



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 25, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - June 11, 2025
3. Historic District Application - Certificate of Appropriateness, 114 S. Market Street, for the installation of a 22.6 square foot building sign
Owner - Four Sons Development, LLC, - Wade Westfall
Applicant - Winners Computer LLC
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 222 E. Main Street, for the installation of a 24 square foot building sign
Owner - Troy Auto Detailing
Applicant - Christina Gregory
-Commission to make decision
5. Planned Development Application and General Plan Application - Eagles Landing, located on Wilson Road south of SR 718 and west of the Stonebridge Meadows Subdivision, consisting of three parcels for a total of 86.88 acres. Application is for review of the General Plan/Rezoning from City Administered County Zoning of A-2, General Agriculture, to a Planned Development-Residential (PD-R). This is the first step in the Planned Development process.
Owner: ELC, LLC
Applicant: Harlow Builders, Frank Harlow
-Commission to determine whether or not to hold a public hearing
-Commission to provide recommendation to Troy City Council
6. Downtown/Riverfront Overlay (DR-O) District Application, 518 E. Water Street, to allow for 43 single-family and two commercial mixed-use buildings on the west side of the site. This would be an exception to Zoning Code Sections 1143.11 (f) (2) and (4) - FIRST READING
Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property.
Owner - East Troy Development LLC
Applicant - Sam O'Neal, s.m. O'Neal Construction
- No action can be taken at this meeting
-The application will go onto the next PC agenda for a required Public Hearing and recommendation/decision by the Troy Planning Commission
7. Other
8. Adjourn

Next Meeting -- July 9, 2025

Note to Commission members: If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 11, 2025 at 3:30 p.m. with Vice-Chairman Larry Wolke presiding. ATTENDING: Members – Westmeyer, Wolke, Ehrlich, Oda, Emerick and Titterington; Development Staff – Eidemiller and Burel; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the May 28, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 112-118 W. MAIN STREET, FOR FIRST FLOOR WINDOW AND DOOR ALTERATIONS, AND PARKING LOT IMPROVEMENTS: OWNER - JUDY TOMB, GLASS CITY DEVELOPERS LLC; APPLICANT - TROY HISTORIC PRESERVATION ALLIANCE, BEN SUTHERLY, PRESIDENT AND OWNER - JEREMY TOMB; APPLICANT - MICHAEL D. TWISS, AIA. Staff reported: The property is located in the B-3 Central Business District.

BACKGROUND:

An update to the Ohio Historic Inventory (OHI) form was accepted by the State Historic Preservation Office on or about July 28, 2023. According to 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 masonry construction. Key features that represent this style include wide-rounded arches around doors and windows.

DISCUSSION:

Doors. The applicant proposes replacing three first-floor doors with Pella Reserve wood doors wrapped in aluminum cladding. The color is proposed to be Portobello (grayish brown). The applicant is providing the specific color swatch at the meeting.

Windows/Transoms. The applicant is also proposing two windows replacements and three transom replacements that will be identical to the design of the upper floor windows. The windows will also be Pella Reserve wood windows wrapped in aluminum cladding in the color black.

Parking Lot Modifications. A new parking lot is being proposed with the installation of ten parking stalls. This will include one handicap stall. Landscaping is also included with eight blue chip junipers shown along the alley.

Shed/Dumpster Enclosure An accessory structure is proposed that will include storage and a dumpster enclosure. The footprint of the accessory structure will be 12.33' x 20.5'. The exterior walls of the structure will be split faced concrete masonry unit in the color of harvest buff. The south elevation of the dumpster enclosure will be black wood slats. Finally, the roof will be black standing seam metal that will match the principal structure.

STAFF ANALYSIS (Window/Transoms):

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

Section 2.8 A. of the Design Manual, the position, number, and arrangement of original windows in a building should be preserved. The position, number, and arrangement of original windows is being preserved.

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. One of the windows appears to be older if not original to the structure. This window is evidenced by significant deterioration. The other larger window has been altered with what appears to be a plexiglass material. The transoms have all been enclosed with wood. The application complies with this requirement.

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. The proposal does not enlarge or downsize the original window openings to accommodate stock replacement window sizes. The application meets this requirement.

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 number of panes will match the original windows. There is not enough evidence in the application to determine the original dimensions and profiles of sash members and muntins. The application does show similar operation characteristics of the originals. The material proposed are wood windows that are wrapped in black aluminum. The material will meet 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. Not applicable in this request.

Section 2.8 F. Windows that have an original storm sash should be repaired and retained. Not applicable in this request.

STAFF ANALYSIS (Parking Lot Modifications):

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

Section 4.4 A. Vehicular access should be visually complementary to the site and building design. It should be secondary to the appearance of the building and not dominate its design. The parking lot is visually complimentary and subordinate to the principle structure of the building. A parking lot currently is present on the site that has fallen in disrepair. The proposed parking lot will enhance the property. A visual break is being added to screen the parking lot from the public alley. The proposal meets this guideline.

Section 4.4 B. Pedestrian and bicycle access and storage should be incorporated into the site design. Pedestrian access is granted along the alley. The north portion of the parking lot is planned for outdoor seating that will further pedestrian access and usability of the site. The proposal meets these guidelines.

Section 4.4 C. Parking should be accessed from a side street or an alley rather than from the main street. Parking lots or curb cuts in front of a building at the sidewalk should be avoided. The access will be via the alley to the rear. The proposal meets this guideline.

Section 4.4 D. The visual impacts of service and loading areas should be minimized. They should be located to the rear of the building and screened from public rights-of-way consistent with code requirements. Not applicable in this request.

Section 4.7 Mechanical Equipment and Waste Screening A. Mechanical equipment, utility equipment, and waste facilities should be screened from the view of any public right-of-way or adjacent property and located to the rear of the building. Such equipment should be screened from view with landscaping or screen walls. The dumpster will be screened from view as it is in a solid masonry enclosure as required by the Zoning Code. The colors of the CMU block will be Harvest Buff upon which will complement the earthy tones of the principal structure. The proposal complies with this guideline.

STAFF RECOMMENDATIONS:

(Windows, Transoms, and Doors): Staff recommends approval of the Windows, Transoms, and Doors due to the compliance with Design Manual Section 2.8 as outlined above.

(Parking Lot Modifications): Staff recommends approval of the parking lot modifications with the condition that 6" concrete curbing is added around the drive approach from the alley. This conditional recommendation is due to compliance with Design Manual section 4.4.

(Shed/Dumpster Enclosure): Staff recommends approval of the proposed shed/dumpster enclosure due to compliance with Design Manual 4.7.

ACTION OF THE COMMISSION REGARDING DOORS AND WINDOWS PORTION OF APPLICATION: A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Historic District Application, Certificate of Appropriateness for 112-118 W. Main Street as submitted, for the door and window modifications, based on the materials/colors stated in the application, as viewed by the Commission, and based on the findings of staff that the Windows, Transoms and Doors comply with Design Manual Section 2.8.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

ACTION OF THE COMMISSION REGARDING PARKING LOT IMPROVEMENTS AND ACCESSORY STRUCTURE PORTIONS OF APPLICATION: A motion was made by Mr. Emerick, seconded by Mr. Westmeyer, to approve the Historic District Application, Certificate of Appropriateness for 112-118 W. Main Street as submitted, for the parking lot improvements and accessory structure, based on the materials/colors stated in the application, as viewed by the Commission, and based on the findings of staff that: Shed/Dumpster Enclosure complies with Design Manual Section 4.7

Parking Lot Modifications, with the condition that 6" of concrete curbing is added around the drive approach from the alley as recommended by staff, as complies with Design Manual section 4.4.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

FINAL PLAT APPROVAL AND DEDICATION OF RIGHT-OF-WAY, LIBERTY MEADOWS SUBDIVISION, SECTION ONE, PLAT IS LOCATED SOUTH OF TROY-URBANA ROAD AND EAST OF HUNTERS RIDGE DRIVE, OWNER – LIBERTY LOT SALES LLC, FRANK HARLOW, APPLICANT - CHOICE ONE ENGINEERING. Staff reported the following details:

-Section One is comprised of a total of 23.64 acres broken down as follows:

12.146 acres	31 building lots
7.326 acres	4 drainage lots
0.346 acres	1 landscape/buffer lot along Liberty Bell Way
3.822 acres	Public right-of-way to be dedicated: Liberty Bell Way, Freedom Way, Wyatt Road, and Trump Court.

-The zoning is R-3, Single-Family Residential which requires a minimum lot size of 12,000 square feet. Actual lot sizes range from .275 acres (12,000 square feet) to 0.618 acres (26,920 square feet).

-Fees-in-lieu of dedicated green space will be paid to the City with each new housing permit, as approved by the Commission and Board of Park Commissioners.

-The Final Plat is in general conformance with the approved Preliminary Plan (approved 1-24-2024).

Staff recommends approval of the Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan with the condition that the escrow agreement are received and approved prior to going to City Council.

