	50
Galvalume® Plus	X		0.67	0.14	56
Harbor Blue	X		0.11	0.88	6
Hawaiian Blue	X		0.31	0.87	32
Hunter Green	X		0.08	0.86	2
Koko Brown	X	X	0.32	0.86	38
Light Stone	X		0.53	0.85	61
Medium Bronze	X	X	0.36	0.87	39
Midnight Bronze	X	X	0.28	0.86	27
Natural Patina	X		0.39	0.85	42
Silver Metallic ♦	X	X	0.54	0.80	61
Slate Gray	X	X	0.38	0.87	41
Snow White	X	X	0.63	0.85	75
Terra Cotta	X		0.35	0.87	37
Tundra	X		0.34	0.86	35

* Initial Solar Reflectance (ISR) * Initial Emissivity (IE) * Solar Reflectance Index (SRI)

♦ Available at additional cost.

Galvalume® Plus

EXCEPTIONAL® Metals offers a mill finished Galvalume® with a two-sided, clear chromate/acrylic finish that simultaneously aids roll forming without the use of lubricants and eliminates unsightly handprints or stains resulting from handling and storage. The acrylic finish dissolves naturally over a period of time, and when left as is, allows for natural and even weathering.

Our Metal Products Are Environmentally-Friendly

EXCEPTIONAL Metals products utilize metals with either Kynar 500® or Hylar 5000® resins, which provide superior color retention. These metal products are highly reflective and meet EPA ENERGY STAR® Roof Products Program performance criteria. Products made by EXCEPTIONAL Metals are 100% recyclable.



Warranty

EXCEPTIONAL Metals offers a finish and substrate warranty. Coating warranty varies for Brite Red, Coal Black, Copper Metallic, and Silver Metallic. Metallics are warranted for chip, crack, and peel only.

Oil-canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil-canning can be eliminated. Oil-canning is not grounds for coil/panel rejection.

Colors shown represent the actual color as closely as possible. To ensure exact color for final approval, a metal color chip is available.



800-248-0280

www.exceptionalmetals.com

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Kynar 500 PVDF is a registered trademark of Arkema, Inc. Hylar 5000 is a registered trademark of Solvay Solexis, Inc.
ENERGY STAR is a registered mark owned by the U.S. government. ENERGY STAR is only valid in the United States.
Edge Metal Color Sheet ORIG: 1.12.17 REV: 6.14.17, REV: 8.6.2020 – EM080001

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 28, 2023

SUBJECT: Changes to the Zoning Code.

BACKGROUND:

City Council adopted a moratorium on Self-Storage Facilities (O-2-2023) to allow staff to perform analysis on the impact of Self-Storage Facilities in relation to our industrial districts and recommend changes to the Planning Commission and City Council. You will find recommended changes regarding Self-Storage Facilities in this report.

At the May 24, 2023 Planning Commission meeting, the Planning Commission identified a need for standards for solar panels, particularly to minimize their impact and visibility from the public right-of-way and neighboring properties. You will find recommended changes regarding solar panels in this report.

Additional changes are being proposed to ensure consistency with adaptive land uses and accessory structures. Insertions to code text are identified in **red**. Deletions to code text are identified with a ~~striketrough~~. Staff analysis is provided below each requested text amendment section. The Director of Law has reviewed the proposed changes. Planning Staff is recommending the following changes to the Zoning Code:

PROPOSAL:

Alteration #1: Changes to 1133.02 Definitions. Insert definition 1133.02 (119) Manufacturing Training Facility to be defined as: "A training facility offering instruction in one or more skilled or semiskilled trades or occupations. This may include overnight dwelling units as an accessory use."

Insert definition 1133.02 (155) Self-Storage Facility to be defined as: "A structure containing separate, individual and private storage spaces of varying sizes which are leased or rented on individual leases for varying periods of time and whose tenants have access to such space for the purpose of storing and removing personal property. This definition does not include a "Warehouse."

