



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 28, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

Revised 5-23-2025 to add an item

1. Roll Call
2. Minutes - May 14, 2025
3. Historic District Application - Certificate of Appropriateness, 101-103 S. Market Street, replace existing awning with an awning of the same design and material
Owner - Heather and Robert Davey
Applicant - Christina Gregory, Sign Service Pro
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 12-16 S. Market Street, paint, storefront and window alterations
Owner - Evan Iles & Dan Burns
Applicant - Andrew Circle, Architect
-Commission to make decision
5. Final Plat Approval, Fox Harbor Section 11 - plat is located west of the Kings Chapel neighborhood and south of W. Main Street
Owner - Harbor West Land Company
Applicant - Brumbaugh Engineering & Surveying LLC
-Commission to make decision
6. Final Plat Approval, Addison Landing Subdivision Section 2; subdivision is located along Dorset Road and Lytle Road
Owner - Lytle Road Developers, Ltd.
Applicant - Oberer Land Developers
-Commission to make decision
7. Other
8. Adjourn

Next Meeting -- June 11, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, May 14, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Ehrlich and Emerick (Mr. Emerick was in attendance at 3:35 p.m.); Development Staff – Eidemiller, Bruner and Burgei; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the April 23, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 14 N. MARKET STREET, EXTERIOR PAINT AND MURAL INSTALLATION; OWNER/APPLICANT – ROBIN MC GRATH, MCDONALD-STEVENS, LLC. Staff reported: the property is located in the B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as a row of two bay structures of early commercial construction; contributing features include rectangular windows with stone lintels and sills; applicant proposes painting the main body color of the building Sherwin Williams Salty Dog (SW 9177) with accent trim will be painted Sherwin Williams Extra White (SW 7006); applicant is proposing to install a mural above the second-floor windows; mural characteristics include a face in a sunset eating a sub sandwich (applicant did not include the exact color specs); and staff analysis follows:

STAFF ANALYSIS (Paint):

Staff analysis can be found following each bold Design Manual guideline below:

Section 2.6 A. A concentration of similar colors on the same block should be avoided. Similar colors on the same block are being avoided. **The proposal meets this guideline.**

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. The unpainted surfaces are remaining unpainted. **The proposal meets this guideline.**

Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **The proposal will have a simple color scheme and will meet this guideline.**

Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. High gloss paint will be avoided. **The proposal will meet this guideline.**

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. Bright, obtrusive, and neon colors are being avoided. **The proposal meets this guideline.**

STAFF ANALYSIS (Mural):

Staff analysis can be found following each bold Design Manual guideline below:

Section 6.2 Wall Orientation and Placement. Murals should respect the size, scale, and design of historic buildings with minimal impact on surrounding buildings. The location shall be on the side, interior, or rear walls of existing historic buildings. The proposed mural does not meet this requirement. **The mural does not respect the size scale and design of the historic building. Additionally, the mural is proposed on the front façade of the building and does not meet the “shall be on the side, interior, or rear walls” portion section 6.2.**

Staff recommended approval of painting the main body color of the building due to the compliance with Design Manual Section 2.6; staff recommended denial of the mural as it is located on the front façade and does not respect the design of the historic building as required by Section 6.2 of the Design Manual

DISCUSSION. In response to Mrs. Ehrlich, it was stated the canopy is not being changed from the current faded black. In response to Mr. Emerick, staff noted that the Commission previously approved the mural for the Eclipse, which was replaced with the Selfie Mural located within the Square, and recently approved the brick sized micro murals.

ACTION OF THE COMMISSION. A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the Historic District Application, Certificate of Appropriateness for 14 N. Market Street for the painting the main body color of the building Sherwin Williams Salty Dog (SW 9177) with accent trim will be painted Sherwin Williams Extra White (SW 7006) based on the findings that it complies with Design Mural Section 6.2.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to deny the Historic District Application, Certificate of Appropriateness for 14 N. Market Street for the painting of a mural as it is located on the front façade and does not respect the design of the historic building as required by Section 6.2 of the Design Manual.

MOTION TO DENY ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 112-118 W. MAIN STREET, ACCENT PAINTING AROUND THE FRONT OF THE BUILDING; OWNER – JUDY TOMB; APPLICANT – CATHCART & CO. Staff reported: the property is located in the B-3 Central Business District; per the OHI form, the 1902 façade reflects elements of the Richardsonian Romanesque style (popular in 1880-1900) with round-topped arches at the first-story entrance and third-story windows as well as its masonry construction; key features that represent this style include wide-rounded arches around doors and windows; the Commission approved paint on the side and rear exterior elevations on September 18, 2024; and at this time the applicant has withdrawn all elements of the application other than painting the ceiling of the storefront, with the color to be Sherwin Williams Extra White 7006 rather than Cream and staff recommends approval of the revised application as complying with the Design Manual Section 2.6. It is noted that the owner was present.

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the revised application for 112-118 W. Main Street to only cover the Sherwin Williams Extra White 7006 painting of the ceiling of the storefront based on the findings that the revised application complies with the Design Manual Section 2.6.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:40 p.m., upon motion of Mrs. Emerick, seconded by Mr. Westmeyer, and approved by a unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Andrew Burgei, Zoning Inspector

DATE: May 22, 2025

SUBJECT: Certificate of Appropriateness – 101-103 S. Market Street

PROPOSAL:

The applicant Christina Gregory, on behalf of the owner Heather & Robert Davey, has requested the Planning Commission to review the awning replacement at the property located at 101-103 S. Market Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as a two story brick commercial building with openings set within recesses across the front (entrance recess is narrower), and six equal size recesses along the north side of the subject. CDF: Wire cut brick on the façade and some decorative brickwork on the piers are present on the north and west elevations.

DISCUSSION:

Awning. The applicant proposes replacement of the existing awning with the same design and material. The color will be red with white lettering at a height of eight (8) feet above the parking lot. The awning will include “RFC” lettering covering an area of 0.75 square feet.

STAFF ANALYSIS (Awning):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.11 A. Fabric awnings are preferred and shall have a matte surface. **The awning will be a fabric material and have a matte surface. The proposal meets this guideline.**

Section 2.11 B. Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. **The replacement awning will be identical to the existing awning. The proposal meets this guideline.**

Section 2.11 C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. **The awning is covering a single door. The proposal meets this guideline.**

Section 2.11 D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. **The replacement awning will be identical to the existing awning. The proposal meets this guideline.**

Section 2.11 E. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. **The replacement awning will be identical to the existing awning. The proposal meets this guideline.**

STAFF ANALYSIS (Awning Sign):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 5.6 A. Awning sign designs should be coordinated with the architectural character of the storefront. The use of stripes and scalloped edges should be minimized unless there is substantial evidence that the detail is historically appropriate. **The replacement awning will be identical to the existing awning. The proposal meets this guideline.**

Section 5.6 B. Awning signs should include simple text and logos on subdued backgrounds. **The proposal will have simple text and logos and will meet this guideline.**

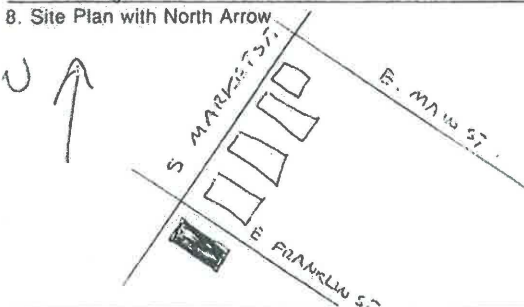
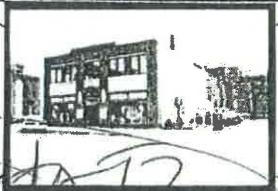
RECOMMENDATION (Awning):

Staff recommends approval of the awning due to the compliance with Design Manual Sections 2.11.

RECOMMENDATION (Awning Sign):

Staff recommends approval of the awning sign due to the compliance with Design Manual Sections 5.6.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Award / Waco Museum		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 3,4					
6. Specific Address or Location 101 S. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1925		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design N/A		31. Wall Construction Brick	
				☐ High Style ☐ Elements		32. Roof Type & Material Flat/Blt Up	
9. U.T.M. Reference Quadrangle Name TROY				18a. Style of Addition or Element(s) N/A		33. No. of Bays Front 3 Side 6	
Zone Easting Northing				19. Architect or Engineer		34. Exterior Wall Material(s) 9 course running bond front	
10. Site ☐ Structure ☐ Building ☒ Object ☐				19a. Design Sources		35. Plan Shape	
11. On National Register? Yes ☐ No ☒				20. Contractor or Builder		36. Changes Addition ☐ Altered ☒ Moved ☐	
12. N.R. Potential? Yes ☐ No ☐				21. Building Type or Plan Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other altered	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☐				22. Original Use, if apparent Commercial		38. Building Dimensions 50 x 125	
14. District Potential? Yes ☐ No ☐				23. Present Use Commercial		39. Endangered? Yes ☐ No ☐	
15. Name of Established District (N.R. or Local) Troy Historic District				24. Ownership Public ☐ Private ☒		40. Chimney Placement None visible	
				25. Owner's Name & Address, if known Parker Behm 1640 Surrey Rd Troy, OH		41. Distance from and Frontage on Road 15 x 60	
				26. Property Acreage		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with openings set within recesses, three recesses across the front (entrance recess is narrower), and six equal size recesses along the north side of subject. CDF: Wire cut brick on the facade and some decorative brickwork on the piers are present on the north and west elevations. Openings are	
				27. Other Surveys in Which Included		 	
43. History and Significance (Continue on reverse if necessary) The original brick structure on this site was built between 1814 and 1832 by Asa Coleman. Major changes to the structure were done in 1860 by W.H.H. Dye. The current building dates from about 1925.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.						46. Prepared by J. Darbee/N. Recchie	
						47. Organization F. Conaway & Assoc.	
45. Sources of Information Field observation City of Troy Miami Co. property records						48. Date Recorded in Field 5/97	
						49. Revised by 50a. Date Revised	
						50b. Reviewed by	



Troy Development Department
www.troyohio.gov
937.339.9481

ACCESSORY ZONING PERMIT APPLICATION
(FOR SHEDS, GARAGES, DECKS, POOLS, ETC.)

