



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JULY 31, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - July 10, 2024
3. Historic District Application - Certificate of Appropriateness, 15 S. Market Street, for exterior alterations of staining the brick façade to black
Owner / Applicant - Tecumseh of Troy, Beth Kerber
-Remove from table
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 8 S. Market Street, new awning signage and light fixtures
Owner: Crafted & Cured
Applicant: Stull Woodworks, Inc.
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 322 W. Main Street, new wall signage for two tenants (C. Hines Builders and Senior Checkup)
Owner: Jon Coomer
Applicant: Quint Creative Signs
-Commission to make decision
6. Final Plat Approval, The Reserve at Cliff Oaks - Phase One. This subdivision is located along Fenner Road, north of the Edgewater Subdivision
Owner - Bogle Investments, LLC; Doug Ernst, Sole Member
Applicant - Choice One Engineering
-Commission to make recommendation to City Council
7. Other
8. Adjourn

Next Meeting -- Aug 14, 2024

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, Wednesday, July 10, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Westmeyer, Wolke and Titterington; Development Staff – R. Long; A. Eidemiller, T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of June 26, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 16 S. CHERRY STREET FOR PROJECTING SIGN; OWNER – GAUDIN PROPERTIES LLC; APPLICANT - ASHLEY DUNLAVY. OWNER – MARKET STREET MANAGEMENT LLC; APPLICANT – BEHR DESIGN LLC.

Remove from Table: A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to remove the application for 16 S. Cherry Street from the table.
MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

Staff reported: The property is zoned B-3 Central Business District; the OHI form lists this property as a Gothic Revival Victorian Cottage style built in 1870; it is listed on the National Register; the sign would be located on the southernmost post of the porch facing S. Cherry Street; sign would be 18" by 24" with white background with black lettering, mounted to the post using an ornate black, metal, scroll bracket; sign will be similar to the one installed at the adjacent building using the same material and bracketing; Design Manual Section 5.7 states "projecting signs brackets should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture"; and staff recommends approval of the proposed signage based on the following:

- The signage and bracket comply with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.

DISCUSSION. In response to Mr. Titterington, staff advised that the sign will be positioned as landscape, and the brackets will be longer than those on a neighboring sign.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the Historic District Application Certificate of Appropriateness for the projecting sign at 16 S. Cherry Street as submitted based on the exact materials and colors provided in the application, and based on the recommendation of staff that:

- The signage and bracket complies with section 5.7 of the Design Manual.
 - The signage meets section 749.12 of the City of Troy Sign Code.
- MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 116 E. FRANKLIN STREET, FOR EXTERIOR PAINTING AND INSTALLATION OF LIGHT FIXTURES; OWNER/APPLICANT – CANAL STREET HOLDINGS LLC, SAM O'NEAL. Staff reported: the property is located in the OR-1, Office Residential District; the OHI form lists this as an 1888, 2 story, frame residence in the Italianate Style with contributing features of a 2-story projecting bay, cornice, trim and brackets; there have been alterations on the front, side, rear entrances as well as the soffits and eaves using modern materials; application is to paint the main building color Sage (SW 2860) with accent colors of Sage Green Light (SW 2851) and the window trim will be Extra White (SW 7006); the existing torch style lights that flank the front door will be replaced with black, aluminum frame, lantern style lights; Section 2.6 of the Design Manual states: "Concentration of similar colors on the same block should be avoided. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues."; Section 4.6.B of the Design Manual states: "Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large ornate light fixtures."; with staff recommending approval based on the findings of:

1. The paint colors proposed meet the Design Manual
2. The proposed light fixtures meet the Design Manual and similar fixtures are found in the historic district

DISCUSSION. In response to Mrs. Ehrlich, staff confirmed that there will be only two lights and none in the center above the door.

The Commission viewed the paint colors.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application Certificate of Appropriateness for 116 E. Franklin Street for the painting with the exact colors as stated in the application and as reviewed by the Commission at this meeting, and the replacement of the existing torch style lights that flank the front door to be replaced with black, aluminum frame, lantern style lights; and based on the findings of staff that:

- The paint colors proposed meet the Design Manual
- The proposed light fixtures meet the Design Manual and similar fixtures are found in the historic district.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

STATUS, COMPREHENSIVE PLAN UPDATE. The Commission was informed of the following schedule:

- Aug. 14 Update to the Planning Commission by the Comprehensive Plan Consultants
- Aug. 15 Public meeting regarding the Comprehensive Plan update, time and location to be announced
- Aug. 26 6:00 p.m. Workshop led by the Comprehensive Plan consultants for Troy City Council and the Planning Commission. This workshop will include Council in the process, recognizing that the Plan approval is by the Planning Commission as it is the Commissions' working document. Information will be distributed ahead of the workshop. Commission may consider approval of the Comprehensive Plan Update.
- Aug. 28 Tentative date for the Commission to consider approval of the Comprehensive Plan, if not approved August 26.

There being no further business, the meeting adjourned at 3:41 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, 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: July 24, 2024

SUBJECT: Certificate of Appropriateness – 15 S. Market Street

BACKGROUND:

The applicant and owner, Tecumseh of Troy LLC, is requesting the Planning Commission to review multiple exterior alterations at the property located at 15 S. Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three (3) or more bays. Contributing features include the size and placement within the plane of the commercial streetscape. Previous alterations use to cover the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics.