Insert definition 1133.02 (161) Solar Energy Systems to be defined as: "A panel(s) or other solar energy system designed to absorb the sun's rays as a source of energy for generating electricity or heating or for incidental sale to a utility when that equipment is accessory to a principally permitted use of the property."

Insert definition 1133.02 (174) Warehouse to be defined as: "A business establishment primarily engaged in the storage of merchandise, goods, and materials, not including "Self-Storage Facilities".

Staff Analysis: The Zoning Code currently does not define a Manufacturing Training Facility, Self-Storage Facility, Warehouse, and Solar Energy System. The definitions have been added to ensure consistency with principally permitted uses in our zoning districts.

Alteration #2: Change to 1143.13 B-1 Local Retail District (b) Principal Permitted Uses. Insert "Pet grooming, all day, no overnight" as a permitted use.

Staff Analysis: The B-1 Local Retail District's intent is to permit the development of retail sales and personal services required to meet the day-to-day needs of adjacent residential neighborhoods. Pet grooming is a day-to-day need of adjacent residential neighborhoods. The recommended change meets the intent of the B-1 Local Retail District.

Alteration #3: Change to 1143.16 B-4 Highway Service Business District (b) Principal Permitted Uses. Delete "Wholesale houses, warehouse and other storage facilities as a permitted use."

Staff Analysis: The stated purpose of the B-4 Highway Service Business District is intended to provide for the development of highway service and retail shopping areas and centers outside the downtown area. The use of Wholesale houses, warehouse and other storage facilities are better suited for the M-2 Light Industrial District.

Alteration #4: Change to 1143.18 M-2 Light Industrial District (b) Principal Permitted Uses. Insert "Manufacturing Training Facility, Self-Storage Facility, Wholesale, but not retail warehouses" as a permitted use.

Staff Analysis: The existing permitted uses combines "Wholesale houses, warehouse and other storage facilities" under a single use type when the uses are vastly different in intensity. This change allows each use to have its own definition as described in this report.

Alteration #5: Change to 1149.04 Principal Buildings Per Lot. Reword Section 1149.04 to read "There shall not be more than one (1) principal building for each lot. Development requests regarding more than one (1) principal building for each lot shall require approval under an appropriate planned development district. Self-Storage Facility's as defined per 1133.02 (155) are exempt from this requirement".

Staff Analysis: Self-Storage Facility's often contain multiple principal buildings on one lot. Under the existing code requirement, Self-Storage Facility's are required to go through the Planned Development Process. Planned Developments Intent and Objectives are to accommodate creative and imaginative Planned Developments to permit innovations in the technology of land development that are in the best interest of the City. Self-Storage Facility's do not meet the stated intent and objectives for Planned Developments. Planning Staff is proposing to eliminate Self-Storage Facility's from the Planned

Development Process with the addition of use specific standards to address the concerns of this use classification. These changes are found later in this report. Please see ***Alteration Changes to 1151 Supplementary Regulations Applicable to Specific Uses.***

Alteration #6: Changes to 1151.04 Accessory Buildings, Structures and Uses. Reword Section 1151.04 (c)(3) to read “No part of an accessory building or structure shall be located closer than ~~ten~~ **five (5)** feet to any principal building or structure **and the distance shall also comply with all applicable fire and safety codes.**

Staff Analysis: Many accessory structures are permitted to be closer to the principal structure than the ten feet code requirement due to compliance with fire and building construction codes. The five (5) feet code requirement will better align with other applicable codes.

Insert 1151.04 (c)(4) An accessory structure that is attached to the principal building shall be considered an integral part of the principal building and shall comply with the site development standards and all other development standards of the applicable zoning district. Any accessory structure shall be considered as an integral part of the principal building if it is connected to the principal building either by common walls or by breezeway or roof.

Staff Analysis: 1151.04 (c)(4) fixes a contradicting code requirement and further defines methods of attached accessory structures.

Alteration #7: Changes to 1151.14 Wind Energy Conversion systems and other Alternative Energy Systems.