Address of Project: 105 South Market St

Type of Structure/Use: ☐ Shed ☐ Garage ☐ Deck ☐ Pool ☒ Other Awning

Applicant/Contractor Name: Christina Gregory

Address: 6 S State Route 202, Troy, OH 45373

Phone: 937-552-5386 Email: christina.gregory@signservicepro.com

Property Owner Name: RFC

Address: 105 South Market Street, Troy 45373

Phone: _____ Email: _____

Sq. Ft. of Proposed Project: _____ Height/Stories of Project: _____

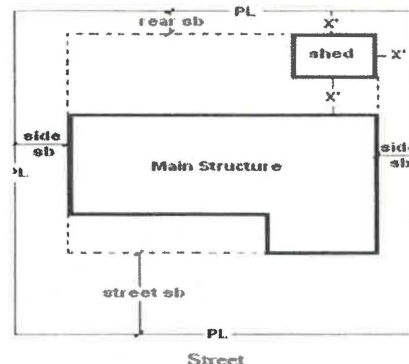
Distance from Rear Property Line: _____ Distance from Side Property Line: _____

Distance from Principal Structure: _____

Number of Accessory Buildings on Site: _____ Total Project Area (sq.ft.): _____

Each application must have a site plan showing the location of the project, or picture indicating accurate relevant dimensions. All permits are issued to the applicant, unless otherwise specified. Please contact the Miami County Building Department (937-440-8121) for additional permits required.

***Processing time: 7-10 Business Days**



By signing this application, I acknowledge 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. The City of Troy does not enforce covenants and restrictions.

Signature: [Signature] Date: 5/15/25

Site Plan with Setbacks - ☐ Signed Application - ☐ Fee: \$25 Residential - ☐
\$50 Commercial/Industrial - ☐

100 South Market Street, Troy, OH 45373-7303





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 5/15/25

Applicant Christina Gregory Telephone No. 937-552-5386

Owner of Property RFC Has the Owner been Notified? Yes

Address of Project 105 South Market St Troy 45373

Contact Address (if different than Project Address) N/A

Name of Architect/Engineer and/or Contractor Sign Service Pro

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:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- 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:

RFC

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

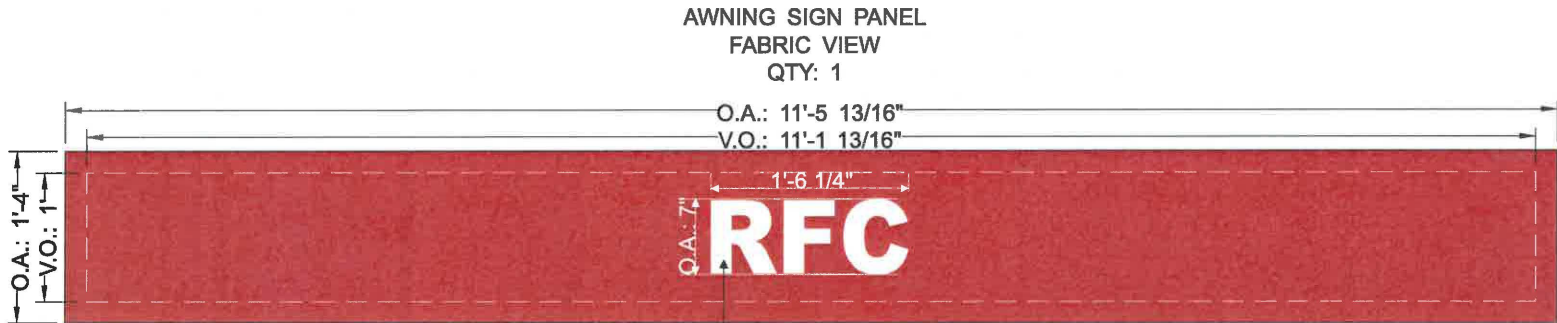
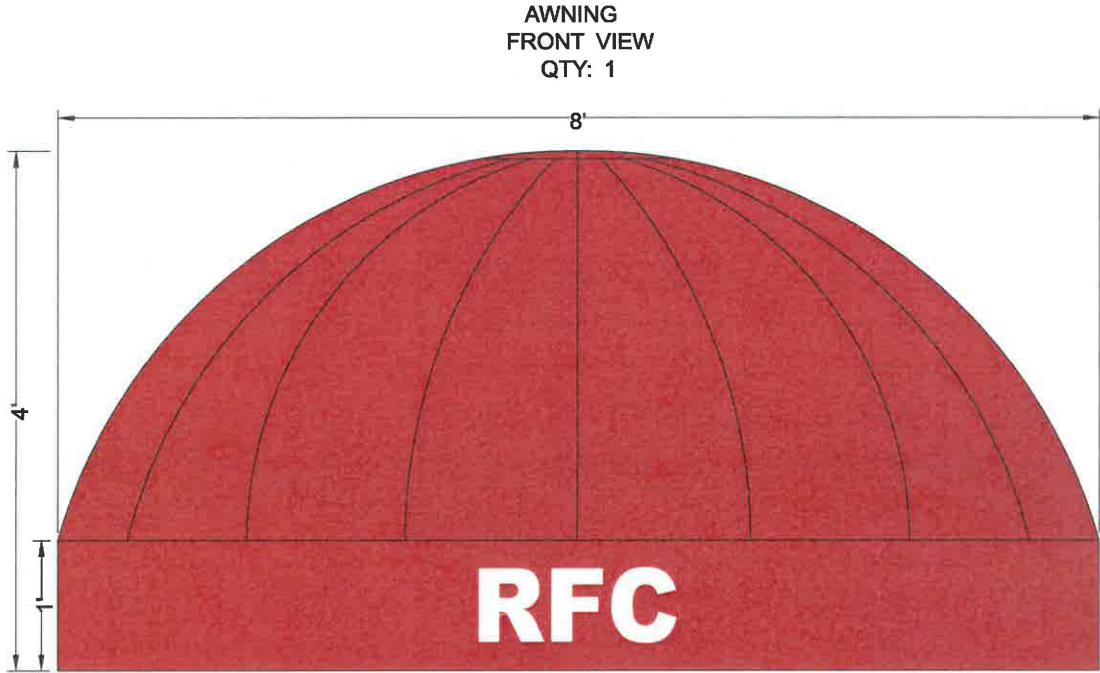
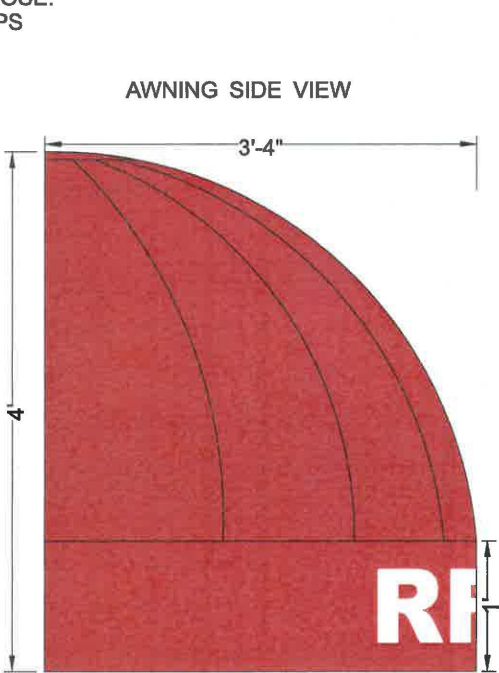
102 South Market Street, Troy, OH 45373-7303

Make it yours.



SIGN ONE
ONE - DOME STYLE AWNING W/ SIGN PANEL, ONE SECTION
FRAMES MILL FINISH
#6003 JOCKEY RED SUNBRELLA (60") FABRIC
VINYL GRAPHICS APPLIED
NO LIGHTS
NO EGGRATE
SHIPPED LOOSE:
(8) Z-CLIPS

VINYL COLOR KEY
3M 7725-10 WHITE OPAQUE



"RFC":
HEAT TRANSFERRED VINYL GRAPHICS

Eliminated Image

CUSTOMER:
VANTAGE SIGNS-TROY, OH
JOB NAME:
RFC DOME
JOB NUMBER:
AW25-025

P.O. NUMBER:
CONTRACT
LOCATION:
- XX
SALES PERSON:
DARIN RHOADES

DRAWN BY:

RS

DATE:

5-9-2025

GENERAL NOTES:

•HEAT TRANSFERRED GRAPHICS

DRAWING HISTORY

REV #1:
DATE:
DRAWN BY:

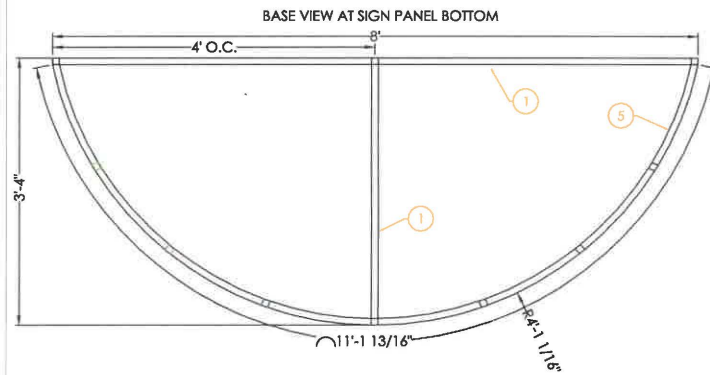
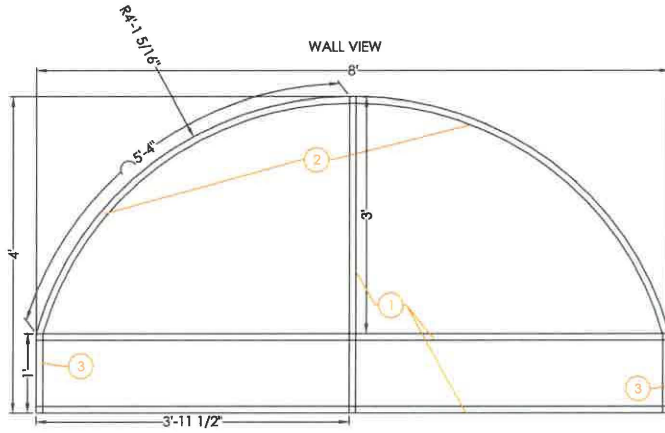
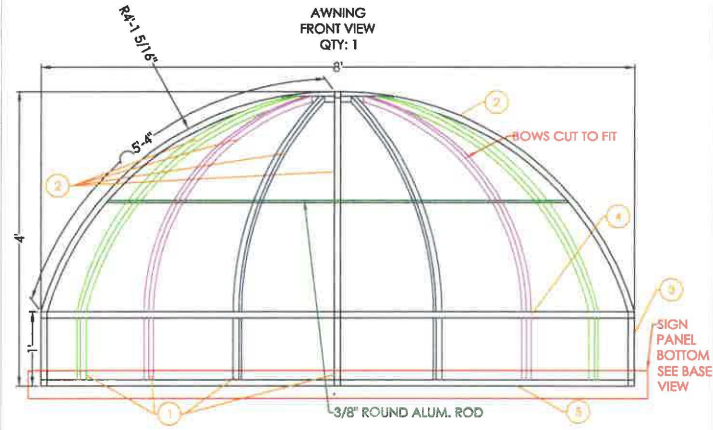
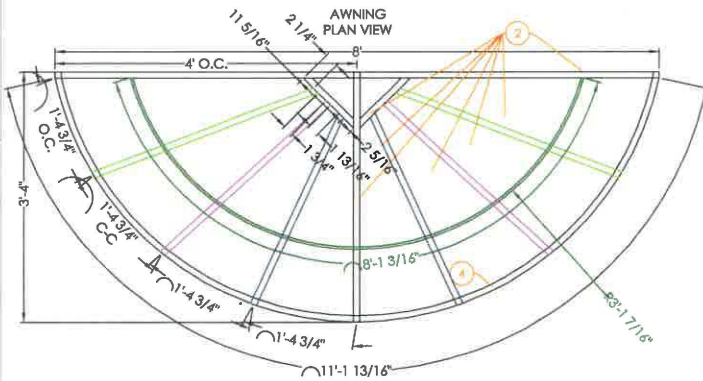
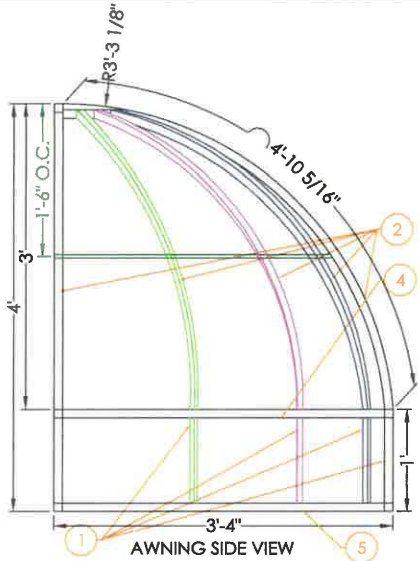
REV #2:
DATE:
DRAWN BY:

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY THE PURCHASER

SIGN ONE
ONE - DOME STYLE AWNING W/ SIGN PANEL, ONE SECTION
FRAME MILL FINISH
#6003 JOCKEY RED SUNBRELLA (60") FABRIC
VINYL GRAPHICS APPLIED
NO LIGHTS
NO EGGCRATE
SHIPPED LOOSE:
(8) Z-CLIPS

MATERIALS KEY

TAG #	EXTRUSION	GROOVE ORIENTATION
1	MI9	-
2	MP-1A	UP
3	MP-1A	TO SIDE
4	MP-1A	FRONT
5	MP-1A	DOWN



CUSTOMER:
VANTAGE SIGNS-TROY, OH
JOB NAME:
RFC DOME
JOB NUMBER:
AW25-025

P.O. NUMBER:
CONTRACT
LOCATION:
SALES PERSON:
DARIN RHOADES

DRAWN BY:
RS

DATE:
5-9-2025

DRAWING HISTORY

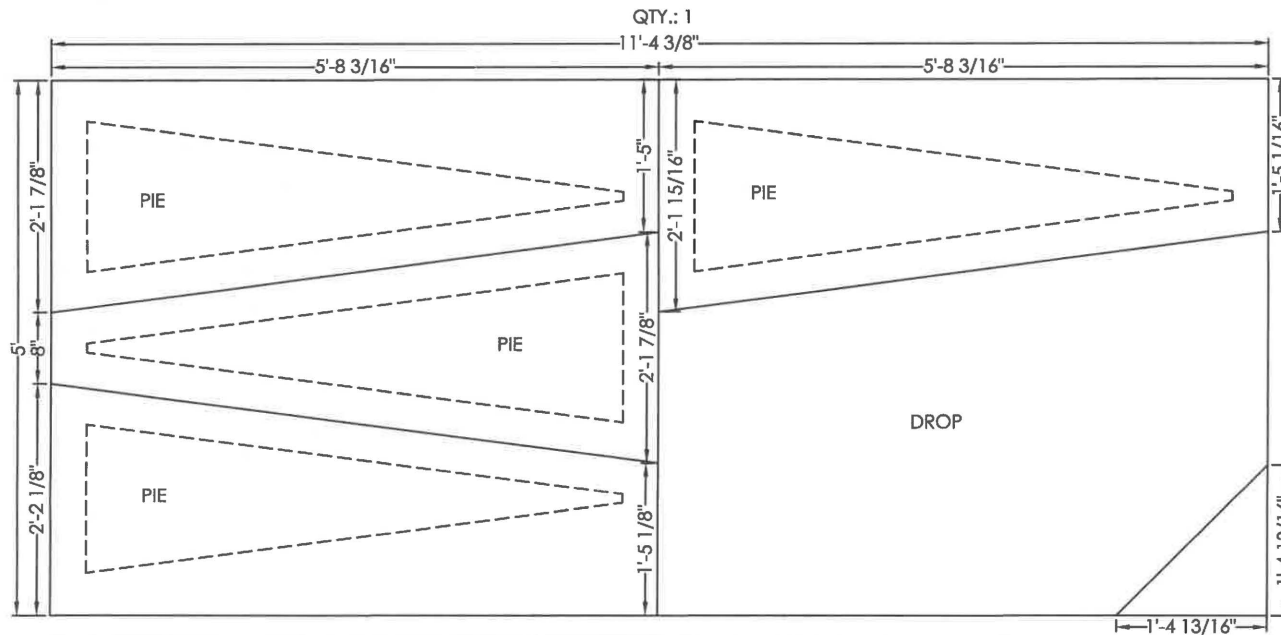
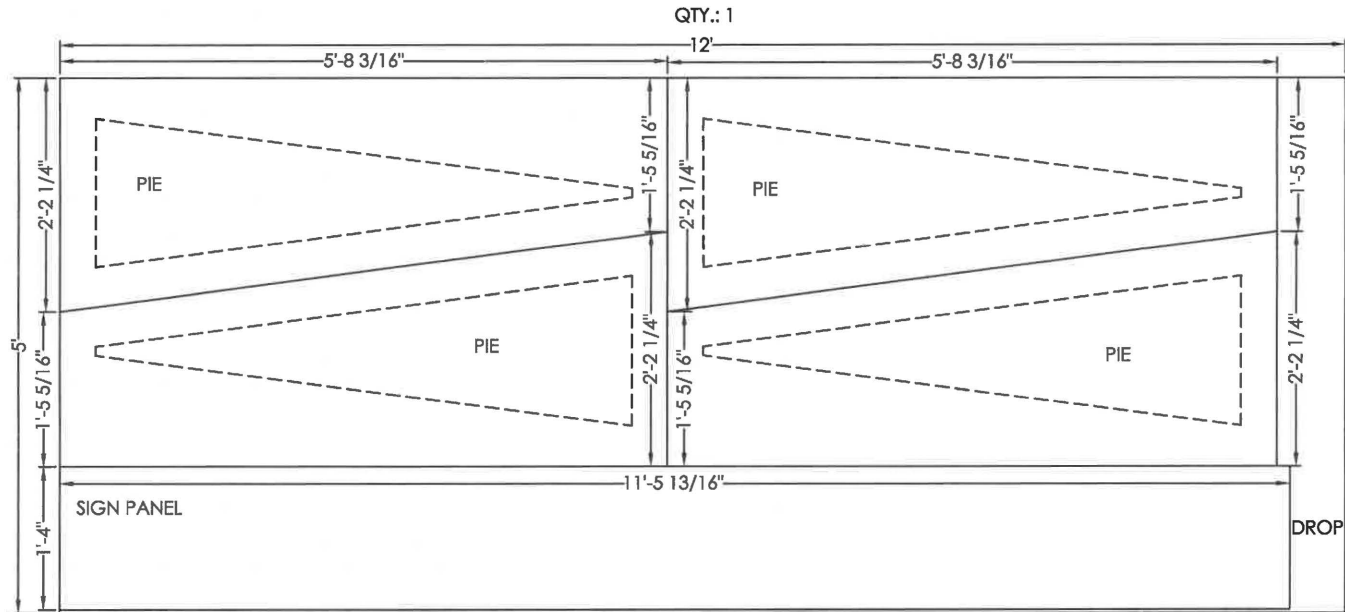
REV #1:
DATE:
DRAWN BY:

REV #2:
DATE:
DRAWN BY:

GENERAL NOTES:
- XX

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY THE PURCHASER

FABRIC CUT SHEET
 FABRIC: #6003 JOCKEY RED SUNBRELLA (60")
 23'-4 3/8" (7.78 YDS) OF #6003 JOCKEY RED SUNBRELLA (60") FABRIC TOTAL



CUSTOMER:
 VANTAGE SIGNS-TROY, OH
 JOB NAME:
 RFC DOME
 JOB NUMBER:
 AW25-025

P.O. NUMBER:
 CONTRACT
 LOCATION:
 -
 SALES PERSON:
 DARIN RHOADES

DRAWN BY:
 RS

DATE:
 5-9-2025

GENERAL NOTES:
 - XX

DRAWING HISTORY

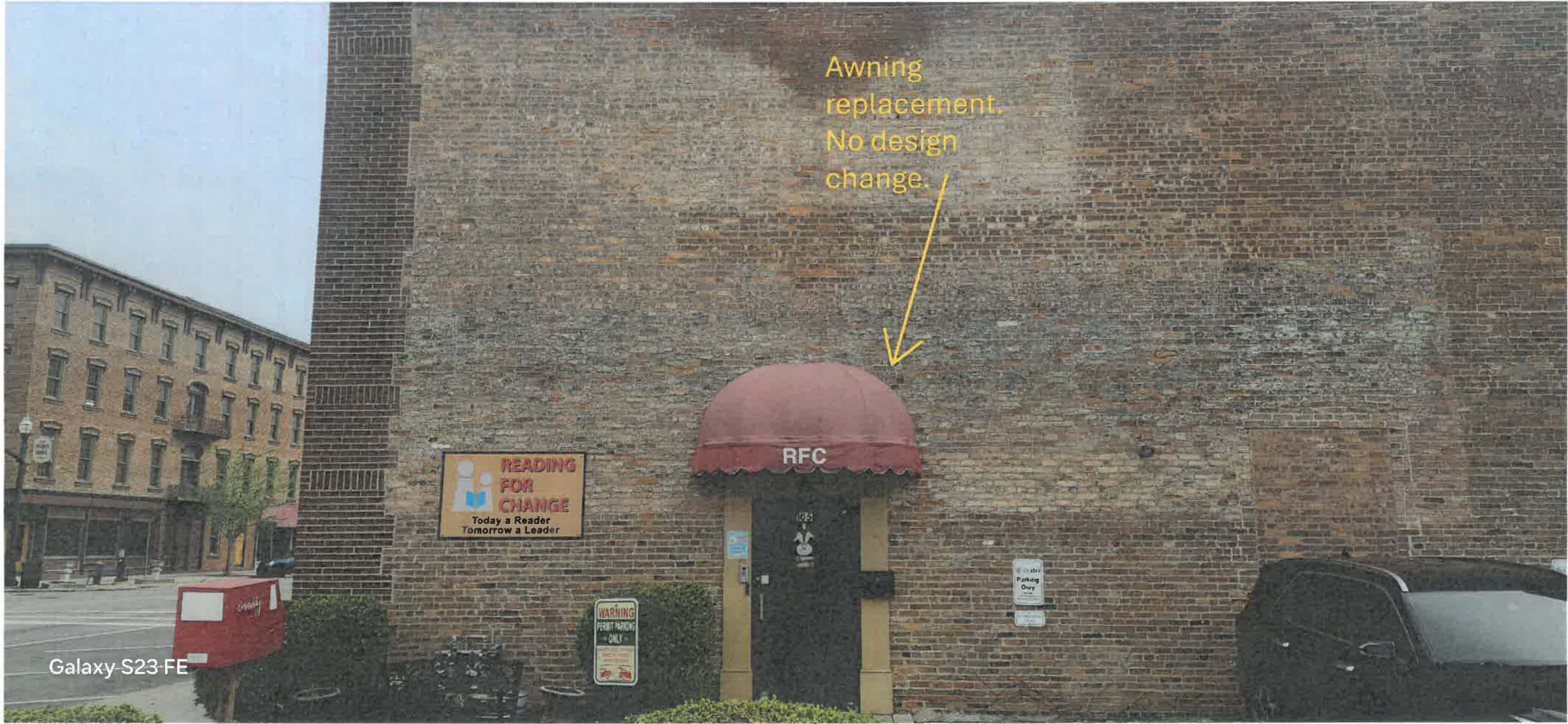
REV #1:
 DATE:
 DRAWN BY:

REV #2:
 DATE:
 DRAWN BY:

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY THE PURCHASER



Galaxy S23 FE



Awning
replacement.
No design
change.

Galaxy S23 FE

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 22, 2025

SUBJECT: Certificate of Appropriateness – 12-16 S. Market Street

PROPOSAL:

The applicant, Andrew Circle Architect, on behalf of the owner Evan Iles and Dan Burns, has requested the Planning Commission to review paint, storefront, and window alterations at the properties located at 12-16 N. Market Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as an early Victorian structure. The contributing features include the windows that have shaped head molds and stone sills. The eave and boxed cornice with frieze and elongated brackets are also mentioned.

DISCUSSION:

Storefront Alteration. The red painted metal panels, awning, and storefront that includes the stone clad knee walls are proposed for removal. This will expose the details underneath for evaluation. It is important to note that if the storefront details are in too bad shape or need significant modifications to the design that was submitted, the applicant will make a new application to the Planning Commission (see attached existing conditions).

Paint. The applicant proposes painting the main body color Sherwin Williams Studio Blue Green (SW 0047). The accent trim will be painted both Sherwin Williams Classic Light Buff (SW 0050) and Library Pewter (SW 0038). On the south side of the building, the applicant proposes to paint the storefront Sherwin Williams Garden Grove (SW 6445). See attached design graphics:

Windows. The applicant is proposing to replace ten (10) windows with Pella Monumental Style Wood Windows that are wrapped in aluminum clad in the Sherwin Williamis Library Pewter (SW 0038) color.

STAFF ANALYSIS (Storefront Alteration):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.15 A. Designs should be consistent with the historic storefront character, including window sizes and architectural features. **The proposal would bring back the original characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 B. Storefronts should retain ornamentation and trim consistent with the historic architectural style of the building. **The proposal would bring back the original characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 C. Avoid “theme” restorations (e.g. Colonial, Bavarian, Art Deco, Post Modern, etc.) unless historically true to the building. **The proposal would bring back the historically true characteristics of the storefront. The proposal complies with this guideline.**

Section 2.15 D. Materials should be consistent with the historic architectural style of the building. Inappropriate designs and materials should be avoided such as diagonal wood siding, vinyl or aluminum siding, mansard roofs, and fixed metal canopies. **The proposal will bring back the original wood designs and materials of the storefront. The proposal complies with this guideline.**

Section 2.15 E. Piers, columns, or pilasters that separate a storefront into distinctive bays shall be preserved. **The original columns will be preserved. The proposal complies with this guideline.**

Section 2.15 F. The size of the storefront opening shall not be reduced. Transparency and scale are very important to storefronts and their relations to the remainder of the building. The size of the storefront will not be altered. **The proposal complies with this guideline.**

STAFF ANALYSIS (Paint):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.6 A. A concentration of similar colors on the same block should be avoided. **Similar colors on the same block are being avoided. The proposal meets this guideline.**

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The unpainted surfaces are remaining unpainted. The proposal meets this guideline.**

Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **The proposal will have a simple color scheme and will meet this guideline.**

Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High gloss paint will be avoided. The proposal will meet this guideline.**

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright, obtrusive, and neon colors are being avoided. The proposal meets this guideline.**

STAFF ANALYSIS (Windows):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. The position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement of the original windows are being preserved. The proposal meets this guideline.

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. The windows are single pane and have sustained water damage. The proposal meets this guideline. See attached photos.

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes. The proposal will retain the original window openings. The proposal meets this guideline.

Section 2.8 D. 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. The same material as the original windows, usually wood, should be used. The replacement windows will be Pella Monumental Wood windows that are wrapped in aluminum clad. The number of muntins and depth will be identical to the original windows. The proposal meets this guideline.

Section 2.8 E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. N/A

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. N/A

RECOMMENDATION (Storefront Alteration):

Staff recommends approval of the storefront alteration with the following condition:

1. If the storefront material underneath the metal is too far gone or otherwise requires any changes, a new application is made to the Planning Commission.

This conditional approval is based on compliance with Design Manual Section 2.15 as outlined above.

RECOMMENDATION (Paint):

Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6 as outlined above.

RECOMMENDATION (Windows):

Staff recommends approval of the windows due to the compliance with Design Manual Section 2.8 as outlined above.