At the June 12, 2024 Planning Commission meeting, the Planning Commission tabled the request due to not having enough information. Since the meeting, the applicant wishes to proceed with just the brick color alteration outlined in the proposal section below: The applicant is removing the metal awnings, flowerboxes, and the spotlights from this request.

PROPOSAL:

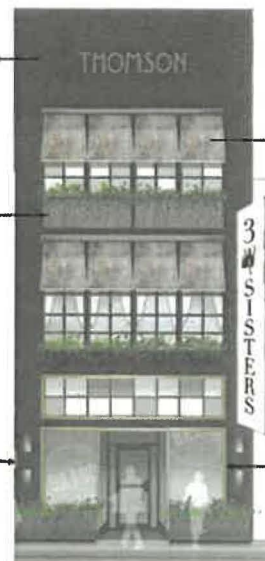
Alteration #1: Stain the brick façade in ZAR Oil based stain, Black in color.

15 S. MARKET STREET
Proposals

Brick Façade Painted
Sherwin Williams SW
0073 Chartreuse.

Corrugated metal
flower boxes.

Spot-lighting



Corrugated metal
awnings.

Brass/Gold accent

STAFF ANALYSIS: (Staff analysis can be seen below in red following each section):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The brick is unpainted. Character defining features are present on the building around the windows and "Thomson" sign. Staff does not recommend that this brick be painted or stained due to these features.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High-gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." **The colors are not bright or obtrusive.**

The Secretary of the Interior's Standards for the Treatment of Historic Properties state that for the preservation of Stone, Brick, Terra Cotta, Concrete, Adobe, Stucco and Mortar it is not recommended that paint or other coatings be applied to masonry that has been historically unpainted or uncoated.

RECOMMENDATION:

Staff recommends denial of the proposed alterations based upon the following:

1. The brick, which is historically unpainted and unstained, includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed stain will hide those features and otherwise detract from the historic integrity of the building.
2. The proposed brick alterations go against the Historic District Guidelines approved by this Planning Commission.
3. The proposed brick alterations are not recommended by The Secretary of the Interior's Standards for the Treatment of Historic Properties.

PREMIUM FINISHES

ZAR®



INSPIRED BY LUXURY

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Example shows 'Beach House' applied over 'Baby Grand'.*

Every one of our colors has that thrill factor. The color you choose will bring back a childhood memory or a special feeling. It will help you create a room you've only dreamt of and a look that is unique to your decorative style.



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If you can't see a color that fits your vision, pick the ZAR® Color Matcher and have it tinted to any color you desire, even a paint. The Color Matcher allows you to be daring or understated but lets the luxurious woodgrain show through the hue.

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These chips have been reproduced as accurately as possible using process color lithography.



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www.UGL.com

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: July 24, 2024

SUBJECT: Certificate of Appropriateness – 8 S. Market St.

BACKGROUND:

The applicant, Stull Woodworks, on behalf of the tenant Crafted and Cured, is requesting Planning Commission to review the proposal for new awning signage and light fixtures for the building located at 8 S. Market St. The property is located in the B-3 Central Business District.

The OHI form lists this building as being constructed in 1929 in the Modernistic Style. The façade contains a two story semi-circular entranceway with rope moulding and ashlar arch and frame relief panels. A 7 bay Romanesque arcaded balcony capped by an eagle supported torch base. The property is listed on the National Register of Historic Places.

DISCUSSION:

The applicant is proposing installation of a new sign that will attach to the existing metal awning. The sign will be made of moisture resistant MDF and consist of 3 dimensional, routed lettering. The base color of the sign will be black with white lettering and gold trim. The dimensions of the sign will be 168" by 15" and have a depth of 1". The sign will have a total square footage of 17.5 which is below the allowable of 63sqft. It will attach to the awning with metal bracketing that will be hidden once installed.

The applicant is also proposing the installation of 3 metal gooseneck lights for the sign. The lighting will be mounted to the metal entryway awning and extend out above the sign as detailed in the attached rendering.

Design Manual. The Design Manual section 5.6 states "Awning sign designs should be coordinated with the architectural character of the storefront." The section further states that "Awning signs should include simple text and logos on subdued backgrounds." This sign complies with the Design Manual.

The Design Manual section 4.6 states that light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures. The proposed fixtures comply with 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 same.

RECOMMENDATION:

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

- The signage complies with section 5.6 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.
- The lighting complies with section 4.6 of the Design Manual and there are similar fixtures installed throughout the Historic District.





20240212

Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR SIGN PERMIT:

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

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

Address of Project: 8 S Market Street Troy, OH 45373

Applicant/ Business Name: Stull Woodworks Inc.

Address: 155 Marybill Dr. Troy, OH 45373

Phone: 937-703-9028

Email: luke@stullwoodworks.com

Contractor Name: Stull Woodworks Inc.