ACTION OF THE COMMISSION. A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that the Final Plat of Liberty Meadows Subdivision Section One be approved, including the dedication of Right-of-Way, as submitted and with the condition that the recommendation of the Commission to Council will not be forwarded until the required escrow agreement has been provided and accepted by the City.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

FINAL DEVELOPMENT PLAN AND RECORD PLAN – SOMERSET RESERVE PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) SECTION 2, LOCATED AT THE SW CORNER OF NASHVILLE ROAD AND W. MARKET STREET (SR 55); OWNER – SOMERSET RESERVE PROJECT I, LLC; APPLICANT - DDC MANAGEMENT LLC.

FINAL DEVELOPMENT PLAN. Staff reported: the Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan for Section 2 is in accordance with the approved General Plan that was approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

PROPOSAL:

Uses & Layout: This phase of the development consists of 49 single-family residential lots. The lot area breakdown is as follows:

Lot area - 8.123 ac.; Open space - 2.551 ac.; Right of Way: (public) - 0.849 ac. (private) - 1.905 ac.; total acres 13.428.

Roadways: This phase of the development will add the second main access off of W. Market Street (State Route 55). Phase one included necessary road improvements to the Nashville Road and W. Market Street intersection. The internal road system will be private streets maintained by the HOA. Street names include: Somerset Drive, Pinecrest Drive, and Oakridge Drive. The public portion of the right of way to be dedicated is 0.849 acres.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: The entire PD proposes 12.446 acres of open space with this phase creating 2.551 acres of open space. Private playground equipment and paved walking trails are also being provided. The Zoning Code requires 10% of the entire acreage in the development to be used as open space.

The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

Protective Covenants: Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

Staff recommends the Commission approve the Final Development Plan as it is in accordance with the approved General Plan.

DISCUSSION: In response to Mrs. Ehrlich, staff advised that it is about 800' between the second exit on SR 55 and Nashville Road; and no traffic light or flashers are anticipated at this time for the development.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, that the Troy Planning Commission approves the Final Development Plan of the Somerset Reserve Planned Development – Residential Section 2 as it conforms to the approved General Plan.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECORD PLAN: Staff noted this would be the third step for this Planned Development, and recommended that the Commission recommend approval to Council with the condition that the financial guarantee is received and approved in accordance with Subdivision Regulation Section 1113.08 prior to the recommendation being forwarded to Council.

ACTION OF THE COMMISSION

A motion was made by Mr. Titterington, seconded by Mr. Emerick, that the Troy Planning Commission recommends to Troy City Council that the Final Plat of Liberty Meadows Subdivision Section One be approved, including the dedication of Right-of-Way, as submitted and with the condition that the recommendation of the Commission to Council will not be forwarded until the required escrow agreement has been provided and accepted by the City.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

OTHER: Staff commented that a public engagement opportunity regarding the update of the Park and Recreation Master Plan was held June 6 at the downtown Strawberry Jam event; the survey will also be on the City's website that day; and residents are asked to take the survey.

There being no further business, the meeting adjourned at 3:43 p.m., upon motion of Mrs. Ehrlich, seconded by Mr. Emerick, and approved by a unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: June 25, 2025

SUBJECT: Historic District Review – 114 S. Market Street

PROPOSAL:

A request by the applicant, Winner's Computer LLC, on behalf of the owner, Four Sons Development LLC, for the installation of a 22.6 square foot building sign at the property located at 114 S. Market Street, Parcel ID: D08-002573. The applicant has received authorization from the property owner for the proposed request.

The OHI form lists the property as a two-story brick commercial building built in 1891. Contributing design features include a stone storefront with transom, a recessed entry, corbelled brickwork, and stone detailing in the parapet. The property is not listed on the National Historic Register.

DISCUSSION:

This building is permitted to have a total of 30 square feet of building signage. The applicant is proposing to install a 22.6 square foot building sign. The sign will be made from routed composite material using black and white lettering, stud mounted to give a three-dimensional appearance. The digital print graphics will be applied only to the computer area of the sign.

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 sign 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 sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.4 of the Design Manual.

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: 114 S MARKET STREET

Applicant/ Business Name: WINNERS COMPUTER LLC

Address: 114 S MARKET ST
Phone: 937-339-0888 Email: BOB@WINNERSCOMPUTER.COM

Contractor Name: IC SIGNS

Address: 1106 LUNAR DRIVE
Phone: 419-738-6640 Email: SALES@ICSIGNS.NET

Property Owner Name: WAP FOUR SONS - WADE WESTFALL

Address: TROY
Phone: 937-672-1260 Email: _____

New tenant? ☐-Yes ☒-No

Building setback: 150" Height & Stories of Building: 2 STORIES
Building/Tenant Frontage (linear feet): 238" Top of New Sign from Grade: 149"
Number of Faces: 1 Cost of Sign(s): 2466.20

Type of Proposed Sign:

- | | | |
|--|---|--|
| ☐ - Awning | ☐ - Development I.D. | ☒ - Window - DECAL - JUST LOGO |
| ☐ - Billboard | ☐ - Freeway Oriented | ☐ - Other |
| ☒ - Building - ABOVE WINDOWS | ☐ - 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: _____ Length: _____ Width: _____ Height: _____ Total Sq.ft.: _____

☐-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: Bob Date: 5-23-25



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 5-23-25

Applicant WINNERS COMPUTER LLC Telephone No. 937-339-0888

Owner of Property W ADE Has the Owner been Notified? Yes

Address of Project 114 S MARKET ST, TROY

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor IC SIGNS

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:

Robert G. G. G.

W ADE WEST FALL

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



OHIO
HISTORICAL
SOCIETY
SINCE 1885

1. No.		2. County Miami		4. Present Name(s) Graighnesship Appliance Center ☐ Coded		1. No.
3. Location of Negatives City of Troy Devel Dept		5. Historic or Other Name(s) N.J. Magel Building				
Roll No. L		Picture No.(s) 16				2. County
6. Specific Address or Location 114 S. Market St.		16. Thematic Association(s) Commercial		28. No. of Stories 2		
6a. Lot, Section or VMD Number		17. Date(s) or Period 1891		17b. Alteration Date(s) Unknown		4.5. Present or Historic Name
7. City or Village Troy		18. Style or Design Early 20 C. Comm. ☐ High Style ☐ Elements		29. Basement? Yes ☐ No ☐		
8. Site Plan with North Arrow		18a. Style of Addition or Element(s) N/A		30. Foundation Material Not visible		4.5. Present or Historic Name
9. U.T.M. Reference Quadrangle Name Troy		19. Architect or Engineer		31. Wall Construction Brick		
Zone Easting Northing		19a. Design Sources		32. Roof Type & Material Flat/Built up		4.5. Present or Historic Name
Site ☐ Building ☒		20. Contractor or Builder		33. No. of Bays Front 3 Side --		
11. On National Register? Yes ☐ No ☒		21. Building Type or Plan N/A		34. Exterior Wall Material(s) Running bond		4.5. Present or Historic Name
12. N.R. Potential? Yes ☐ No ☐		22. Original Use, if apparent Commercial		35. Plan Shape Rectangular		
13. Part of Estab. Yes ☒ No ☐		23. Present Use Commercial		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐		4.5. Present or Historic Name
14. District Potential? Yes ☐ No ☐		24. Ownership Public ☐ Private ☒		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 3 ver ☐ 4 over 4 ☒ Other 3 ver		
15. Name of Established District (N.R. or Local) Troy Historic District		25. Owner's Name & Address, if known Naomi & Thomas Shanesy 310 W. Franklin Troy, OH		38. Building Dimensions 20 x --		4.5. Present or Historic Name
		26. Property Acreage		39. Endangered? Yes ☐ No ☐		
		27. Other Surveys in Which Included N/A		40. Chimney Placement None visible		4.5. Present or Historic Name
				41. Distance from and Frontage on Road 10 x 20		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building. CDF: stone storefront with transom, storefront bulkhead, and recessed entry are intact; upper story 3 vertical/3 vertical double hung sash intact; corbelled brickwork and stone detailing in parapet. Alterations include storefront window with aluminum trim appears newer but still in original configuration.						6. Specific Address or Location
43. History and Significance (Continue on reverse if necessary) Built in 1891 by N.J. Magel.						
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.						6. Specific Address or Location
45. Sources of Information Field observation City of Troy Miami Co. property records						
46. Prepared by J. Darbee/N. Recchie						6. Specific Address or Location
47. Organization F. Conaway & Assoc.						
48. Date Recorded in Field 5/97						6. Specific Address or Location
49. Revised by 50a. Date Revised						
50b. Reviewed by						6. Specific Address or Location



PHOTO

Total Area
22.63 sq ft
Black Routed
ACM w/
White
Routed ACM
Letters,
Digital Print
Graphics
applied to
computer
area.

Stud
mounted for
3
dimensional
look.



Job No.: 7573

I approve for this order to proceed to production & accept
that any errors are my responsibility & not IC Signs.

Customer Signature: _____

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: June 25, 2025

SUBJECT: Historic District Review – 222 E. Main Street

PROPOSAL:

A request by the applicant, Christina Gregory, on behalf of the owner, Troy Auto Detail & Tint LLC, for the installation of a 24 square foot building sign at the property located at 222 E. Main Street, Parcel ID: D08-068120. The applicant has received authorization from the property owner for the proposed request.

No OHI Form exists for the property.