Reword 1151.14 (f) Alternative Energy Source Systems. Alternative energy source systems, such as solar panels, shall be permitted in all zoning districts **except the HP-O Historic Preservation Overlay** subject to the following provisions:

Reword 1151.14 (f) (1) B. Screening. Ground mounted shall be screened ~~with landscaping~~ **with a dense living hedge to minimize visibility from adjoining properties.**

Insert 1151.14 (f) (1) C. Height. The maximum height for any ground mounted solar panels shall not exceed eight (8) feet from the average level of the adjoining ground.

Insert 1151.14 (f) (1) D. Area. Ground mounted solar systems shall not exceed 25% of the rear yard and shall not exceed the square footage of the principal structure.

Insert 1151.14 (f) (1) E. Accessory. Ground mounted solar systems shall be accessory to a permitted principal use. Ground mounted solar systems shall not be installed on a vacant lot.

~~Delete 1151.14 (f) (2) Roof mounted. 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 the Planning Commission. Insert~~

1151.14 (f) (2) Roof-Mounted. Roof mounted solar energy systems shall be located in the least visibly obtrusive location where they would be functional and subject to the following requirements:

- A. All solar energy systems shall have a non-reflective coating to minimize glare.
- B. Roof-mounted solar energy systems shall be installed on the same plane of the roof material (flush mounted) or shall be made a part of the roof design.
- C. Roof-mounted solar energy systems shall not extend above the ridgeline of the roof to which they are attached and they may not extend below the roof line.
- D. Mounting brackets and panels for roof-mounted solar energy systems shall not extend more than 8 inches above the roof surface and shall be covered in a manner architecturally compatible with the building to which is attached to minimize visibility from the right-of-way or adjoining properties.
- E. All building-mounted solar energy systems shall be installed in a manner so they have a rectangular configuration.
- F. Wiring and other appurtenances associated with roof-mounted solar energy systems shall be installed in a manner not visible from the right-of-way.
- G. Roof penetration shall be used to conceal electrical wiring and electrical components from the public right-of-way.
- H. Solar energy systems shall be located in a manner that provides a three (3) foot wide clear access pathway from the eave to the ridge for each roof where panels are located.
- I. Panels shall be located in one general area on the same roof plane.
- J. Panels installed on a roof facing the public right-of-way shall not exceed 25 percent of that roof area.
- K. Solar energy systems may be mounted on flat roofs provided there is a parapet wall or other architectural feature that screens the view of the panels. Such panels may be mounted on an angle provided they do not extend more than five feet above the roof surface.
- L. Solar energy systems located on the roof shall provide, as part of their permit application, evidence of design review and structural certification signed by an engineer.
- M. Solar energy systems shall be accessory to a principally permitted use. Solar panels are not permitted on a vacant lot.

Please see Exhibit A for the complete code section.

Staff Analysis: The Planning Commission identified a need for standards for solar panels, particularly to minimize their impact and visibility from the public right-of-way and neighboring properties. Planning Staff surveyed seventeen municipalities and compared the solar panel provisions from each. The changes identified in 1151.14 (f) (2) are common requirements found in the municipalities survey along with best practices for the treatment of solar panels.

Alteration #8: Changes to 1151 Supplementary Regulations Applicable to Specific Uses. Insert 1151.16 Self-Storage Facilities requirements:

- A. Self-Storage Facility may not be located within 1000' of another Self-Storage Facility.
- B. Outdoor Storage Prohibited: All goods and property stored in a Self-Storage Facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

- C. Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are a preferred material. The use of chain link is not permitted on self-storage facilities.
- D. The maximum lot size for a parcel with a Self-Storage Facility shall be no more than three (3) acres.
- E. Facades facing the public right-of-way shall be constructed of the following materials;
 - 1. Stone, brick, wood, stucco, cultured stone, cement board, ceramic tile, ceramic block, or exterior insulation finish systems (EIFS).
 - 2. Architectural metal is permitted, provided that it occupies no more than ten percent of the façade area and that all fasteners are concealed.
 - 3. This subsection should not be construed to prohibit metal roofs, flashing, or high-quality metal siding such as copper, bronze, or other decorative metal as determined by the Zoning Administrator.
- F. Self-Storage Facilities shall not be used as a dwelling.