Address: 155 Marybill Dr. Troy, OH 45373

Phone: 937-703-9028

Email: luke@stullwoodworks.com

Property Owner Name: Crafted & Cured

Address: 8 S Market Street Troy, OH 45373

Phone: 937-552-7553

Email: andy@crafted@cured.com

New tenant? ☐ -Yes ☒ -No

Building setback: 10'

Height & Stories of Building:

Building/Tenant Frontage (linear feet): 35'

Top of New Sign from Grade: 10'

Number of Faces: 1

Cost of Sign(s): \$500

Type of Proposed Sign:

☒ - Awning

☐ - Development I.D.

☐ - Window

☐ - Billboard

☐ - Freeway Oriented

☐ - Other

☐ - Building

☐ - Ground

☐ - Canopy

☐ - Projecting

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

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

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

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

Dimensions:

Quantity: 1 **Length:** 9' **Width:** 2' **Height:** 10' **Total Sq.ft.:** 7.5

☐ -Provided separate drawings w/ dimensions

Fees: ☒ - New Signs - \$50

☐ - Temporary Signs - \$25

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

Signature:

Date:

04/09/2024

100 South Market Street, Troy, OH 45373-7303

✓ 1/200



202410341

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 04/09/2024

Applicant Luke Stull Telephone No. 937-499-0366

Owner of Property Crafted & Cured Has the Owner been Notified? Yes

Address of Project 8 S. Market Street Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Stull Woodworks Inc.

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:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

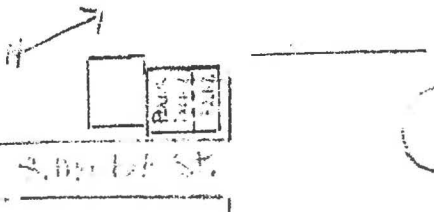
✓ #
1290



8-12 S Market

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>NIA 227-05</u>		4. Present Name(s) First National Bank		1. No. 10928-00058N	2. County Miami
2. County Miami		5. Other Name(s)			
3. Location of Negatives Regional Office 5HA		6. Specific Location S. Main Street, 50 Meters from Public Square, West Side.		16. Thematic Category D	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1929		28. No. of Stories 3	
8. Site Plan with North Arrow 		18. Style or Design Modernistic		29. Basement? Yes ☐ No ☐	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 1 6 7 3 8 5 8 0 4 4 3 5 6 1 0		19. Architect or Engineer		30. Foundation Material marble ashlar	
Zone Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		20. Contractor or Builder		31. Wall Construction stone	
11. On National Register? Yes ☒ No ☐		21. Original Use, if apparent bank		32. Roof Type & Material	
12. Is It Eligible? Yes ☐ No ☐		22. Present Use bank		33. No. of Bays Front 3 Side	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		23. Ownership Public ☐ Private ☒		34. Wall Treatment recessed central bay	
14. District Potent'l? Yes ☐ No ☐		24. Owner's Name & Address, if known First National Bank of Troy		35. Plan Shape commercial f	
15. Name of Established District Troy Public Square Historic Dist.		25. Open to Public? Yes ☒ No ☐		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
42. Further Description of Important Features The receding central bay of the ashlar facade contains a two story high semi-circular entranceway with rope moulding and ashlar arch and frame of ashlar alternating with modernistic relief panels. An anodized weather screen unfortunately masks the fine decorated bronze recessed entrance. A 7 bay Romanesque arcaded balcony is above capped by an eagle supported torch base. Each the bays side of the balcony is an elaborate crest in relief. The side bays on the		26. Local Contact Person or Organization Troy Historical Society		37. Condition Interior _____ Exterior excellent	
43. History and Significance street level have architecturally framed windows. A fine modernistic building that contributes to the quality of the historic district that is otherwise 19th century in character.		27. Other Surveys in Which Included		38. Preservation Underway? Yes ☒ No ☐	
44. Description of Environment and Outbuildings		40. Visible from Public Road? Yes ☒ No ☐		39. Endangered? By What? Yes ☐ No ☒	
45. Sources of Information		41. Distance from and Frontage on Road str _____ wid _____		46. Prepared by L.S. Gannon, Jr.	
		47. Organization Regional office 5 HA		48. Date 7/77	
		49. Revision Date(s)		5. Other Name(s)	



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: July 24, 2024

SUBJECT: Certificate of Appropriateness – 322 W. Main St.

BACKGROUND:

The applicant, Quint Creative Signs, on behalf of the tenants C. Hines Builders and Senior Check-Up, is requesting Planning Commission to review proposed signage for the building located at 322 W. Main St. The property is located in the B-2 General Business District.

The OHI form lists this property as very plain house built in 1839. The original structure was built by wagon maker, David Adams, whose shop was located in the rear. Contributing features of stone lentils and sills with projecting soffit and frieze from the eaves. There have been alterations some of which include being connected to another house with a modern addition.

DISCUSSION:

The applicant is proposing installation of new wall signage for two tenants of the building. The signs will be separate from each other. The signage will be 3D routed lettering on 1 inch thick High Density Urethane (HDU) board. The signs will be mounted to the building using a combination of French cleats and other mechanical fasteners which will be hidden when installed.

Tenant #1 – C.Hines Builders: There will be a total of 2 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 23.5” by 19” and consist of Black of Night (SW 6994), Pantone Blue (301), White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 104” by 26”. The colors palate will remain the same as sign #1.

Tenant #2 – Senior Check-up: There will be a total of 3 signs installed for this tenant.