DISCUSSION:

This building is permitted to have a total of 72 square feet of building signage. The applicant is proposing to install a 24 square foot building sign. The sign will be made from aluminum composite material using three-dimensional routed lettering. The lettering will be white with a light blue logo and black backing.

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 sign 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 sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.4 of the Design Manual.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 06/10/25

Applicant Christina Gregory Telephone No. 937-552-5386

Owner of Property Troy Auto Detailing Has the Owner been Notified? Yes

Address of Project 222 East Main St, Troy OH 45373

Contact Address (if different than Project Address) _____

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: 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:
Mitch

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





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: 222 East Main St, Troy OH 45373

Applicant/ Business Name: Christina Gregory

Address: 6 S State Route 202, Troy Oh 45373

Phone: 9375525386 Email: christina.gregory@signservicepro.com

Contractor Name: Sign Service Pro

Address: 6 S State Route 202, Troy Oh 45373

Phone: 9375525386 Email: christina.gregory@signservicepro.com

Property Owner Name: Troy Auto Detailing

Address: _____

Phone: _____ Email: _____

New tenant? ☒ -Yes ☐ -No

Building setback: 23.53'

Height & Stories of Building: _____

Building/Tenant Frontage (linear feet): 44.20'

Top of New Sign from Grade: _____

Number of Faces: 1

Cost of Sign(s): \$3,184

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: _____ Length: _____ Width: _____ Height: _____ Total Sq.ft.: _____

☒ -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: 06/10/25

100 South Market Street, Troy, OH 45373-7303

Make it yours.



EXTERIOR WALL SIGN

SO#:

Client: Troy Auto Detailing

Project: New Building Sign

Date: 6/5/25

Project Address: 222 East Main Street
Troy, OH, 45373

Revision History:

v2: Construction details further specified



Project Details:

Sign Type: Panel & Dimensional
Graphics

Illuminated:

☐ Internal ☐ External ☒ No

Mounting Type:

☒ Flush Mount ☐ Raceway

☐ Pan/Cabinet ☐ Bracket

Wall Type:

☐ EFIS ☒ Siding

☐ Block/Brick/Stone

Sq. Ft. Signage: 24 ft² total

Sq. Ft. Allowance:

Permit Required:

☒ Yes ☐ No ☐ TBD

Engineering Required:

☐ Yes ☐ No ☒ TBD

Installed by Vantage Signs:

☒ Yes ☐ No ☐ TBD

Remove Existing Signage:

☐ Yes ☒ No ☐ TBD

Site Survey Required:

☒ Yes ☐ No

Anticipated Lifespan (Years):

☐ Temp. ☐ 1-5 ☐ 6-10 ☒ 10+

Materials:

Notes:

Color Specs:

N/A N/A N/A N/A N/A
☐ ☐ ☐ ☐ ☐



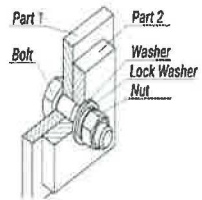
Existing Conditions:



QTY: 1x total

48"h x 72"w (Overall) 24 ft² Total
6mm Aluminum Composite Material Sign Panel
Black Backing Panel w/ 1" Radius Corners

Logo: 17.5"h x 30.18"w
Copy: 10"h x 64.17"w (Overall)
3/8" Non-Illuminated Flat Cut Acrylic Letters Adhered using
Silicone VHB Foam Tape to ACM Panel



COSA 2024

SIDING OR EFIS OVER PLYWOOD (minimum - 3/4 inch thick)

- A. 1/4" Through threaded fastener with backplate or washer - lock washer & nut
B. 3/8" Toggle bolt - where blind fastener is required

Designer: Evan Kurtz

Project Sheet: v2.15 Last Updated: 5/21/25



Note: All Electric Signs Are
UL Listed And Labeled.

This rendering is the property of Vantage Signs. It is for the exclusive use of Vantage Signs unless permission is expressly granted otherwise.
All image and design rights remain the property of Vantage Signs unless stated otherwise. Copyright © Vantage Signs.

Search this area

Sign
Location



Country Lane Kibble
Pet supply store

P Downtown Parking

R J Warner Insurance

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 18, 2025

SUBJECT: Planned Development Request – Eagles Landing – General Plan

DISCUSSION:

The applicant Frank Harlow requests a zoning amendment for a Planned Development on Wilson Rd (Parcel ID's: D08-107838, D08107842, and D08-107844 which consists of 86.88 acres and is located on Wilson Road south of State Route 718 and west of the Stonebridge Meadows Subdivision. The proposed development consists of a variety of lot dimensions of which led to this Planned Development request.

The established zoning on this property is City Administered County Zoning due to annexation. The property is currently undeveloped and being used for agricultural purposes. The surrounding zoning districts include: City zoning of Planned Unit Development at Stonebridge Meadows to the east, County zoning of A-2, General Agriculture to the north, south, and west. See attached Zoning Map

This request for Planned Development zoning with submittal of the General Plan is the first step of the approval process. Each phase of development will require a Final Development Plan and Record Plan in order to create the lots to be sold and to dedicate the streets and public utilities. Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Record Plan will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

PROPOSAL

Uses & Layout: The proposed layout includes a variety of housing options with lots that range from 9,000 square feet to 13,000 square feet. The lot area breakdowns are as follows:

- (68) 60'x150' Single family, detached lots.
- (104) 70' x 130' Single Family, detached lots.
- (39) 100'x130' Single Family, zero lot line attached (2 Unit).

Roadways: Access to this development will be provided by two connections to Wilson Rd. One collector street will align with Heatherstone Drive in the Stonebridge Meadows subdivision. The internal roadway system consists of two (2) cul-de-sacs.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations will be provided and reviewed prior to requesting the Final Development Plan. The development will include a lift station for the sanitary sewer.

Recreation and Open Space: The proposed development proposes 17.19 acres of open space. The open space will include a basketball court, playground, clubhouse and pool, and pickleball courts. The development complies with the 10% open space requirement.

Protective Covenants: Staff will require the Protective Covenants and Restrictions be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

Comprehensive Plan Compliance: The Comprehensive Plan indicates this area to be used for future residential. The proposed uses of the property will follow the Comprehensive Plan. Please see attached Future Land Use Map.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area is for future residential uses and this request is in compliance with the Comprehensive Plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. A variety of housing options is a stated goal of the Comprehensive Plan. The Planned Development is necessary to achieve the variety of housing options.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as residential uses are present in the vicinity.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as part of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **This request achieves this as a variety of housing options is a stated goal of the Comprehensive Plan. Additionally, it complies with the Future Land Use Map.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm water controls in place. The development will provide a lift station to service the site.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with additional open space amenities as well as complying with the Comprehensive Plan.**

- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

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

The rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

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

No changes in the area have created this rezoning request.

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

The proposed use of the property is compatible with the other uses in the immediate vicinity. Residential uses surround this Planned Development.

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

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.

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

The property is not surrounded by available vacant land inside the City Limits.

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

The proposed amendment would not correct an error in the application of this Zoning Code.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compatibility of the proposed zoning matching the zoning of surrounding properties, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is recommended that Planning Commission make a positive recommendation to City Council regarding this Planned Development application, based on the following:

- The PD request complies with comprehensive plan future land use, and;
- The PD complies with the General Plan requirements of Zoning Code 1145.16.



APPLICATION FOR A PLANNED DEVELOPMENT

An application for a Planned Development located at S Wilson Rd

being lot number(s) D08-107838 (Street Address)
-107842
-107844 PUD
(Parcel Identification Number) (Proposed Zoning Classification)

OWNER

APPLICANT

Name ELC, LLC

Name Frank Harlow

Address 701 N Market St

Address 701 N Market St

City Troy

City Troy

State OH

State OH

Zip Code 45373

Zip Code 45373

Phone No. 937-339-9944

Phone No. 937-603-0513

Fax No. 937-339-0050

Fax No. N/A

Email frank@harlowbuilders.com
evan@harlowbuilders.com

Email frank@harlowbuilders.com
evan@harlowbuilders.com

The applicant is the Owner / Developer of the property, which is subject to this application.
(State the interest of the applicant)

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

[Signature]
(Applicant Signature)