20250001
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 05/21/25

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

Owner of Property Evan Iles & Dan Burns Has the Owner been Notified? Yes

Address of Project 12, 14 & 16 S Market St

Contact Address (if different than Project Address) 320 E Main St Troy OH 45373

Name of Architect/Engineer and/or Contractor Andrew Circle Architect / Countryside Construction North

Application for renovation to include the following:



Alteration



Construction



Moving A Building



Painting



Repair



Demolish - Principal Structure



Demolish - Accessory Structure



Other: Demolish Street Level Facade & Awning

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

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

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

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

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

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Evan Iles

OFFICE USE ONLY:

DATE FILED: _____

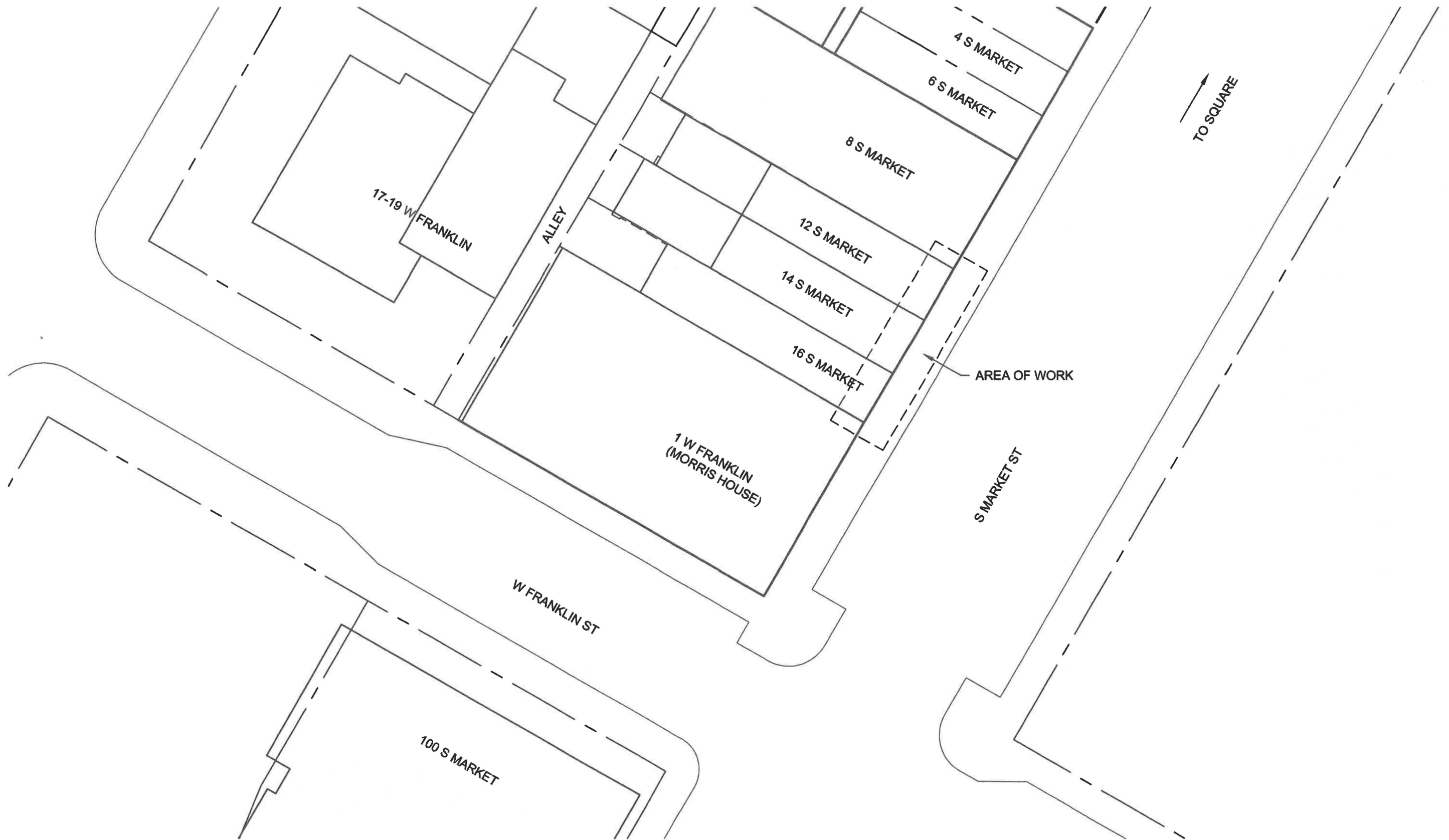
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





SITE PLAN
1/32" = 1'-0"



DEMOLITION SCOPE

A. Remove painted red metal panel, substructure, awning, storefront, stone-clad knee walls, and entry ramp concrete back to original structural rough opening. Exist details that remain behind metal paneling will be evaluated for inclusion in the shopfront designs of 14 & 16 S Market St. See last page of submission packet for existing conditions.

REVISED ELEVATION NOTES

1. New operable aluminum-clad wood windows - divisions and operation to match exist
2. Paint exist painted brick
3. No work to non-painted exist brick
4. New 12 S Market St shopfront w/ aluminum clad-wood windows and entry door in new door drop for accessible entry. Painted wood trim at exist / new columns and new cornice.
5. New 14 S Market St shopfront w/ aluminum-clad wood windows and entry door in new door drop for accessible entry. Painted wood trim at clad exist columns and new cornice.
6. New 16 S Market St shopfront w/ aluminum-clad wood windows and entry door in new door drop for accessible entry. Painted wood raised panels and trim at base of wall and on new columns.
7. Morris House lower entablature to be extended from Morris House above 16 S Market St only and painted brown to match Morris House color scheme.
8. Paint exist parapet bracket, cornice & parapet overhang above 12/14 S Market

REVISED MARKET ST ELEVATION - TECHNICAL

1/8" = 1'-0"

12-16 S MARKET ST TROY OH 45373

Certificate of Appropriateness Submission

05/21/25

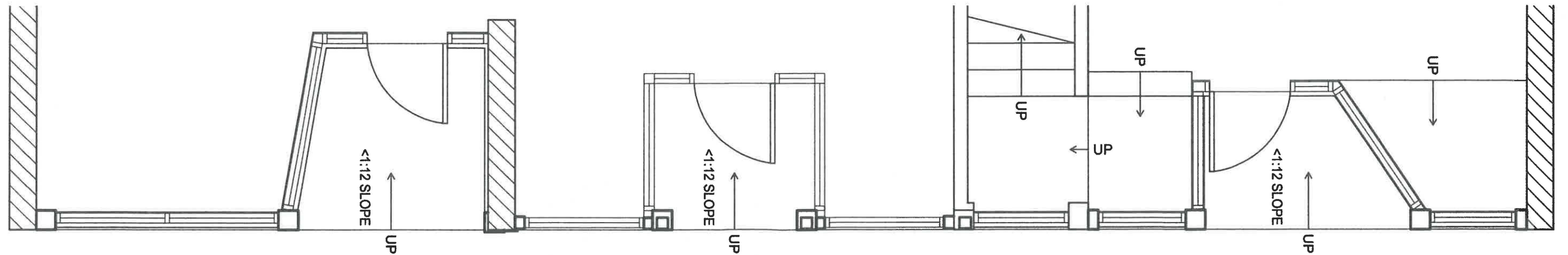


- SW6446 ARUGULA
- SW6445 GARDEN GROVE
- SW0047 STUDIO BLUE GREEN
- SW0038 LIBRARY PEWTER
- SW0050 CLASSIC LIGHT BUFF

REVISED MARKET ST ELEVATION - RENDERED



REVISED STREET LEVEL ELEVATION
1/4" = 1'-0"