1. Sign one will be installed on the north elevation facing W. Main St. The sign will measure 28” by 19” and consist of Black of Night (SW 6994), Yellow Green Nova, White with a border in Umber (SW 6146).
2. Sign two will be installed on the west elevation facing S. Oxford St. The sign will measure 112” by 26”. The color palate will remain the same as sign #1.
3. Sign three will be installed on the southern part west elevation facing S. Oxford St. The sign will measure 60” by 17.5”. The color palate for this sign will be the same with exception of the border which will be the color Softer Tan (SW 6141)

The total square footage of the proposed signage and existing signage on the building is 94.4sqft which is below the allowable amount of 100sqft.

Design Manual. The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 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 same.

RECOMMENDATION:

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

- The signage complies with section 5.4 of the Design Manual as well as the City of Troy Sign Code
- The signage keeps the overall integrity of and does not detract from the Historic District.

FRONT ELEVATION (South Oxford St)

Existing Sign
120" x 37"

New Signs
C Hines Sign 104" x 26"
Senior Checkup Sign 112" x 26"



101 E High St., Piqua, OH 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

Project Info:

C Hines Builders &
Senior Checkup
322 W Main St
Troy OH 45373

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FRONT ELEVATION (W Main St)

New Signs: C Hines Sign 23.5" x 19" Senior Checkup Sign 28" x 19"

Existing Sign



101 E High St., Piqua, OH 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

Project Info:

C Hines Builders &
Senior Checkup
322 W Main St
Troy OH 45373

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PARKING LOT ELEVATION

Existing Sign

New Sign

Both Signs 60" x 17.5"



101 E High St., Piqua, OH 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

Project Info:

C Hines Builders &
Senior Checkup
322 W Main St
Troy OH 45373

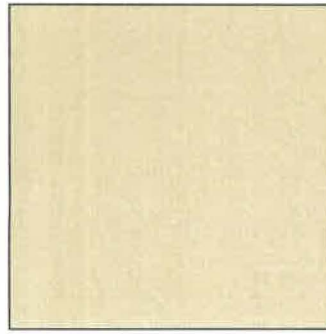
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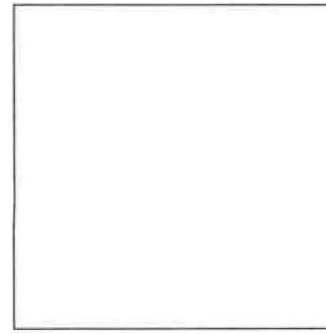
COLORS



SW 6146
Umber



SW 6141
Softer Tan



White



SW 6994
Black of Night



Yellow Green
Nova Color Paint

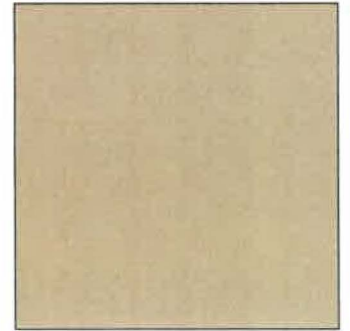


Pantone 301

Building Colors



SW 6145
Thatch Brown



SW 6143
Basket Beige



101 E High St., Piqua, OH 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

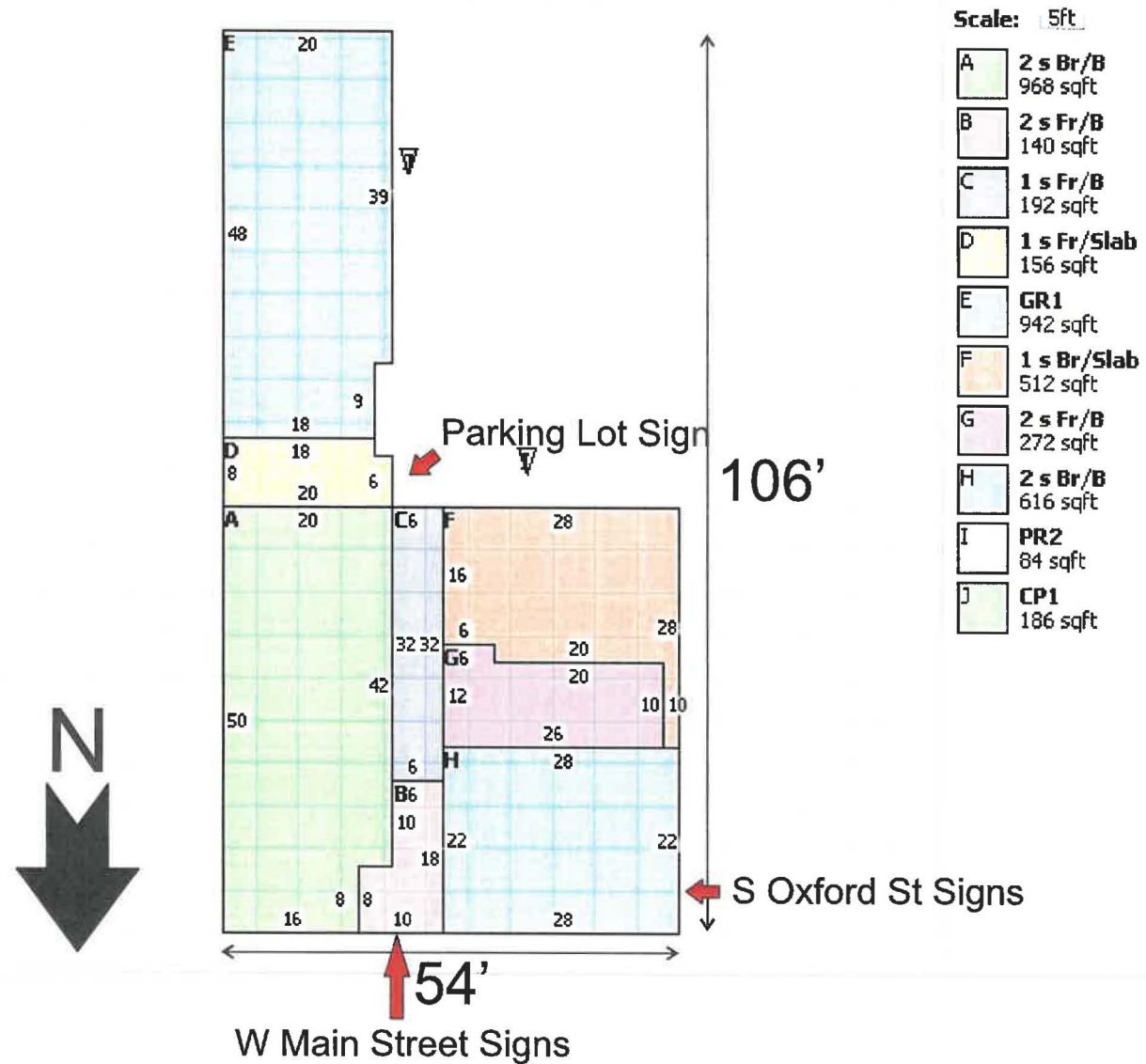
Project Info:

C Hines Builders &
Senior Checkup
322 W Main St
Troy OH 45373

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PLOT MAP



101 E High St., Piqua, OH 45356
Phone 937.615.9332
BrianQ@QuintCreative.com

Project Info:

C Hines Builders &
Senior Checkup
322 W Main St
Troy OH 45373

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Accessory/Sign Application

Date: 07/08/2024

Applicant / Owner

Applicant Name: Quint Creative Signs
Applicant Address: PO Box 1135
City, State, Zip: Piqua, OH 45356
Phone: 937-615-9332
Email: brianq@quintcreative.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Contractor

Contractor Name: Quint Creative Signs
Applicant Address: PO Box 1135
City, State, Zip: Piqua, OH 45356

Phone: 937-615-9332
Email: brianq@quintcreative.com
License #:

Project

Project Location: 322 W Main St
City, State, Zip: Troy OH 45373
Parcel: D08-001110
Work Type:
Design Graphics:
Accessory Type:
Fence Type:
Material:

Height:
Right Setback:
Left Setback:
Rear Setback:
Square Feet: 52
Sign Type: Building Sign
Building Setback: 0
Building Frontage: 160

Project Description: Two New Building Tenants

I do hereby certify that the information contained herein is true and correct.



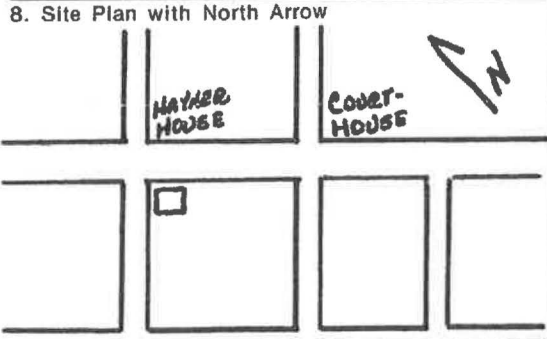
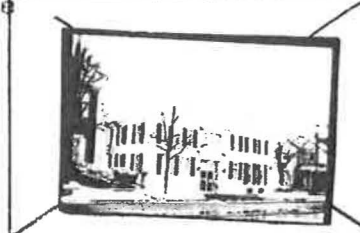
07/08/2024