Subscribed and sworn to before me this 17th day of June, 2025

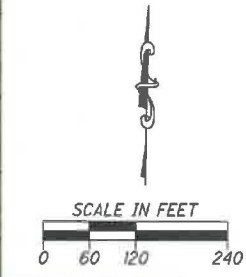
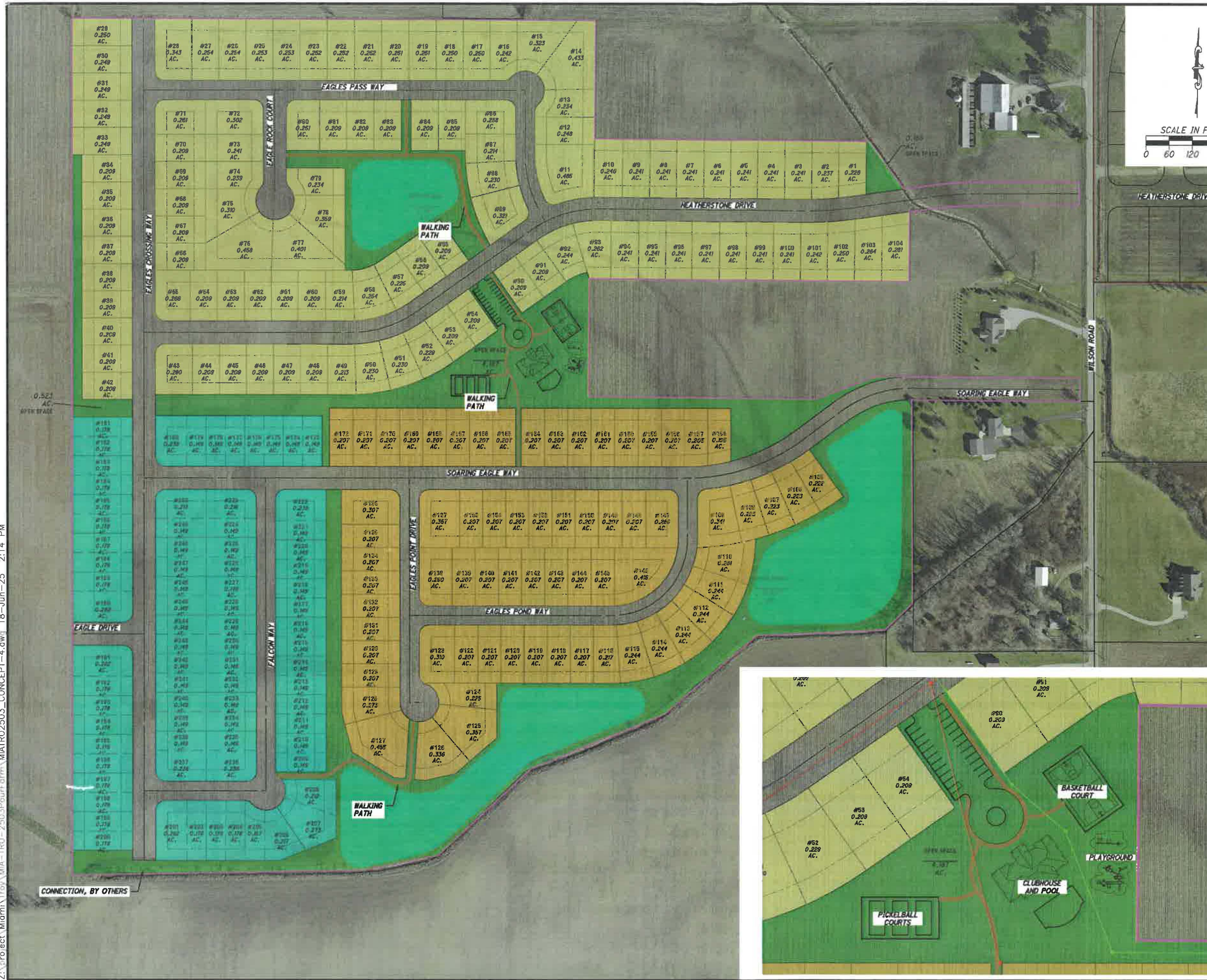
My Commission Expires August 24, 2026



MARY K. LEWIS
Notary Public
State of Ohio
My Comm. Expires
August 24, 2026

Mary K Lewis
(Notary Public)





SITE DATA:
TOTAL ACREAGE: 86.88 AC.
OPEN SPACE: 17.191 AC.

(68) 60'x150' SINGLE FAMILY, DETACHED
(104) 70'x130' SINGLE FAMILY, DETACHED
(39) 100'x130' SINGLE FAMILY, ZERO LOT
LINE ATTACHED (2 UNIT)
(78) UNITS

TOTAL UNITS: 250

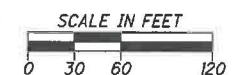
SETBACKS:
FRONT: 30'
REAR: 30'
SIDE: 7' MIN., 15' TOTAL

- 60'x150' SINGLE FAMILY DETACHED
- 70'x130' SINGLE FAMILY DETACHED
- 100'x130' SINGLE FAMILY, ZERO LOT
LINE ATTACHED (2 UNIT)
- WALKING PATH

HEATHERSTONE DRIVE, SOARING
EAGLE WAY, EAGLES CROSSING WAY
AND EAGLE DRIVE ARE 60' R/W
ALL OTHERS ARE 50' R/W

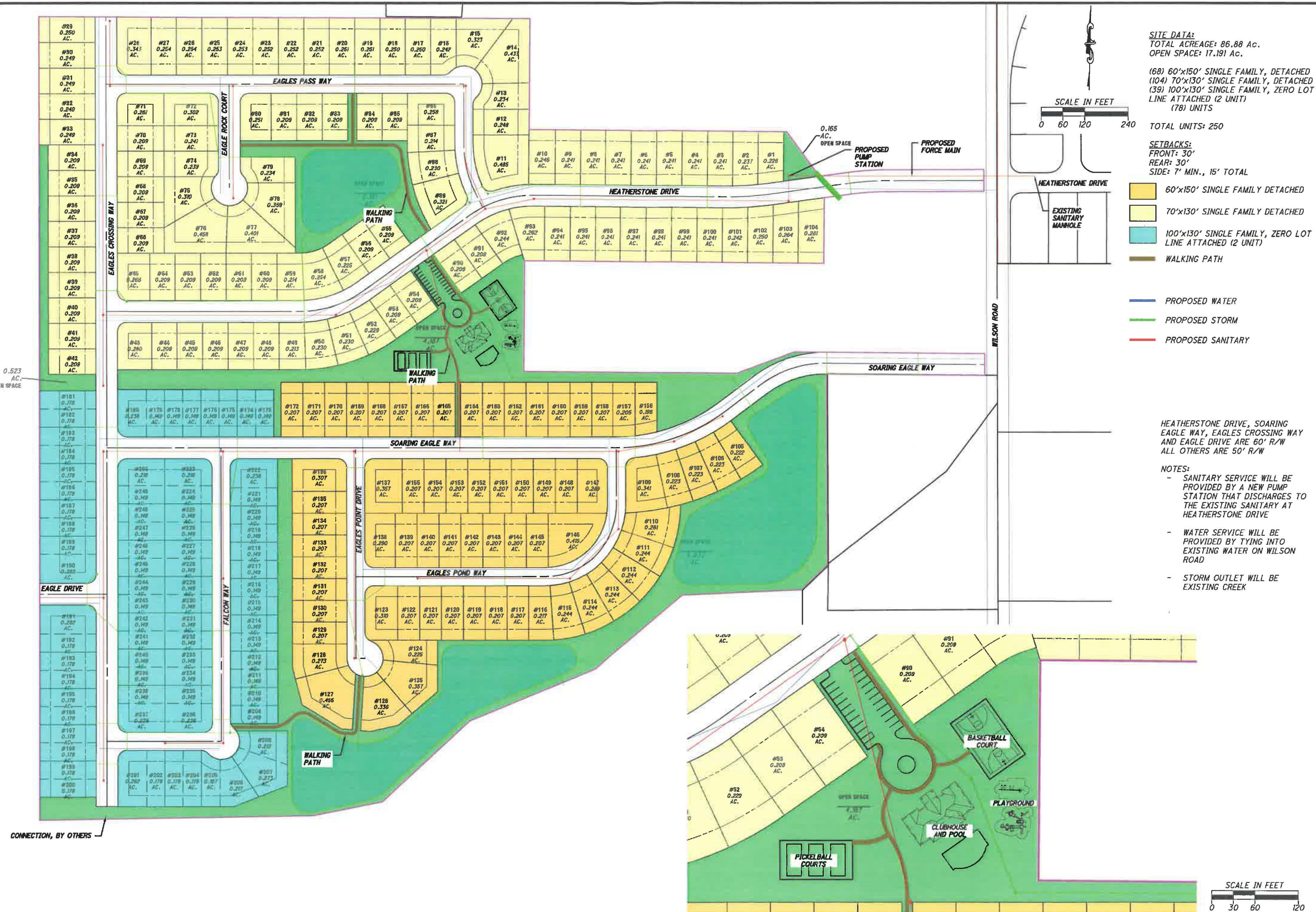
NOTES:

- SANITARY SERVICE WILL BE
PROVIDED BY A NEW PUMP
STATION THAT DISCHARGES TO
THE EXISTING SANITARY AT
HEATHERSTONE DRIVE
- WATER SERVICE WILL BE
PROVIDED BY TYING INTO
EXISTING WATER ON WILSON
ROAD
- STORM OUTLET WILL BE
EXISTING CREEK



REVISIONS:

FILE NAME	SCHEMATIC
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MIATRO2503
DATE	06-18-2025
SHEET NUMBER	1 OF 2



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 8, 2025

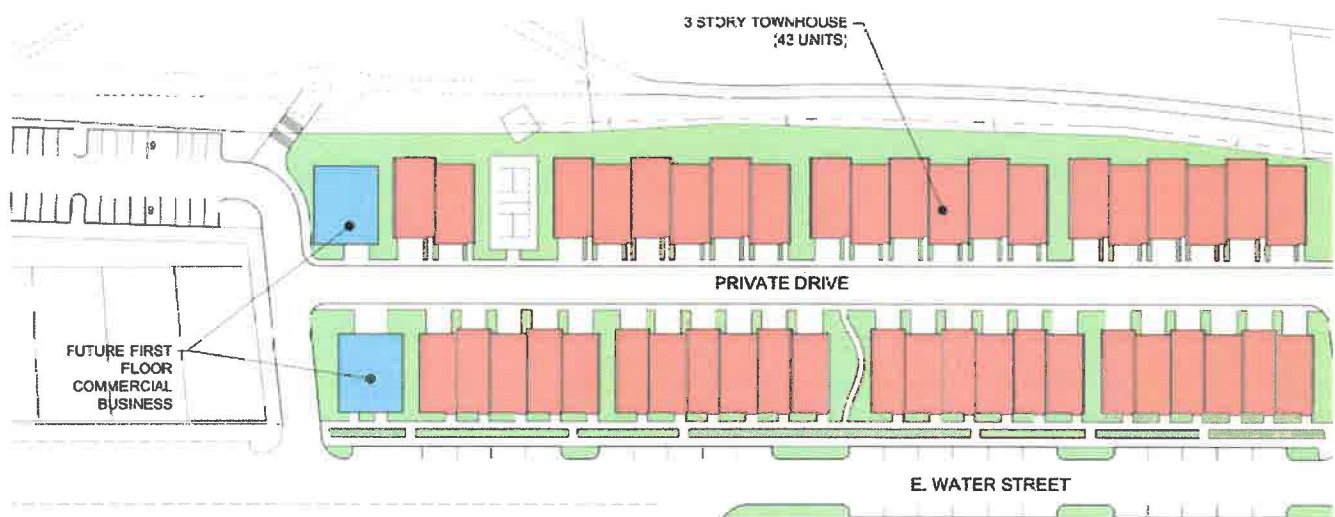
SUBJECT: DR-O Request – 518 E. Water Street

INTRODUCTION:

The applicant, Sam O’Neal, on behalf of the owner East Troy Development LLC, requests the Planning Commission to review a Downtown Riverfront Overlay (DR-O) application at the property located at 518 E. Water Street. The property is zoned OR-1, Office-Residential District.

DISCUSSION (DR-O):

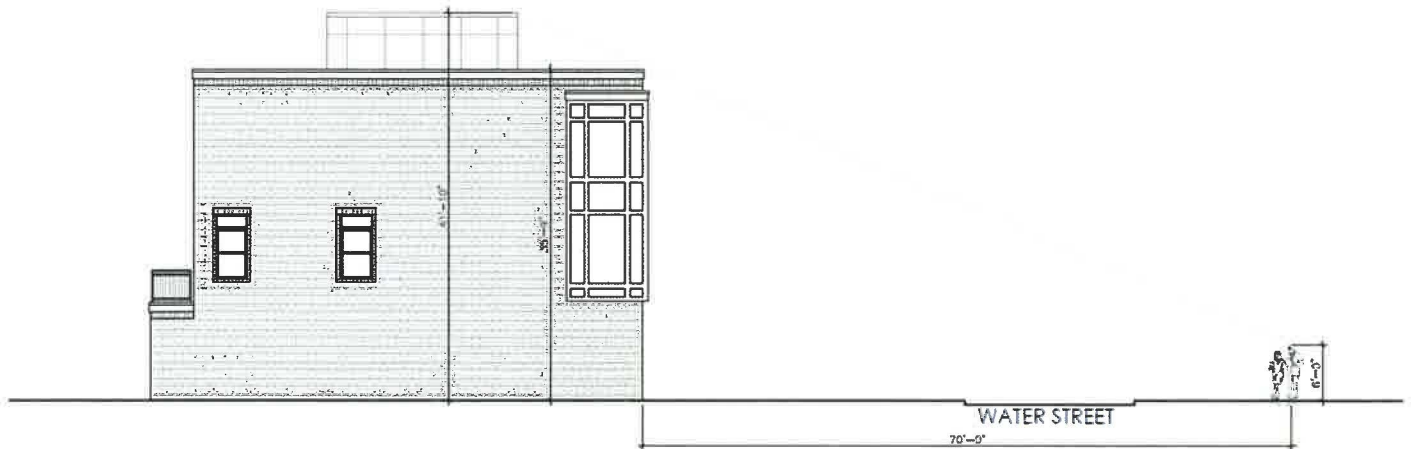
The applicant is requesting a DR-O review to allow forty-three (43) single-family townhome units with two (2) commercial mixed-use buildings on the west side of the site. The proposed buildings will be three-stories of livable floor space with the fourth floor being a rooftop patio that overlooks the Great Miami River. The livable floor space totals about 1,290 square feet per floor. The total acreage of the site includes four (4.2) acres.



Design Elements (facing Water Street). The front façade (facing Water Street) includes several façade variations with bump outs. The first-story includes brick and stone variations, wood trellis, awnings and canopies, and brick soldiers and lintels above the garage doors. The color palette includes Sherwin Williams Gauntlet Graw (SW 7019), Repose Gray (SW 7015), Iron Ore (SW 7069) Shoji White (SW 7042), Still Water (SW 6223), and Rosemary (SW 6187). See below graphic:



It is important to note that the rooftop components are minimally visible from the street. Please see below graphic that identifies viewing angles 70' across Water Street with a person at a height of six (6) feet.



Design Elements (facing riverfront). This rear elevation incorporates many of the design elements from the front façade. Brick is proposed on the first-floor that varies to the second-floor on the adjacent town homes. Brick soldier detail work separates the upper facades. The height is also stepped to create more variation between the townhomes. See below design graphic:



Amenities. The development includes a pickleball court adjacent to the riverfront with sidewalks that connect to the private drive. Additional sidewalk connections to the commercial structures to the west of the site and to the parking lot are also shown. Staff is in discussions with the developer on future river access near the northwest corner of the site.

Public Engagement. Staff presented the proposed plan on vision boards during the Troy Truck Yard Event on May 10, 2025. Staff received positive feedback from the attendees of this event. Additionally, a required public hearing will be held at our next regularly scheduled Planning Commission Meeting.

STAFF ANALYSIS:

Staff analysis can be seen following each section of the DR-O criteria, Bulk Regulations, and Comprehensive Plan in **bold**.

Zoning Code Deviations. The Zoning Code requirement that led to this request is the bulk regulations of the OR-1 Office Residential District. Zoning Code 1143.11 (f) bulk regulations (2) states a maximum structure height of forty (40) feet. Additionally, (4) states minimum side yard of ten (10) feet or half (1/2) the building height. **The application proposes a structure height of 41' - 10". The 1' - 10" is justified with the unique characteristics of the levee height directly behind the site. Additionally, zero feet side yard setbacks are proposed. These are permitted deviations per Zoning Code 1143.25 (g) a. – h. of which states:**

“g) Bulk Regulations. Recognizing the long-existing mix of small and large lots in the Downtown Troy area and notwithstanding the requirements of the underlying conventional zoning districts, the Planning Commission and/or City Council may approve a DR-O site redevelopment plan as follows:

- a. Minimum lot size and dimensions less than required by the underlying conventional zoning district.
- b. Maximum building lot coverage of one-hundred (100) percent for all areas under roof.
- c. Maximum lot coverage of one-hundred (100) percent, including buildings, paved areas, and similar constructed elements.
- d. No minimum front yard and no minimum corner side yard requirements, except if such a yard is provided it shall have a minimum dimension of five (5) feet. Cornices, doors, windows, awnings,

- e. signs, canopies, and other similar projections shall not extend over any public right-of-way, unless separate street use approval is obtained from City Council.
- f. No minimum front yard and no minimum corner side yard requirements, except if such a yard is provided it shall have a minimum dimension of five (5) feet. Cornices, doors, windows, awnings,
- g. signs, canopies, and other similar projections shall not extend over any public right-of-way, unless separate street use approval is obtained from City Council.
- h. Minimum side yard of five (5) feet, unless adequate provision, acceptable to the Planning Commission and/or City Council, is made for future maintenance, such as a party wall, cross easements, etc.
- i. No minimum rear yard, if adequate provision, acceptable to the Planning Commission and/or City Council, is made for future maintenance (a party wall, cross easements, etc.) a minimum space of five (5) feet shall be provided if a wall contains doors and is adjacent to a public alley or other public right-of-way. If such a door is used for automobiles, adequate space and sight distances shall be provided for safe vehicle movement onto the right-of-way."