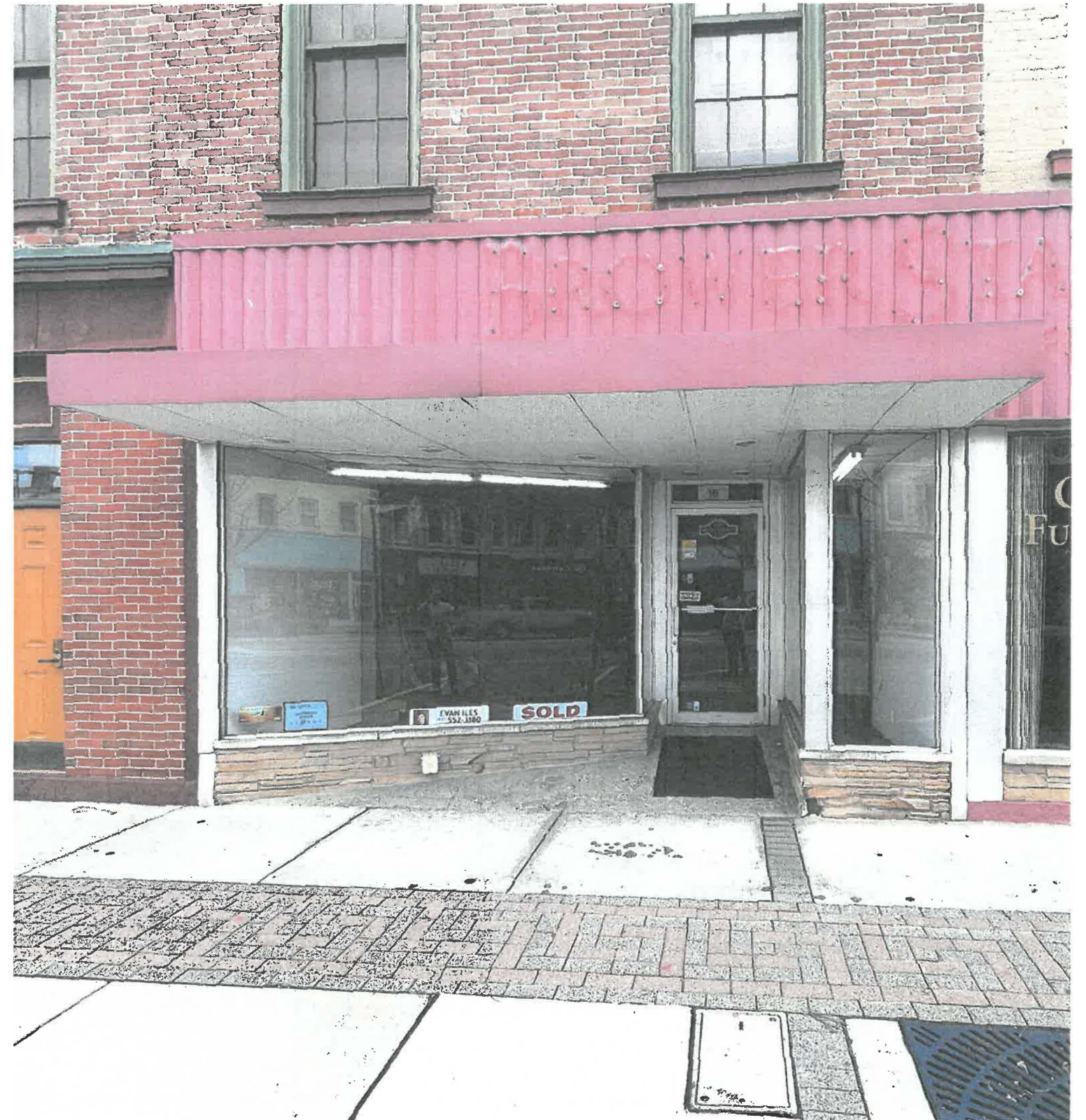


REVISED FACADE PLAN
1/4" = 1'-0"



RENDERINGS

12-16 S MARKET ST TROY OH 45373
 Certificate of Appropriateness Submission
 05/21/25



EXISTING CONDITIONS

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 21, 2025

SUBJECT: Fox Harbor Section 11 – Final Plat

DISCUSSION:

A request by applicant, Brumbaugh Engineering and Surveying LLC, on behalf of Harbor West Land Company for the Planning Commission to consider Fox Harbor Section 11 Final Plat. The Fox Harbor Subdivision is located west of the Kings Chapel Neighborhood and south of West Main Street (State Route 41). This is the eleventh section of the multi-phase development. Attached to this report is a copy of the final plat which contains a vicinity map to show the area of development:

PROPOSAL:

The applicant is seeking approval for the Final Plat of Fox Harbor Section 11. The details are as follows:

Development Area:

Section 11 encompasses a total of 7.605 acres. There are 27 developable lots on 7.605 acres of land.

Right-of-way:

The development will dedicate 1.565 acres of public street Right-of-Way. The street names of the roads in this section are New Castle Drive and Executive Drive.

Zoning lot size:

The zoning of this property is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposal indicates the buildable lots range from .207 acres (9,016 square feet) to .298 acres (12,981 square feet).

Parkland:

Parkland fees will be paid in lieu of the dedication of parkland as approved by the Planning Commission and Board of Park Commissioners.

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 it is in general accordance with the approved Preliminary Plan with the condition that the escrow agreements are provided and accepted prior to going before City Council.

THE UNDERSIGNED, BEING THE OWNER OF 7.605 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 11, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

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

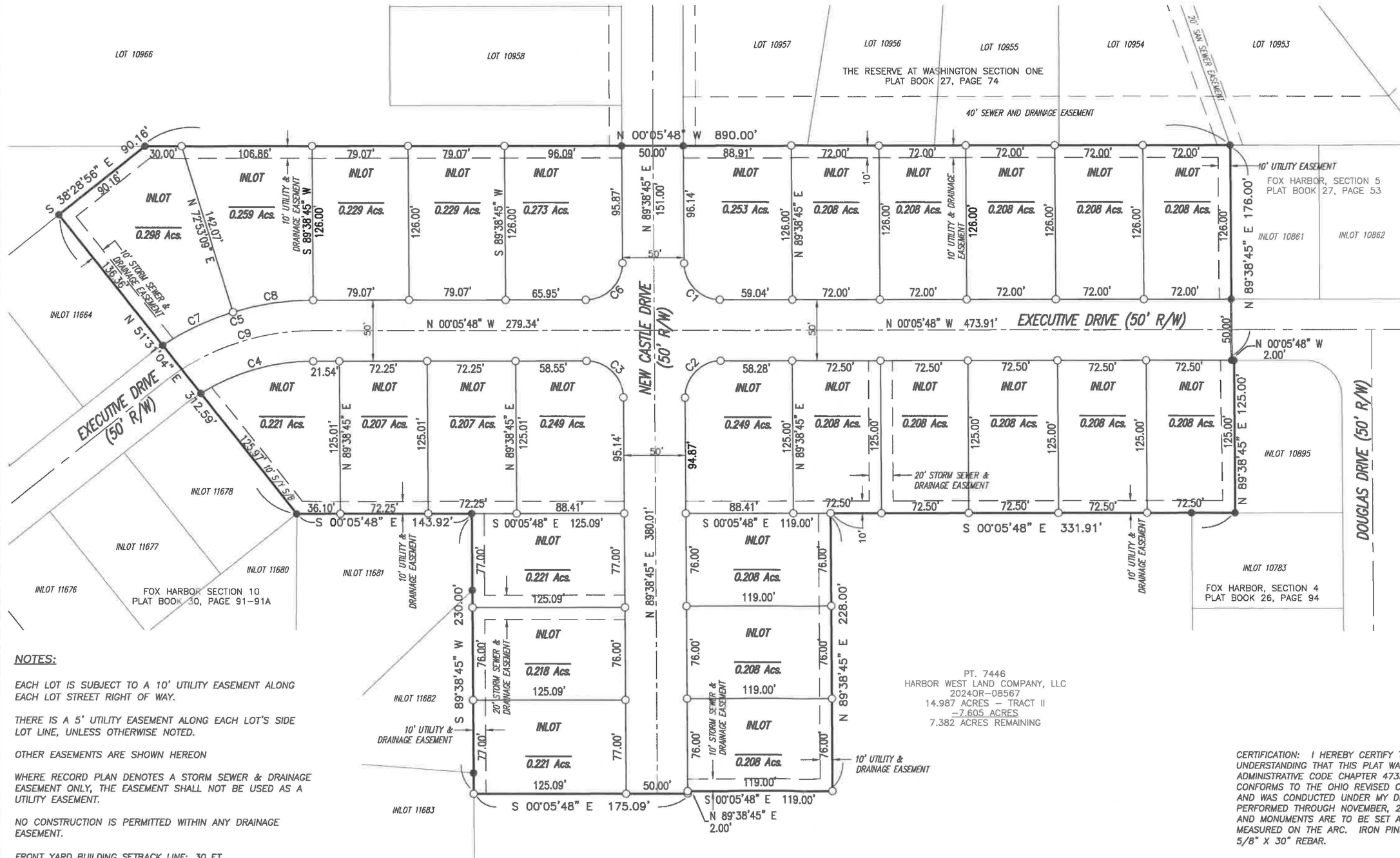
THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF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

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

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

BES JOB #654.24 DRAWN BY: SES CHECKED BY: JJB

FOX HARBOR SECTION 11
LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. INLOT 7446
7.605 ACRES
MAY 16, 2025



REFERENCES

LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72
LAND SURVEY VOL. 62, PAGE 175

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 26, PAGE 94
RECORD PLAT BOOK 27, PAGE 53
RECORD PLAT BOOK 27, PAGE 74-74A
RECORD PLAT BOOK 27, PAGE 97-97A
RECORD PLAT BOOK 29, PAGE 13-13A
RECORD PLAT BOOK 29, PAGE 96-96A
RECORD PLAT BOOK 30, PAGE 91-91A

LEGEND

- 30" x 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND

ACREAGE SUMMARY

6.040 ACRES IN LOTS
1.565 ACRES IN RIGHT OF WAY

PARCEL D08-099868
14.987 AC.
- 7.605 AC.
7.382 AC. REMAINING

PARCEL D08-099869
0.008 AC.
- 0.008 AC.
0.000 AC. REMAINING

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

NO CONSTRUCTION IS PERMITTED WITHIN ANY DRAINAGE EASEMENT.

FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET.
SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

MAXIMUM BUILDING COVERAGE: 40%

CURVE DATA:

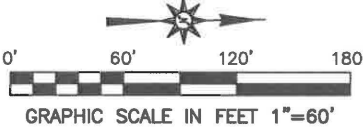
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.99'	30.00'	89°44'33"	N 44°46'29" E	42.33'
C2	47.26'	30.00'	90°15'27"	S 45°13'31" E	42.52'
C3	46.99'	30.00'	89°44'33"	S 44°46'29" W	42.33'
C4	97.13'	175.00'	31°48'01"	S 15°59'48" E	95.89'
C5	130.64'	225.00'	33°16'06"	N 16°43'51" W	128.82'
C6	47.26'	30.00'	90°15'27"	N 45°13'31" W	42.52'
C7	63.82'	225.00'	16°15'03"	S 25°14'22" E	63.60'
C8	66.83'	225.00'	17°01'03"	S 08°36'19" E	66.58'
C9	113.89'	200.00'	32°37'35"	N 16°24'35" W	112.36'

2 WORKING DAYS
BEFORE YOU DIG

CALL: 811

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
CALL TOLL FREE 800-362-2764



THE BASIS OF BEARING IS THE OHIO STATE PLANE
COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

PREPARED BY
BRUMBAUGH
E ENGINEERING &
S SURVEYING, LLC

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

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 23, 2025

SUBJECT: Addison Landing Subdivision – Section 2 Final Plat

DISCUSSION:

On October 11, 2023, approval was granted for the Addison Landing Subdivision Preliminary Plan. The applicant now requests the Planning Commission to review the Final Plat for Section Two. Attached to this report is a copy of the Final Plat for Section Two of the Addison Landing Subdivision.