Please see Exhibit B for the complete code section.

Staff Analysis: The Development Department has received increasing amounts of inquiries over the past three years for new and expanded development of storage facilities. These inquiries include consideration of potential rezoning of property for storage facilities. Many of the potential locations are critical components of our Industrial Zoning Districts. Self-Storage Facilities require large commitments of property, which the City of Troy has limited amounts of vacant industrial land. The City of Troy has about 269 acres of vacant primary industrial sites. Staff evaluated the effects to aesthetics and land use as the two (2) primary factors to consider as effects to the community from the increased development of Self-Storage Facilities.

- 1. **Aesthetics:** Landscaping is the only current option permitted by the Zoning Code to improve the overall character of the site. The Zoning Code requires landscaping in three (3) ways: Buffer Yards, Interior Landscaping, and Peripheral Requirements however, minimal improvements to screen from the public right-of-way are required by the Zoning Code. The existing landscaping requirements are as follows:
 - a. **Standards for Buffer Yards:** 1149.11 (a) The landscaping materials used in a buffer strip shall be a combination of shrubs, trees, grass and/or other ground cover. The primary landscaping materials used shall be of shrubbery and hedges. Shrubby and hedges shall be a minimum of four (4) feet in height and spaced to prevent vehicle lights originating in parking areas from shining onto adjacent property. Trees and other planting materials shall be used to compliment the shrubbery and hedges. The maximum spacing between trees shall be forty (40) feet and shall be eight (8) to ten (10) feet in minimum overall height upon planting and which provide shade or are capable of providing shade at maturity. Other materials, earthen berms, topography, or fencing may be considered or required on the merits of the particular project.

It is important to note that buffer yards are only required when the M-2 Light Industrial District is adjacent to the following zoning districts: A, A-R, R-1 to R-7. The width of the buffer strip is twenty-five (25) feet.

- b. *Interior Landscaping Requirements:* 1155.08 (j) (4) Within interior vehicular use areas ten thousand (10,000) square feet or greater in size, and for each additional ten thousand (10,000) square foot unit or a proportional fraction thereof, a minimum total of five hundred (500) square feet of landscape area shall be provided, irrespective of the peripheral requirements. For individual parking lots with more than five parking spaces, five (5) percent of the vehicular use area, irrespective of the perimeter requirements, shall be devoted to landscaping. Planting which is required for screening along peripheral areas of parking facilities shall not be considered as part of the interior coverage requirement. A minimum of two (2) trees, each a minimum size of one and three-quarters (1-3/4) inches in trunk diameter, shall be provided for each ten thousand (10,000) square foot unit of interior vehicular use area. The minimum distance from a tree to a vehicular use area shall be four (4) feet measured from the trunk of the tree.
- c. *Peripheral Requirements:* 1155.08 (j) (7) The width of the peripheral landscape strip of all parking facilities that abut adjoining property that is not street right-of-way shall be governed by applicable sections under Section 1149, buffer strips. In addition, the landscape strip ten (10) feet in width shall be required along all sides of parking facilities that abut street rights-of-way. Such landscape strip shall contain a combination of planting and complementary materials as noted above. Materials that compose the barrier requirement shall be no more than three (3) feet in height and shall be installed at the edge of the landscape strip most distant from the street right-of-way. One (1) tree shall be planted for each forty (40) feet lineal of the landscape strip at a minimum distance of six (6) feet from the street right-of-way.