Date

322 W. Main ST

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. 11-75DD Troy Public Square Historic District County Miami		4. Present Name(s) Adams-Shillings-Crow House		1. NORTH-105 County 11-75DD Miami
3. Location of Negatives Mont. Co. Historical Soc.		5. Other Name(s)		
6. Specific Location S.E. Corner of Main and Oxford Streets		16. Thematic Category C	28. No. of Stories 2	4. Present Name(s)
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1847	29. Basement? Yes ☒ No ☐	
8. Site Plan with North Arrow 		18. Style or Design Non-descript	30. Foundation Material Stone	
		19. Architect or Engineer	31. Wall Construction Brick	
		20. Contractor or Builder	32. Roof Type & Material Gable Asphalt Shingle	
		21. Original Use, if apparent Residence	33. No. of Bays Front 3 Side 2	
		22. Present Use Funeral Home	34. Wall Treatment Brick	
		23. Ownership Public ☐ Private ☒	35. Plan Shape Irregular	
		24. Owner's Name & Address, if known Robert and John Crow Main and Oxford Street Troy, Ohio 45373	36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐	
		25. Open to Public? Yes ☒ No ☐	37. Condition Interior Exterior Excellent	
9. Coordinates Lat. 40° 02' 28" UTM 3878-3582 Long. 84° 12' 25" Troy		26. Local Contact Person or Organization Troy Historical Society	38. Preservation Underway? Yes ☒ No ☐	5. Other Name(s)
10. Site ☐ Building ☒ Structure ☐ Object ☐		27. Other Surveys in Which Included Historic Troy, Ohio. 1974.	39. Endangered? By What? Yes ☐ No ☒	
11. On National Register? Yes ☐ No ☒ 12. Is It Eligible? Yes ☐ No ☒			40. Visible from Public Road? Yes ☒ No ☐	
13. Part of Estab. Yes ☐ Hist. Dist.? No ☒ 14. District Potent'l? Yes ☒ No ☐			41. Distance from and Frontage on Road 50' St. Front	
15. Name of Established District		42. Further Description of Important Features A very plain house with 1/1 double hung sash windows with stone lintels and sills. The eaves project with soffit and frieze. It is connected with another house by a modern addition that serves as the entrance.		
43. History and Significance Built by David Adams a wagon maker. A wagon shop was built in the rear in 1839.				
44. Description of Environment and Outbuildings At the margin between Commercial and Residential Troy (population 17,187) a block west of the Courthouse.				
45. Sources of Information Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.		46. Prepared by L. S. Gannon, Jr.		
		47. Organization Mont. Co. Hist. Soc.		
		48. Date 1/24/75		
		49. Revision Date(s)		

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: July 16, 2024

SUBJECT: The Reserves at Cliff Oaks – Section 1 - Final Plat

DISCUSSION:

On March 13, 2024, the Planning Commission previously approved The Reserve at Cliff Oaks Subdivision Preliminary Plan. The applicant now requests the Planning Commission to review the Final Plat for Section One. Attached to this report is a copy of the Final Plat for Section One of The Reserve at Cliff Oaks Subdivision.

PROPOSAL:

The applicant is seeking approval for the Final Plat of The Reserve at Cliff Oaks Subdivision Section One. The details are as follows:

Development Area:

Section One encompasses a total of 21.301 acres with 54 buildable lots.

Zoning:

The zoning of Section One is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposals indicate 54 buildable lots ranging from .207 acres (9,016 square feet) to 0.478 acres (20,821 square feet).

Right-of-way:

The development of this section will dedicate 3.599 acres of new public street Right-of-Way and .396 acres of existing street Right-of-Way. The names of the roads in Section One are Hoying Drive, Netherfield Circle, Cliff Trail, and Longbourn Lane.

Parkland:

The developer is providing private open space within the subdivision (maintained by HOA), however no private open space is provided in Section One.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan.

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301 ACRES PT 11560 & PT 11561 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

PLAT BOOK _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 21.301 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS-PHASE ONE, AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNINCUMBERED, THE TITLE ACQUIRED BY DEED AS RECORDED IN 202404-0266.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SURFACE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THEREIN, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OF FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

EASEMENTS ON SAID PLAT, DESIGNATED AS ROADWAY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER.

OWNER: BOGLE INVESTMENTS, LLC
DOUG ERNST, SOLE MEMBER

SIGNATURE _____

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

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND 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 IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

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

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

DOUG ERNST, SOLE MEMBER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

SURVEY REFERENCES

ROAD BOOK 1 PAGE 74
LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 173
LAND SURVEY 42 PAGE 26
LAND SURVEY 43 PAGE 149
LAND SURVEY 43 PAGE 150
LAND SURVEY 45 PAGE 144
LAND SURVEY 61 PAGE 55
RECORD PLAT 10 PAGE 88
RECORD PLAT 14 PAGE 88
RECORD PLAT 20 PAGE 130
RECORD PLAT 21 PAGE 82
RECORD PLAT 22 PAGE 72
RECORD PLAT 23 PAGE 74
RECORD PLAT 24 PAGE 38
RECORD PLAT 30 PAGE 25
RECORD PLAT 30 PAGE 40

LOT ACRES

PRELIM. LOT	LOT	SECTION 36	SECTION 31	TOTAL ACRES
142		0.953	0.899	1.852
32		0.247	0.007	0.254
23		0.306	0.002	0.308
R/W		2.826	0.773	3.599

AREA SUMMARY

54 BUILDING LOTS 13.985 ACRES
3 GREEN SPACE LOTS 3.321 ACRES
EXISTING STREETS R/W 0.396 ACRES
NEW STREET R/W 3.599 ACRES
TOTAL 21.301 ACRES

DEED

DEED 11560-20.017 ACRES
INLOT 11561-22.031 ACRES
BOGLE INVESTMENTS, LLC
222404-0266



VICINITY MAP
N.T.S.

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 2.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.
- 3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT ON EACH SIDE, BEING 10' TOTAL.
- 4.) ALL DRAINAGE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 5.) STORMWATER DETENTION BASIN AND DRYWELLS ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.
- 6.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 7.) MAILBOX EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FEE \$ _____

JESSICA A. LOPEZ
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS _____ DAY
OF _____ 20____

MATTHEW W. GEARHART
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS _____ DAY OF _____, 20____.

JULIAN A. RHODES, P.E.