Zoning Code 1143.25 Downtown Riverfront Overlay District (a) stated purpose: "It is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy." **The application meets the stated purpose of the DR-O. The application is a redevelopment of vacant land in accordance with a coordinated plan with greater flexibility. This development supports a creative and imaginative redevelopment of an old industrial riverfront property.**

Zoning Code 1143.25 (q) 1. C. (4) To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision. **This creative mixed-use development supports the character of the riverfront. High quality materials are present with brick, stone, and engineered siding. The façades have many variations and design characteristics that preserve the character and vitality in Troy and the riverfront as outlined in the Discussion section of this report.**

Zoning Code 1143.25 (q) 1. C. (8) To facilitate the efficient and economical development and use of land and public facilities. **The application meets this requirement as it is efficiently redeveloping an old vacant industrial site. The site maximizes the potential of the site with forty-three (43) townhomes with zero side lot lines.**

Zoning Code 1143.25 (q) 1. C. (12) To preserve and enhance property values. **Property values will be enhanced with this redevelopment.**

Zoning Code 1143.25 (q) 1. C. (15) To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services. **The proposed development is on land best suited for this project physically as identified in the Comprehensive Plan and 2017 Downtown Riverfront Study.**

Zoning Code 1143.25 (q) 1. C. (16) To enhance the predictability and profitability of private investments made in the City. **Private investment in the downtown area, particularly with townhomes, is encouraged by the 2017 Downtown Riverfront Study and the Comprehensive Plan.**

Zoning Code 1143.25 (q) 1. C. (17) To continuously improve the aesthetic character of all parts of the City. **The redevelopment of this property will improve the aesthetic character of the riverfront.**

Comprehensive Plan and 2017 Downtown Riverfront Study. The Planning Commission adopted the Comprehensive Plan in October of 2024. The Future Land Use map identifies this location as future trail-oriented development. Critical Path Strategy #5 states: "Continue to plan to use the City's formal industrial areas near the Great Miami River and Downtown to create mixed-use and varied housing options." This strategy also mentions that the time frame is years 1-3. The 2017 Downtown Riverfront Study identifies this property as future mixed use. The proposed development achieves both states goals.

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required public hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide for an opportunity for public input on the project. Planning Commission can only act after the second reading and public hearing as required by the DR-O process.



VISIONS Artist Rendering - Concept Only

TROY TOWNHOMES - WATER STREET - TROY, OHIO

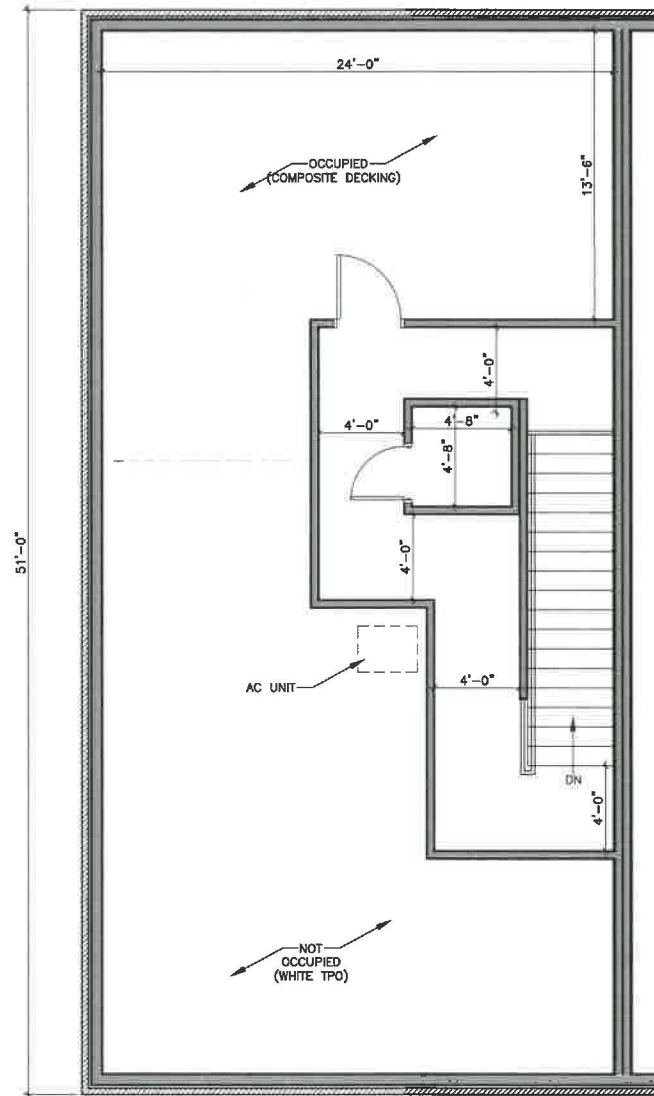




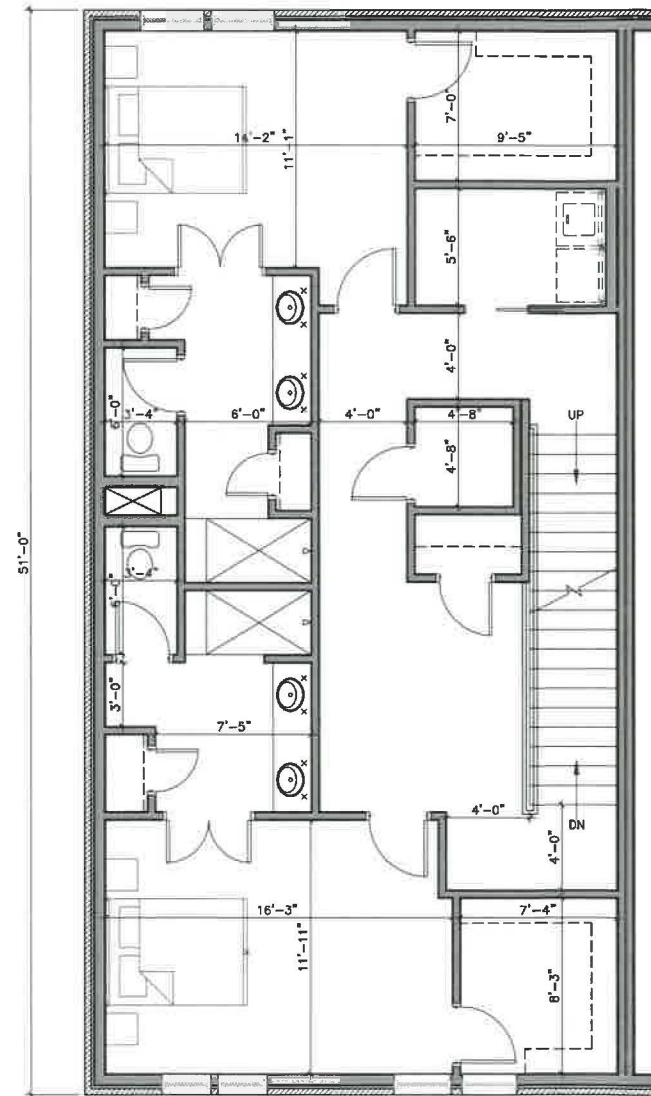
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TROY TOWNHOMES - WATER STREET - TROY, OHIO