PROPOSAL:

The applicant is seeking approval for the Final Plat of the Addison Landing Subdivision Section Two. The details are as follows:

Development Area:

Section Two encompasses a total of 14.369 acres with 57 building lots.

Zoning:

The zoning of Section Two is R-5 Single-Family Residential requires a minimum lot size of 6,000 square feet. The proposals indicate 57 buildable lots ranging from .149 acres (6,490 square feet) to 0.417 acres (18,165 square feet).

Right-of-way:

The development of this section will dedicate 1.466 acres of public street Right-of-Way. The names of the roads in Section Two are Addie Circle West, Addie Circle East, and Blair Court.

Parkland:

Private open space that is maintained by the HOA has been accepted by the Planning Commission and Park Board for this development.

Construction prior to Council approval:

The Developer is going to construct the subdivision prior to approval of the Final Plat by City Council. This is authorized under Subdivision Regulations 1113.09 (a) (1) of which states: “(a) All improvements required by these Subdivision Regulations shall be constructed and completed under the supervision of and to the specifications required by the agency or agencies having

jurisdiction over them. No final record plat shall be approved until either: (1) Construction drawings have been approved, all public improvements and that portion of all private improvements within common areas to be used for public purposes have been completed to the satisfaction of the City, and a satisfactory maintenance guarantee has been submitted or the improvements have been in place for at least a year after the satisfactory completion without the appearance of defects; ..."

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 with the following conditions:

1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction, and;
2. The cost sharing amount is agreed upon and authorized by City Council prior to acceptance, and;
3. The public improvements are completed to the satisfaction of the City prior to going before City Council.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 14.369 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS ADDISON LANDING-SECTION TWO 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 UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN OFFICIAL RECORD 1, PAGE 374, 2023OR-08084, AND 2025OR-XXXXX.

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 SERVICE 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 THERETO. 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 OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

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: LYTLE ROAD DEVELOPERS, LTD.

GEORGE R. OBERER, JR., MANAGER
BY: OBERER LAND DEVELOPERS, LTD., ITS MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, 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 LYTLE ROAD DEVELOPERS, LTD., OBERER LAND DEVELOPERS, LTD., GEORGE R. OBERER, JR., ITS MANAGER, 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: FIRST TROY CORP., AN OHIO CORPORATION

RICHARD S. MESSLER
PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, 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 FIRST TROY CORP., RICHARD S. MESSLER, ITS PRESIDENT, 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

LIEN HOLDER: NVR, INC.

PAUL WISHNOK
MANAGING MEMBER

STATE OF OHIO, 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 NVR, INC., BY PAUL WISHNOK, IT'S MANAGING MEMBER, 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

LIEN HOLDER: OLD FORT BANKING COMPANY

DAVID WALTON
EXECUTIVE VICE PRESIDENT

STATE OF OHIO, 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 OLD FORT BANKING COMPANY, BY DAVID WALTON, IT'S EXECUTIVE VICE PRESIDENT, 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

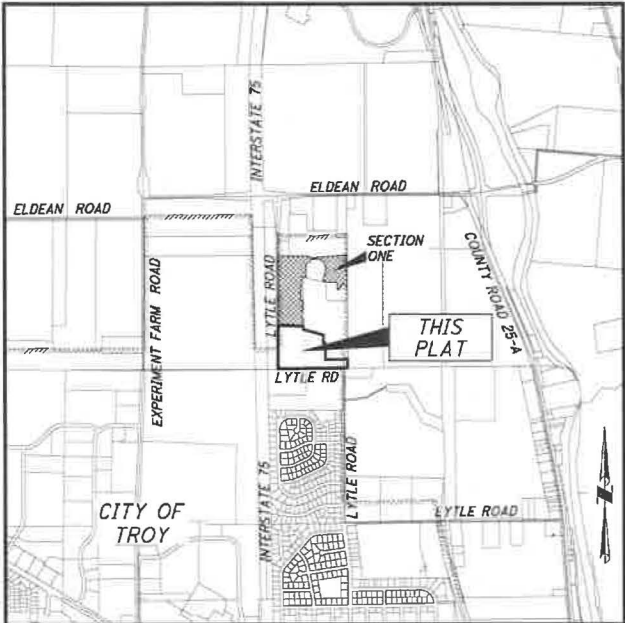
ADDISON LANDING-SECTION TWO

PT 11357
INLOT

TROY
CITY

MIAMI
COUNTY

OHIO
STATE



VICINITY MAP
N.T.S.

OWNER'S STATEMENT

STATE OF OHIO, COUNTY OF MIAMI, S.S. DATE: _____, 20____

RICHARD S. MESSLER, PRESIDENT OF FIRST TROY CORP., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD S. MESSLER, PRESIDENT

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 OHIO, COUNTY OF MONTGOMERY, S.S. DATE: _____, 20____

GEORGE R. OBERER, JR., OBERER LAND DEVELOPERS, LTD., MANAGER OF LYTLE ROAD DEVELOPERS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

GEORGE R. OBERER, JR., MANAGER

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 8 PAGE 43
SURVEY VOLUME 3 PAGE 379
SURVEY VOLUME 17 PAGE 87
SURVEY VOLUME 22 PAGE 180
SURVEY VOLUME 24 PAGE 151
SURVEY VOLUME 25 PAGE 62
LAND SURVEY 62 PAGE 42
LAND SURVEY 62 PAGE 191
RECORD PLAT 28 PAGE 32
RECORD PLAT 31 PAGE 6

NOTES

1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT (PUBLIC). OTHER UTILITY EASEMENTS (PUBLIC) ARE AS SHOWN HEREON.

2.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' DRAINAGE EASEMENT (PRIVATE) ON EACH SIDE, BEING 10' TOTAL.

3.) ALL DRAINAGE EASEMENTS (PRIVATE) ARE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

4.) FENCES AND STRUCTURES ARE NOT PERMITTED IN THE DRAINAGE AND UTILITY EASEMENTS.

5.) ALL STORM DRAINAGE OUTSIDE OF THE PUBLIC STREET RIGHT-OF-WAY SHALL BE PRIVATE AND MAINTAINED BY THE ADDISON LANDING HOMEOWNER'S ASSOCIATION.

6.) THE OPEN SPACE LOT SHALL BE DEDICATED AS A UTILITY AND DRAINAGE EASEMENT AND SHALL BE MAINTAINED BY THE ADDISON LANDING OWNER'S ASSOCIATION.

7.) THE OPEN SPACE LOT SHALL BE DEDICATED AS AN ACCESS EASEMENT FOR A PARK/PLAYGROUND AREA FOR PUBLIC USE. ALL EQUIPMENT AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ADDISON LANDING OWNER'S ASSOCIATION.

8.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

DEEDS

LYTLE ROAD DEVELOPERS, LTD.
2023OR-08084
32.268 ACRES

LYTLE ROAD DEVELOPERS, LTD.
2025OR-08086
15.010 ACRES

FIRST TROY CORP.
OFFICIAL RECORD 1, PAGE 374
23.532 ACRES

CITY OF TROY-CITY ENGINEER

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

JILLIAN A. RHOADES, 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. 0-____-20____, EFFECTIVE _____, 20____.

MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

AREA SUMMARY

57 BUILDING LOTS 11.830 ACRES
EX. STREET R/W (TO BE DEDICATED) 1.073 ACRES
NEW STREET R/W (TO BE DEDICATED) 1.466 ACRES
TOTAL 14.369 ACRES

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON 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. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8354