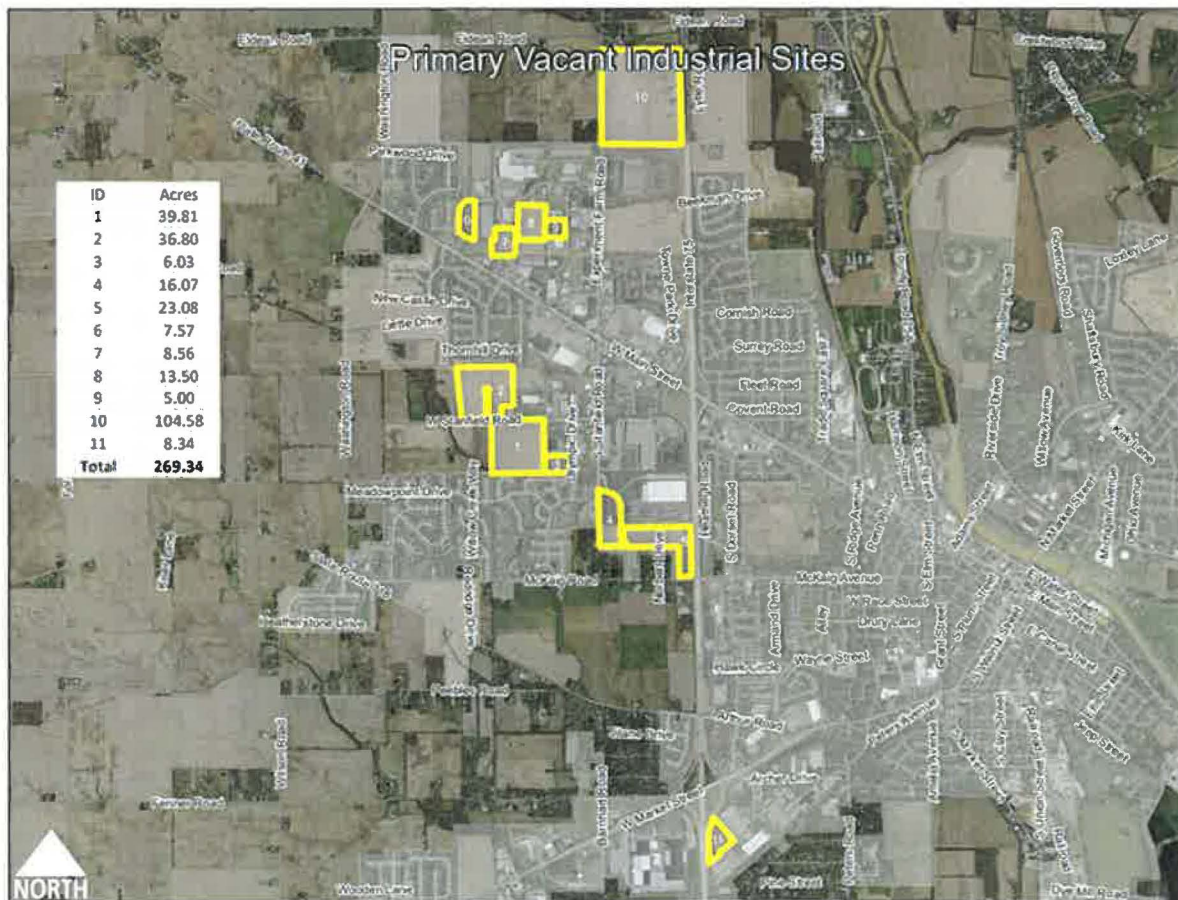
With the Zoning Code peripheral requirements, one (1) tree is required per every forty (40) feet for vehicle parking areas, but the majority of the front façades remain visible from the public right-of-way with this requirement. Many Self-Storage Facilities have garage doors that dominate the architectural façade, often referred to as “Garagatechtures”.