CITY OF TROY PLANNING COMMISSION

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

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 2____-20____, EFFECTIVE _____ 20____.

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS _____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 21.301 ACRES BEING 17.883 ACRES BEING PART OF INLOT NUMBER 11560 AND BEING 3.818 ACRES BEING PART OF INLOT NUMBER 11561, OWNED BY BOGLE INVESTMENTS, LLC, RECORDED IN 202404-0266.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREIN PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #6629

DATE



PREPARED BY:

ChoiceOne
Engineering

ROSEMARY, OHIO 912.497.0200
LOVELAND, OHIO 513.239.8534
www.CHOICEONEENGINEERING.com

DATE:

07-03-2024

DRAWN BY:

MPL

JOB NUMBER:

MIATRO2317

SHEET NUMBER

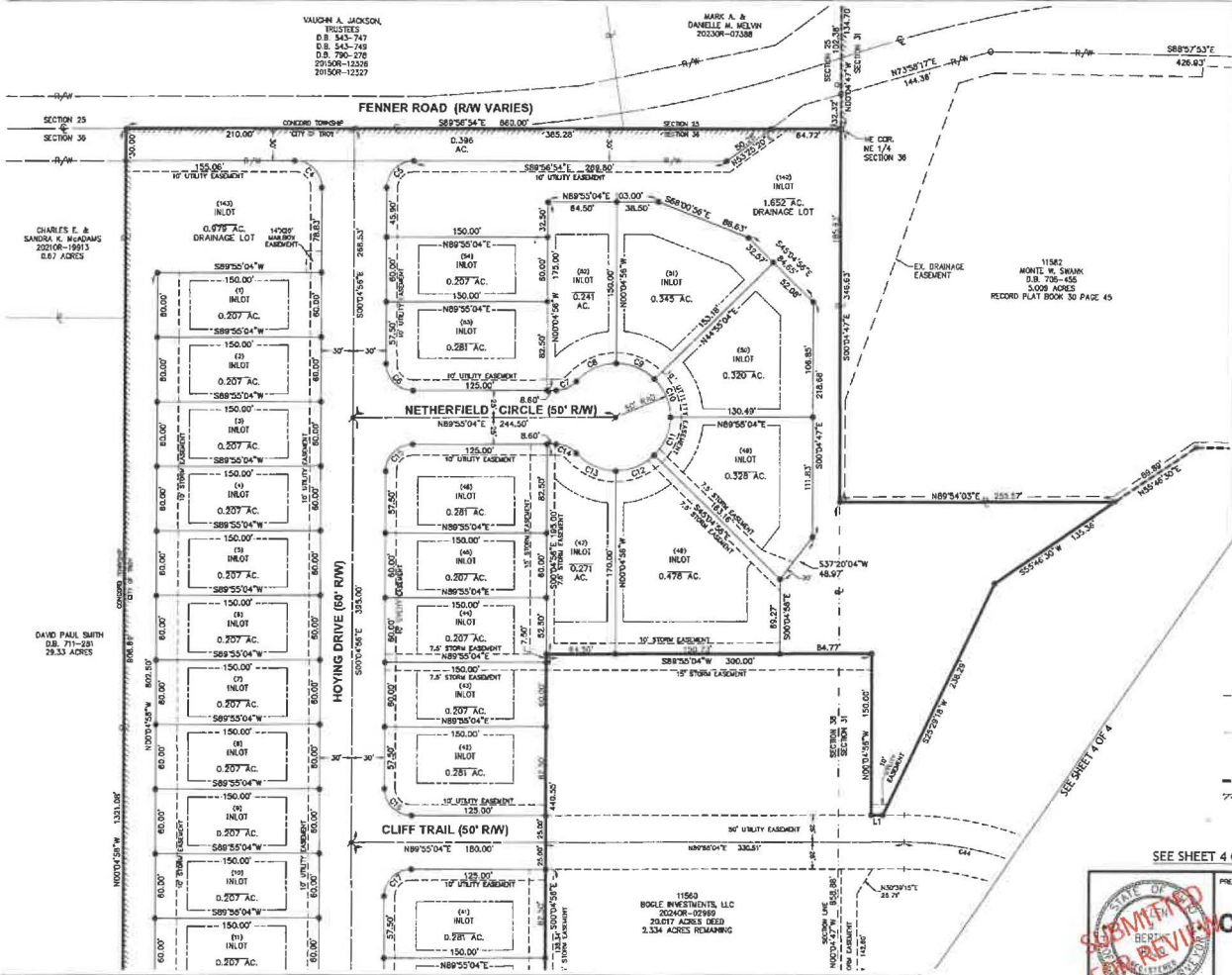
1 of 4

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301 ACRES PT 11560 & PT 11561 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