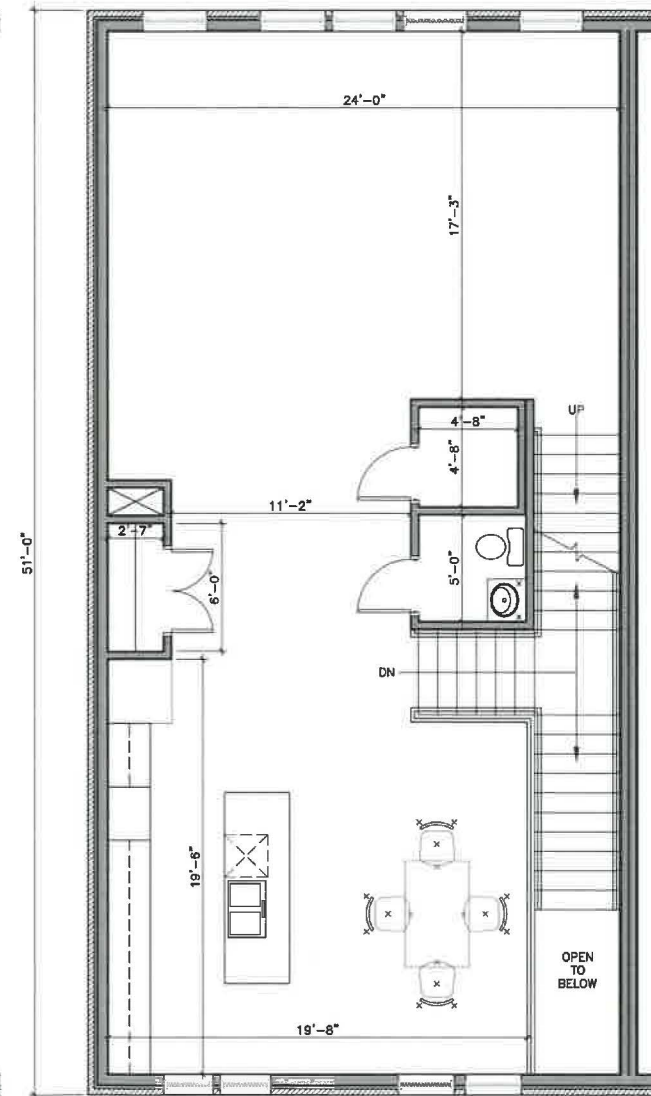




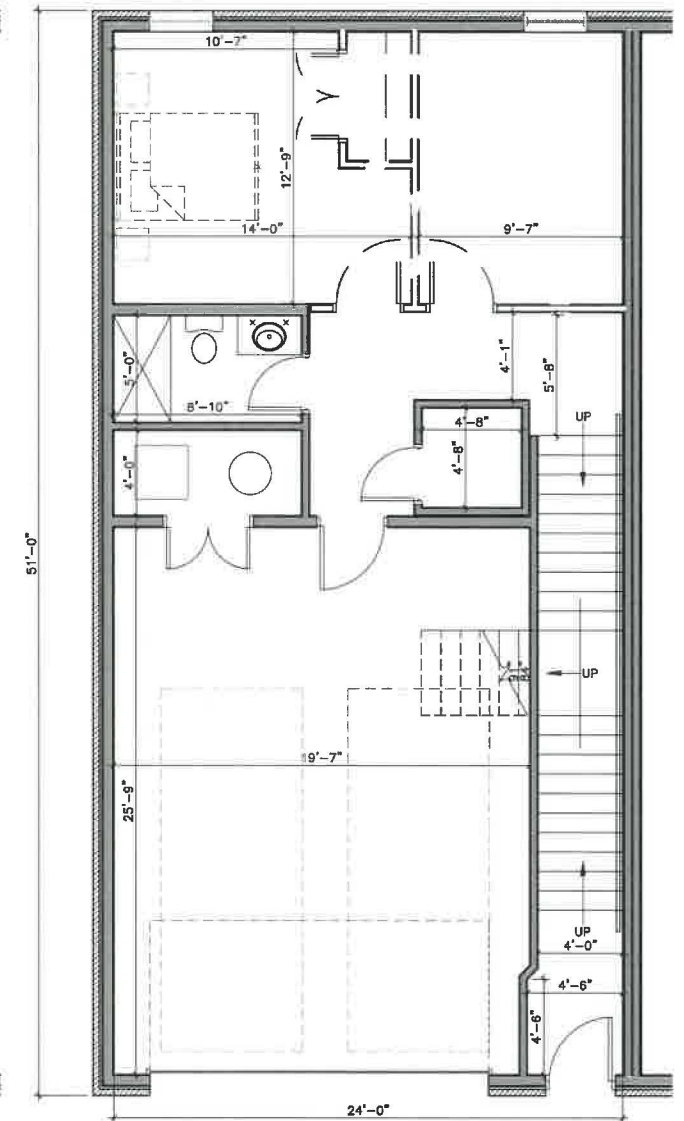
4TH FLOOR
443 +/- SF ROOF PATIO
305 +/- SF 'DOG HOUSE'



3RD FLOOR
1290 +/- SF



2ND FLOOR
1290 +/- SF



1ST FLOOR
1290 +/- SF
729 +/- HEATED SF



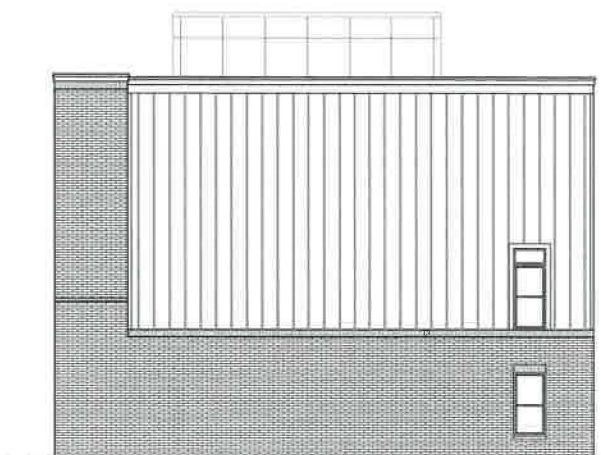
REAR ELEVATION



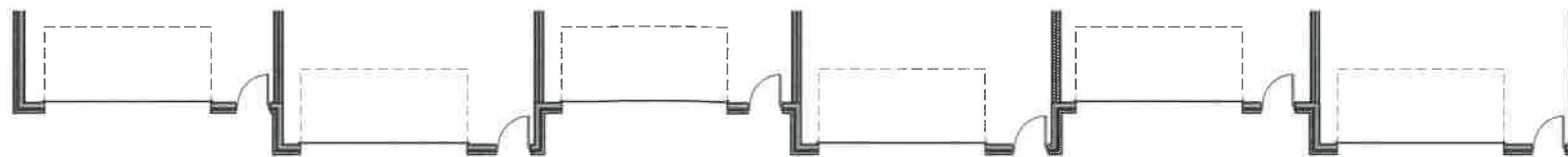
SIDE ELEVATION



ELEVATION (PRIVATE DRIVE)



SIDE ELEVATION



BRICK-01



MANUFACTURE: BELDEN
COLOR: GARNET BLEND

BRICK-02



MANUFACTURE: TRIANGLE BRICK
COLOR: CHESAPEAKE GREY

STONE-01



MANUFACTURE: DUTCH QUALITY
COLOR: WEATHER LEDGE, WINTER POINT

STAIN-01



DOOR COLOR OPTIONS



MANUFACTURE: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069



MANUFACTURE: SHERWIN WILLIAMS
COLOR: SMOKY AZURITE SW9148



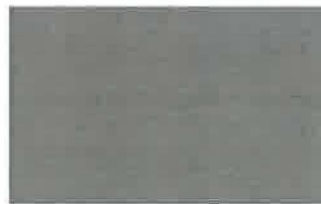
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COLOR: GREEN ONYX SW9128



MANUFACTURE: SHERWIN WILLIAMS
COLOR: CANYON CLAY SW6054



PAINT-01



MANUFACTURE: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY SW7019

PAINT-02



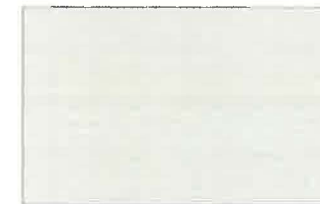
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PAINT-03



MANUFACTURE: SHERWIN WILLIAMS
COLOR: IRON ORE SW7069

PAINT-04



MANUFACTURE: SHERWIN WILLIAMS
COLOR: SHOJI WHITE SW7042

PAINT-05



MANUFACTURE: SHERWIN WILLIAMS
COLOR: STILL WATER SW6223

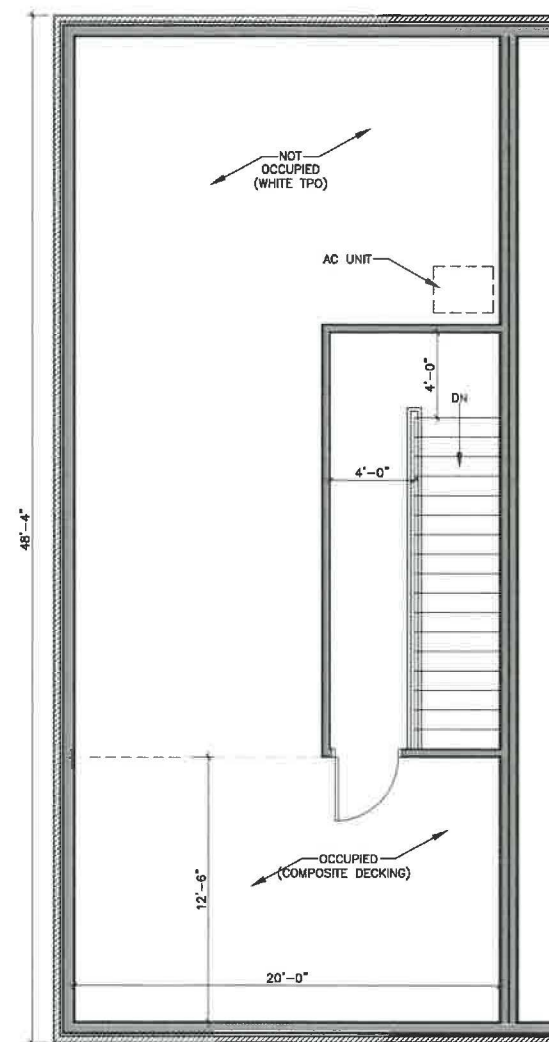
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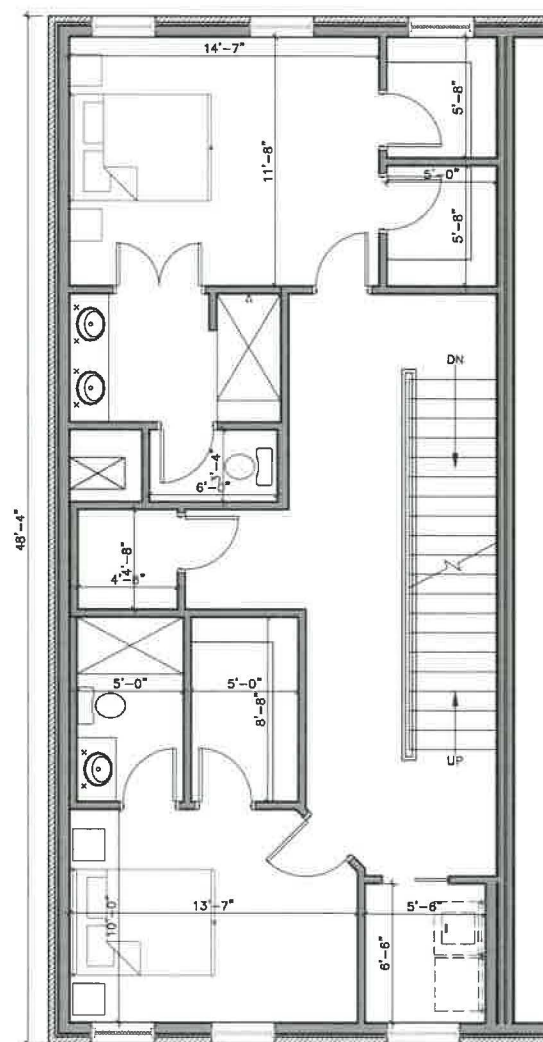
MANUFACTURE: SHERWIN WILLIAMS
COLOR: ROSEMARY SW6187