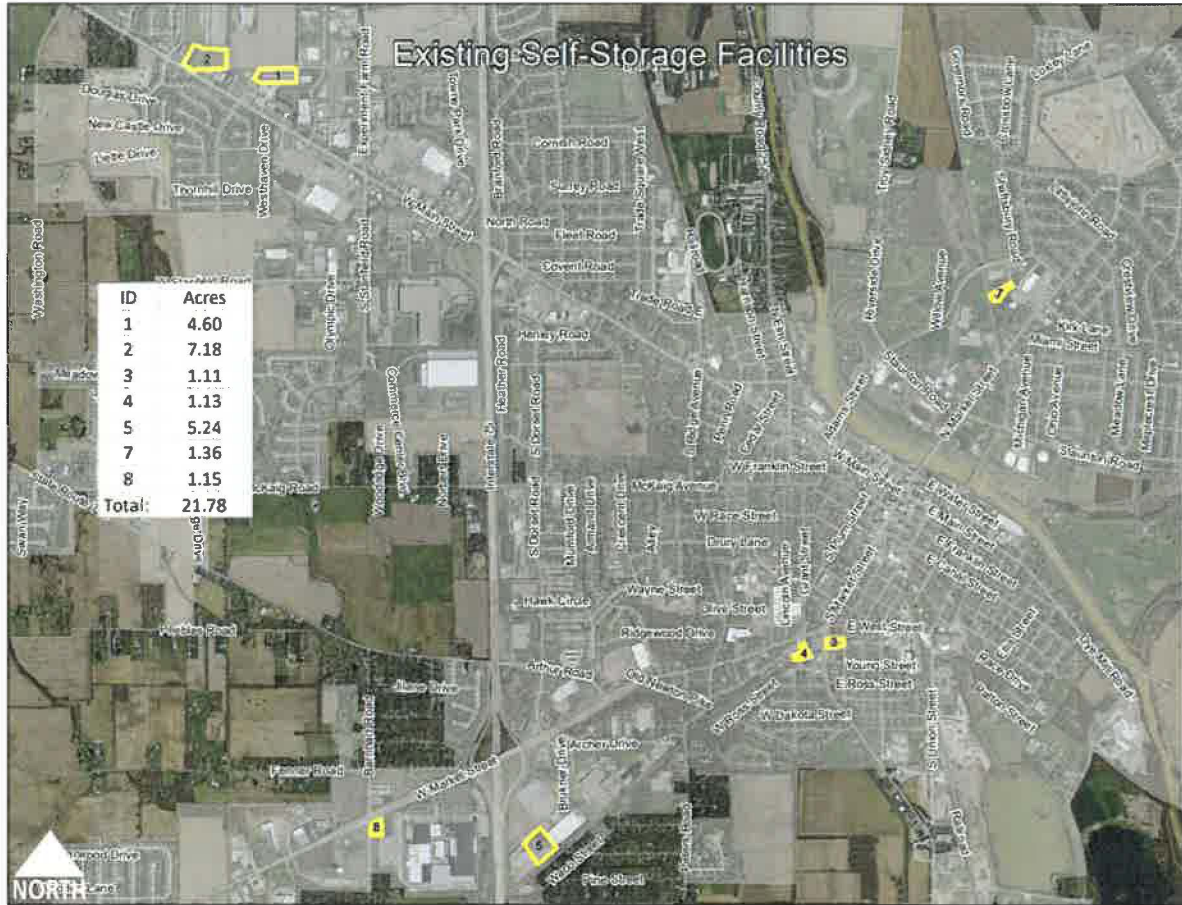


Example of Self-Storage Facilities having numerous garages.

Staff is proposing improvements to the front facades that face the public right-of-way. The front facades shall be constructed of stone, brick, wood, stucco, cultured stone, cement board, ceramic tile, ceramic block, or exterior insulation finish systems (EIFS). Architectural metal is permitted, provided that it occupies no more than ten percent of the façade area and that all fasteners are concealed. Staff feels that this proposed change will better align the development of Self-Storage Facilities and the interests of the City and surrounding properties.

Land Use: The City's zoning districts are designed to promote a diversity of land uses for a healthy economy. The City of Troy currently has eight (8) Self-Storage Facilities with three (3) being built or expanded in the last five (5) years. Currently, there are approximately 1,600 acres of the M-2 Light Industrial District zoned property in the City. Of the 1,600 acres, approximately 269 acres of primary industrial land remain undeveloped. This makes up about 16% of undeveloped Industrial Land. Please note that this does not indicate available land, rather undeveloped land. Of the approx. 269 acres, 105 acres are located on one property. The proposed changes protect the remaining acreage and provide consistent balanced growth for the M-2 Light Industrial District.





RECOMMENDATION: Staff Recommends that the Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code Changes as discussed in this report.

Exhibit A.