PLAT BOOK _____ PAGE _____ A
MIAMI COUNTY RECORDER'S RECORD OF PLATS

SEE SHEET 4 OF 4



SEE SHEET 3 OF 4

PREPARED BY: **ChoiceOne Engineering**
DATE: 07-03-2024
DRAWN BY: MPL
JOB NUMBER: MIA/TRO2317
SHEET NUMBER: 2 OF 4

www.CHOICEONEENGINEERING.com

THE RESERVES AT CLIFF OAKS-PHASE ONE

21.301 ACRES PT 11560 & PT 11561 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

PLAT BOOK _____, PAGE _____-B
MIAMI COUNTY RECORDER'S RECORD OF PLATS

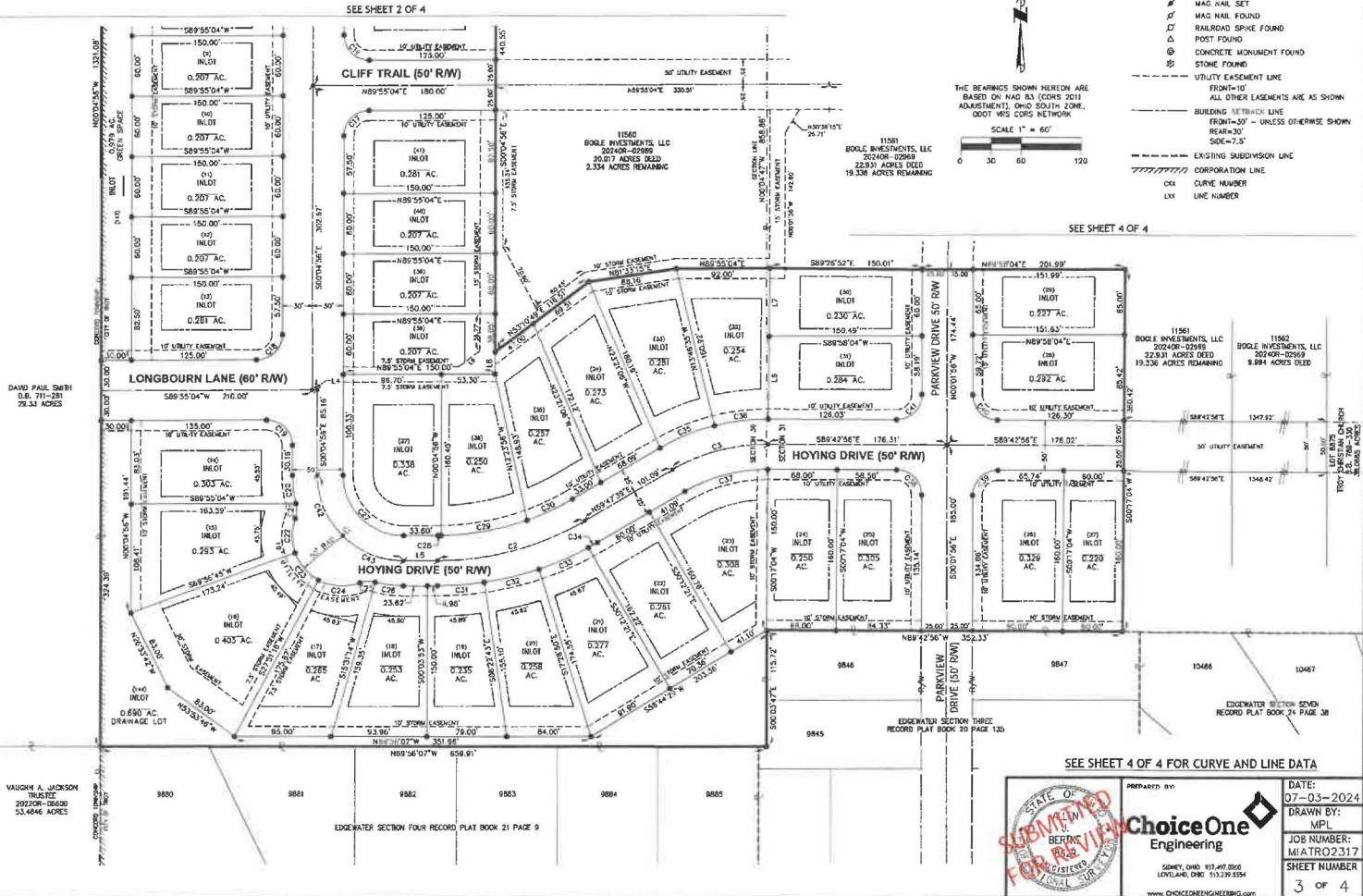
LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ▲ NAIL FOUND
- △ NAIL FOUND
- △ RAILROAD SPIKE FOUND
- △ POST FOUND
- ⊗ CONCRETE MONUMENT FOUND
- ⊗ STONE FOUND
- UTILITY EASEMENT LINE
- FROM-TO ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
- FROM-TO - UNLESS OTHERWISE SHOWN REAR=20' SIDE=7.5'
- EXISTING SUBDIVISION LINE
- CORPORATION LINE
- CURVE NUMBER
- LINE NUMBER

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CONS 2011) ADJUSTMENTS OHIO SOUTH ZONE, 6007 VES CORS NETWORK.

SCALE 1" = 60'

SEE SHEET 4 OF 4



SEE SHEET 4 OF 4 FOR CURVE AND LINE DATA

	DATE:	07-03-2024
	DRAWN BY:	MPL
	JOB NUMBER:	MIATRO2317
	SHEET NUMBER	3 OF 4

ChoiceOne Engineering
 SENECA, OHIO 43081-2000
 CLEVELAND, OHIO 44115-2554
 WWW.CHOICEONEENGINEERING.COM