www.CHOICEONEENGINEERING.com

DATE:
05-20-2025

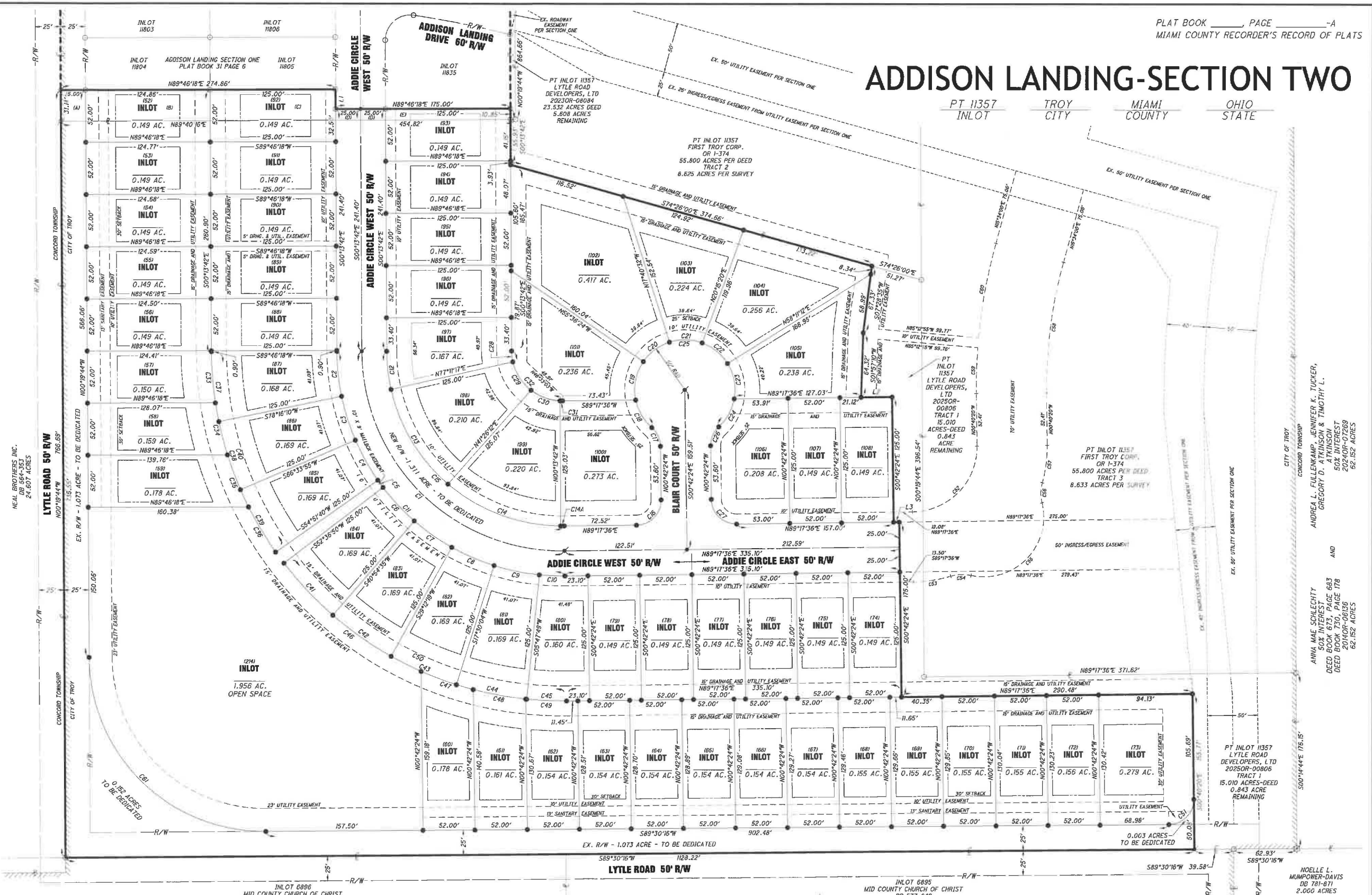
DRAWN BY:
MPL

JOB NUMBER:
MIATRO2417

SHEET NUMBER
1 OF 3

ADDISON LANDING-SECTION TWO

PT 11357
INLOT
TROY
CITY
MIAMI
COUNTY
OHIO
STATE



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ✱ MAG NAIL SET
- ✱ MAG NAIL FOUND
- ✱ STONE FOUND
- EXISTING CORPORATION LINE
- EXISTING EASEMENT LINE
- UTILITY EASEMENT LINE
- FRONT-10' ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
- FRONT-25' - UNLESS OTHERWISE SHOWN
- REAR-30' SIDE-5'
- LINE NUMBER
- CURVE NUMBER
- EXISTING SUBDIVISION LINE
- PRELIMINARY LOT NUMBER

OWNER

LYTLE ROAD DEVELOPERS, LTD.
2023OR-08084
32.268 ACRES
AND
2025OR-00806
15.018 ACRES

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83 (CORS 2011 ADJUSTMENT), OHIO SOUTH ZONE, ODOT VRS CORRS NETWORK

SCALE 1" = 60'

0 30 60 120

SUBMITTED FOR REVIEW

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:

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DATE: 05-20-2025

DRAWN BY: MPL

JOB NUMBER: MIATRO2417

SHEET NUMBER: 2 OF 3

ADDISON LANDING-SECTION TWO

PT 11357 TROY MIAMI OHIO
INLOT CITY COUNTY STATE

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

DRAINAGE NOTES

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

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

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

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 14.369 ACRES OUT OF PART OF INLOT NUMBER 11357 OWNED BY LYTLE ROAD DEVELOPERS, LTD. RECORDED IN INSTRUMENT 2023OR-08084, BEING 23.532 ACRES PER DEED AND INSTRUMENT 2025OR-00806, BEING 15.010 ACRES PER DEED.

ADDISON LANDING OWNER'S ASSOCIATION DECLARATIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS, AS RECORDED IN 2024OR-12538 OF THE MIAMI COUNTY RECORDER'S RECORDS.

PARCEL ACREAGE BREAKDOWN

PRELIMINARY LOT	INLOT NUMBER	PT INLOT 11357 D08-107408	PT INLOT 11357 D08-106897	TOTAL ACREAGE
A		0.018	1.055	1.073
B		0.089	0.060	0.149
C		0.088	0.061	0.149
D		0.013	1.298	1.311
E		0.031	0.118	0.149

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	200.00'	315.83'	90°28'42"	284.02'	S45°28'03"E
C2	225.00'	45.17'	11°30'08"	45.09'	S05°58'46"E
C3	225.00'	45.96'	11°42'15"	45.88'	S17°34'58"E
C4	225.00'	45.96'	11°42'15"	45.88'	S29°17'13"E
C5	225.00'	8.82'	02°14'49"	8.82'	S36°15'45"E
C6	225.00'	45.96'	11°42'15"	45.88'	S43°14'17"E
C7	225.00'	45.96'	11°42'16"	45.88'	S54°56'33"E
C8	225.00'	45.96'	11°42'15"	45.88'	S66°38'48"E
C9	225.00'	45.96'	11°42'15"	45.88'	S78°21'03"E
C10	225.00'	25.54'	06°30'13"	25.53'	S87°21'18"E
C11	225.00'	355.31'	90°28'42"	319.52'	S45°28'03"E
C12	175.00'	38.43'	12°35'01"	38.36'	S06°31'12"E
C13	175.00'	112.24'	36°44'52"	110.33'	S31°11'09"E
C14	175.00'	122.03'	39°57'08"	119.57'	S69°32'09"E
C14A	175.00'	3.65'	01°11'41"	3.65'	N89°53'26"E
C15	175.00'	276.35'	90°28'42"	248.52'	S45°28'03"E
C16	25.00'	39.27'	90°00'00"	35.36'	N44°17'36"E
C17	25.00'	21.03'	48°11'23"	20.41'	N24°48'06"W
C18	50.00'	32.49'	37°13'46"	31.92'	N30°16'54"W
C19	50.00'	40.20'	46°03'37"	39.12'	N11°21'47"E
C20	50.00'	33.10'	37°55'52"	32.50'	N53°21'32"E
C21	50.00'	33.10'	37°55'52"	32.50'	S88°42'36"E
C22	50.00'	33.10'	37°55'52"	32.50'	S50°46'44"E
C23	50.00'	36.71'	42°04'01"	35.89'	S10°46'48"E
C24	50.00'	32.49'	37°13'46"	31.92'	S28°52'06"W
C25	50.00'	241.19'	276°22'46"	66.67'	S89°17'36"W
C26	25.00'	21.03'	48°11'23"	20.41'	S23°23'17"W
C27	25.00'	39.27'	90°00'00"	35.36'	S45°42'24"E
C28	50.00'	10.98'	12°35'01"	10.96'	S06°31'12"E
C29	50.00'	34.24'	39°14'25"	33.58'	S32°26'55"E
C30	50.00'	31.13'	35°40'03"	30.63'	S69°53'09"E
C31	50.00'	2.61'	02°59'14"	2.61'	S89°12'47"E
C32	50.00'	78.96'	90°28'42"	71.01'	S45°28'03"E
C33	350.00'	51.28'	08°23'44"	51.24'	S04°25'34"E
C34	350.00'	53.37'	08°44'12"	53.32'	S12°59'32"E
C35	350.00'	56.03'	09°10'22"	55.97'	S21°56'49"E
C36	350.00'	52.57'	08°36'21"	52.52'	S30°50'10"E
C37	350.00'	70.26'	11°30'08"	70.15'	S05°58'46"E
C38	350.00'	71.50'	11°42'15"	71.37'	S17°34'58"E
C39	350.00'	71.50'	11°42'15"	71.37'	S29°17'13"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C40	350.00'	213.26'	34°54'38"	209.97'	S17°41'01"E
C41	350.00'	71.50'	11°42'15"	71.37'	S43°14'17"E
C42	350.00'	71.50'	11°42'16"	71.37'	S54°56'33"E
C43	350.00'	71.50'	11°42'15"	71.37'	S66°38'48"E
C44	350.00'	71.50'	11°42'15"	71.37'	S78°21'03"E
C45	350.00'	39.73'	06°30'13"	39.71'	S87°21'18"E
C46	350.00'	191.68'	31°22'40"	189.29'	S53°04'29"E
C47	350.00'	55.35'	09°03'38"	55.29'	S70°50'36"E
C48	350.00'	53.02'	08°40'48"	52.97'	S79°42'49"E
C49	350.00'	40.64'	06°39'12"	40.62'	S87°22'48"E
C50	350.00'	325.72'	53°19'15"	314.09'	S64°02'47"E
C51	25.00'	39.35'	90°10'36"	35.41'	S44°24'58"W
C52	65.00'	102.06'	89°57'55"	91.90'	N44°18'38"E
C53	135.00'	37.76'	16°01'39"	37.64'	N81°16'46"E
C54	40.00'	20.21'	28°57'18"	20.00'	S87°44'35"W
C55	60.00'	121.29'	115°49'12"	101.67'	N44°18'38"E
C56	40.00'	20.21'	28°57'18"	20.00'	S00°52'41"W
C57	135.00'	37.76'	16°01'39"	37.64'	N07°20'30"E
C58	465.00'	131.79'	16°14'19"	131.35'	S07°26'50"W
C59	535.00'	45.95'	04°55'17"	45.94'	S01°47'19"W
C60	535.00'	95.68'	10°14'47"	95.55'	S10°26'36"W
C61	175.00'	275.40'	90°10'00"	247.85'	N45°24'44"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.50'	S00°13'42"E
L2	30.89'	N89°17'36"E
L3	5.59'	N89°17'36"E



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SHEET NUMBER 3 OF 3