Updated 10/3/2022

- (6) Uncontrolled Rotation. Both a manual and automatic braking, governing or feathering system shall be required to prevent uncontrolled rotation.
- (e) Small Wind Energy Conversion Systems. Small wind energy conversion systems, defined as those producing less than 100 kilowatts, are permitted in all zoning districts, subject to the following requirements:
 - (1) Number. No more than one (1) small wind energy conversion system shall be permitted per zoning lot and shall only generate energy for use for or in support of a main building and/or accessory buildings located on the same lot.
 - (2) Maximum Height. The maximum height of a small wind energy conversion system shall be forty (40) feet, measured from the ground to the center of the turbine.
 - (3) Minimum Setback from Property Lines. All elements of a small wind energy conversion system shall be setback the same distance from the ground to the center of the turbine from all boundaries of the property, or shall adhere to the side and rear yard setbacks for the district in which it is located, whichever is greater. If a lesser setback is proposed, the City shall require that the small wind energy conversion system and foundation design, taking into consideration the soil conditions at the site, be certified by a State of Ohio Professional Engineer.
 - (4) Design. The small wind energy conversion system shall be designed with a monopole without guide wires support structure. Lattice towers are prohibited.
 - (5) Historic District Prohibition. Small wind energy conversion systems shall be prohibited in any Historic Preservation Overlay Districts.
 - (6) Uncontrolled Rotation. Both a manual and automatic braking, governing or feathering system shall be required to prevent uncontrolled rotation.
- (a) Solar energy systems. Solar energy systems such as solar panels, shall be permitted in all zoning districts except the HP-O Historic Preservation Overlay District subject to the following provisions:
 - (1) Ground-Mounted.
 - A. Location. Ground mounted systems shall be located in the rear yard of the property, and shall not be located nearer to any lot lines than what is permitted for accessory uses in that district.
 - B. Screening. Ground mounted systems shall be screened with a dense living hedge to minimize visibility from adjoining properties.

Commented [E7]: Added

- C. Height. The maximum height of any solar panels shall not exceed eight (8) feet from the average level of the adjoining ground.
 - D. Area. Ground mounted solar systems shall not exceed 25% of the rear yard and shall not exceed the square footage of the principal structure.
 - E. Accessory. Ground mounted solar systems shall be accessory to a permitted principal use. Ground mounted solar systems shall not be installed on a vacant lot.
- (2) **Roof-Mounted.** Roof mounted solar energy systems shall be located in the least visibly obtrusive location where they would be functional and subject to the following requirements:
- A. All solar energy systems shall have a non-reflective coating to minimize glare.
 - B. Roof-mounted solar energy systems shall be installed on the same plane of the roof material (flush mounted) or shall be made a part of the roof design.
 - C. Roof-mounted solar energy systems shall not extend above the ridgeline of the roof to which they are attached and they may not extend below the roof line.
 - D. Mounting brackets and panels for roof-mounted solar energy systems shall not extend more than 8 inches above the roof surface and shall be covered in a manner architecturally compatible with the building to which is attached to minimize visibility from the right-of-way or adjoining properties.
 - E. All building-mounted solar energy systems shall be installed in a manner so they have a rectangular configuration.
 - F. Wiring and other appurtenances associated with roof-mounted solar energy systems shall be installed in a manner not visible from the right-of-way.
 - a. Roof penetration shall be used to conceal electrical wiring and electrical components from the public right-of-way.
 - G. Solar energy systems shall be located in a manner that provides a three (3) foot wide clear access pathway from the eave to the ridge for each roof where panels are located.
 - H. Panels shall be located in one general area on the same roof plane.
 - I. Panels installed on a roof facing the public right-of-way shall not exceed 25 percent of that roof area.
 - J. Solar energy systems may be mounted on flat roofs provided there is a parapet wall or other architectural feature that screens the view of the panels. Such panels may be mounted

- on an angle provided they do not extend more than five feet above the roof surface.
- K. Solar energy systems located on the roof shall provide, as part of their permit application, evidence of design review and structural certification signed by an engineer.
- L. Solar energy systems shall be accessory to a principally permitted use. Solar panels are not permitted on a vacant lot.

(b) Abandonment.

- (1) Required Notification. All persons utilizing wind energy conversion systems shall present a report to City of Troy notifying it of any tower facility located in the City of Troy whose use will be discontinued and the date this use will cease. Such report shall be filed with the City of Troy thirty (30) days prior to the cessation date. If at any time the use of the facility is discontinued for one hundred and eighty (180) days, the Zoning Administrator may declare the facility abandoned. The one hundred eighty (180) day period excludes any dormancy period between construction and the initial use of the facility. The owner/operator of the facility shall, upon receipt of a written notice from the Zoning Administrator, either reactivate use of the facility within one hundred eighty (180) days, or dismantle and remove the facility. If reactivation or dismantling does not occur, the City of Troy will either remove the facility or will contract to have the facility removed and assess the owner/operator the costs.
- (2) Required Notice to Owner. The City of Troy must provide the tower owner thirty (30) days notice and an opportunity to be heard before the Board of Zoning Appeals before initiating such action to remove or dismantle the facility. After such notice has been provided, the City of Troy shall have the authority to initiate proceedings to either acquire the tower and any appurtenances attached thereto at the current fair market value at that time, or in the alternative, order the demolition of the tower and all appurtenances.
- (3) Right to Public Hearing by Owner. The City of Troy shall provide the tower owner with the right to a public hearing before the Board of Zoning Appeals, which public hearing shall follow the thirty (30) day notice required in Section 1151.14(2) of this Zoning Code. All interested parties shall be allowed an opportunity to be heard at the public hearing.
- (4) Order of Abatement or Demolition. After a public hearing is held pursuant to Section 1151.14(3) of this Zoning Code, the City of Troy may order the abatement or demolition of the

- B. The Planning Commission may limit the number of residential units within the structure based upon available parking area, capacity of the road network to accommodate the traffic, utility capacities, and character of the surrounding neighborhood.
- C. All dwelling units must have a minimum residential floor area of six hundred (600) square feet.
- D. Where at least fifteen (15) dwelling units are provided within a building, which can accommodate recreational use of the roof, a minimum of thirty (30) percent of the roof area shall be designed to provide open space for residents of such building, unless similar space provided elsewhere on the property. For each additional dwelling unit over fifteen (15), an additional one hundred (100) square feet of roof area shall be devoted to open space use, up to a maximum of fifty (50) percent of the total roof area.
- E. Prior to authorizing residential use within a structure in the M-2 Industrial Zoning District, the Board of Zoning Appeals may consider the following:
 - 1 Whether conversion will harm the industrial sector of Troy's economy.
 - 2 Whether the conversion will preempt space necessary for industrial uses, considering the availability of alternate space for industrial use.
- F. Upon the voluntary discontinuance of such residential use in an industrial building for a period of one hundred eighty (180) days no such use shall be reestablished.
- G. The conversion of non-residential structures to full residential use shall require Planned Development approval.

1151.16 SELF-STORAGE FACILITIES

- A. Self-Storage Facility may not be located within 1000' of another Self-Storage Facility.
- B. Outdoor Storage Prohibited: All goods and property stored in a Self-Storage Facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.
- C. Fences and walls including entry gates shall be constructed of high-quality materials and shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are a preferred material. The use of chain link is not permitted on self-storage facilities.
- D. The maximum lot size for a parcel with a Self-Storage Facility shall be no more than three (3) acres.

- E. Facades facing the public right-of-way shall be constructed of the following materials;
 - 1. Stone, brick, wood, stucco, cultured stone, cement board, ceramic tile, ceramic block, or exterior insulation finish systems (EIFS).
 - 2. Architectural metal is permitted, provided that it occupies no more than ten percent of the façade area and that all fasteners are concealed.
 - 3. This subsection should not be construed to prohibit metal roofs, flashing, or high-quality metal siding such as copper, bronze, or other decorative metal as determined by the Zoning Administrator.
- F. Self-Storage Facilities shall not be used as a dwelling.