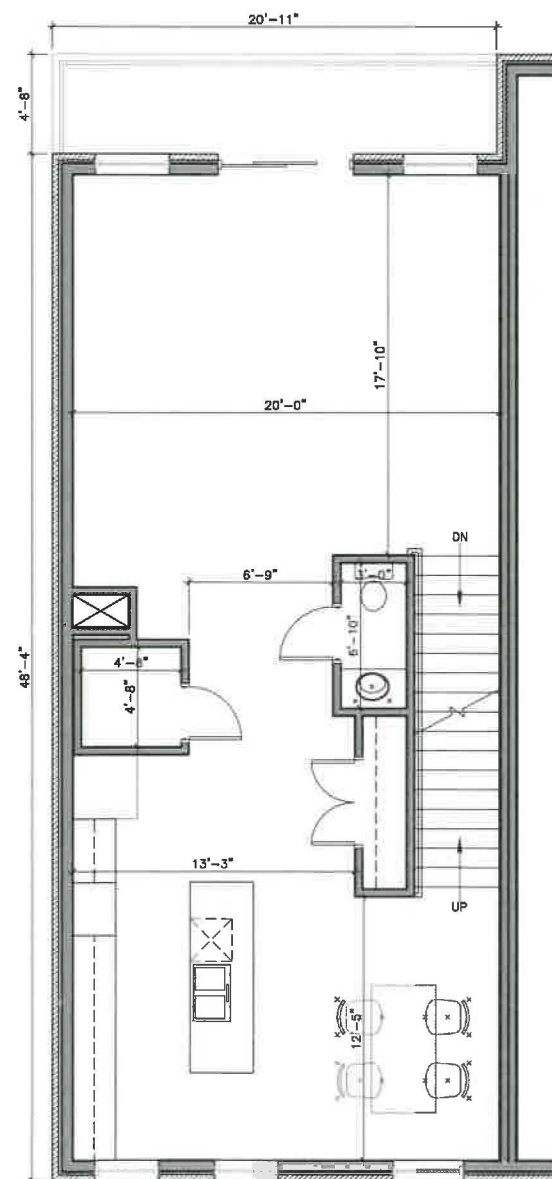
VISIONS
ARCHITECTURE



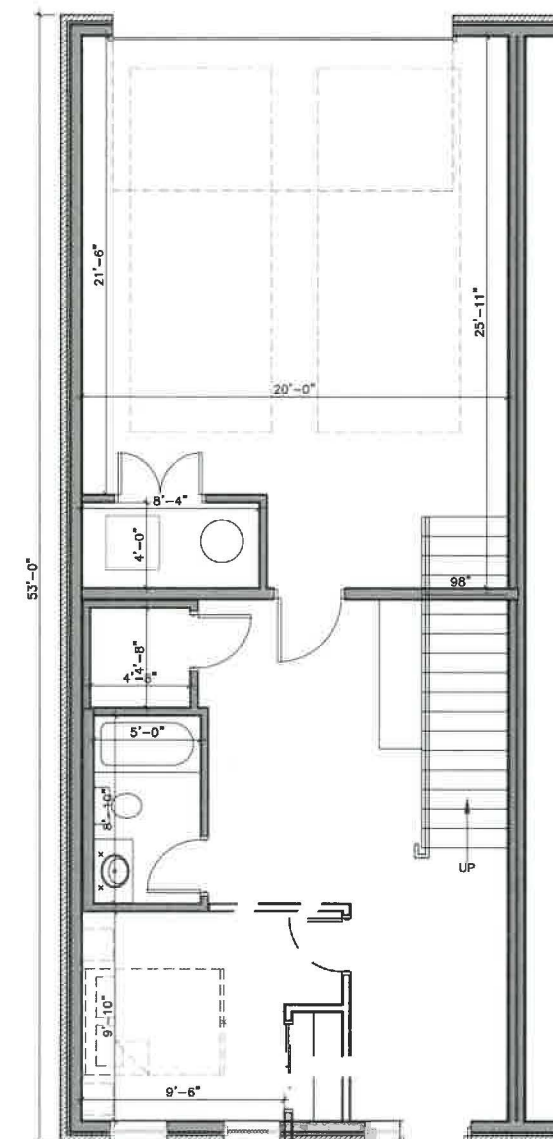
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288 +/- SF ROOF PATIO
179 +/- SF 'DOG HOUSE'



3RD FLOOR
1035 +/- SF

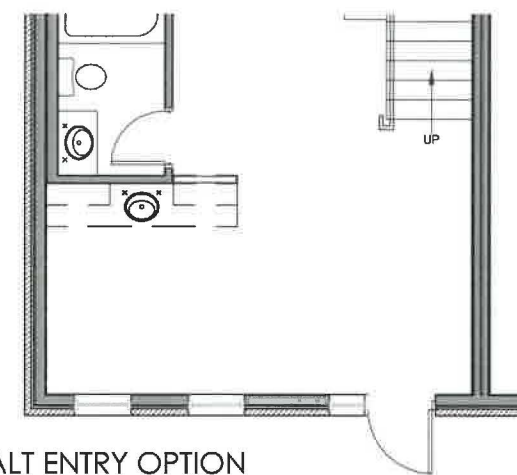


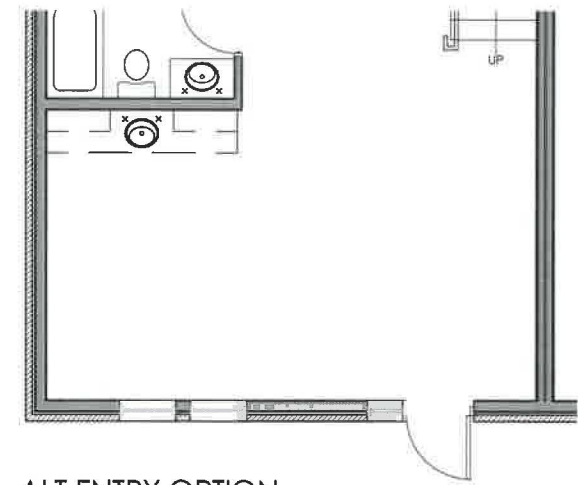
2ND FLOOR
1041 +/- SF +
98 +/- PATIO



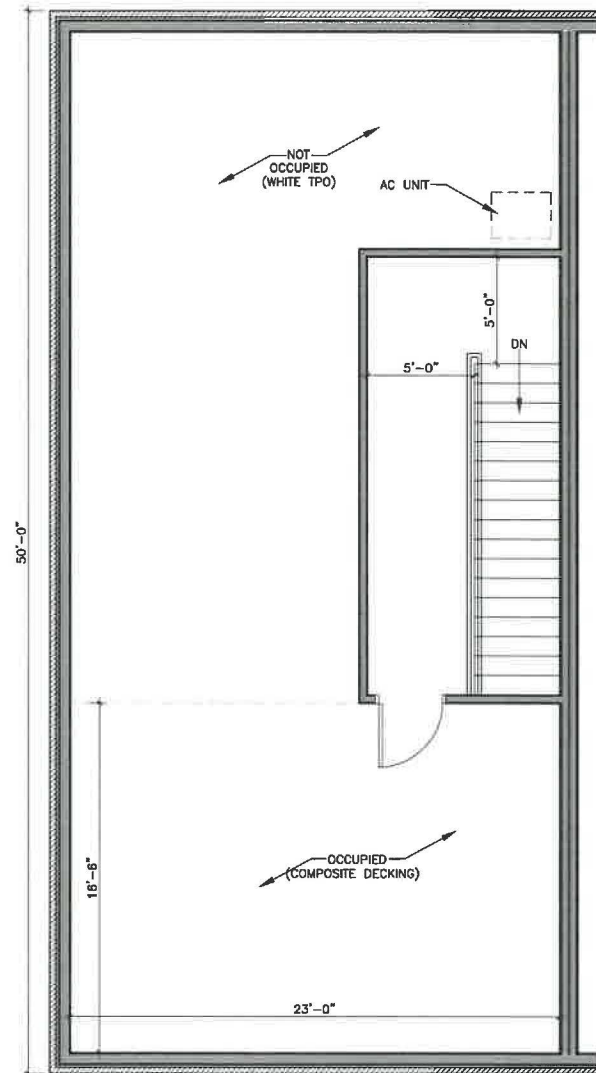
1ST FLOOR
1142 +/- TOTAL SF
599 +/- HEATED SF

ALT ENTRY OPTION

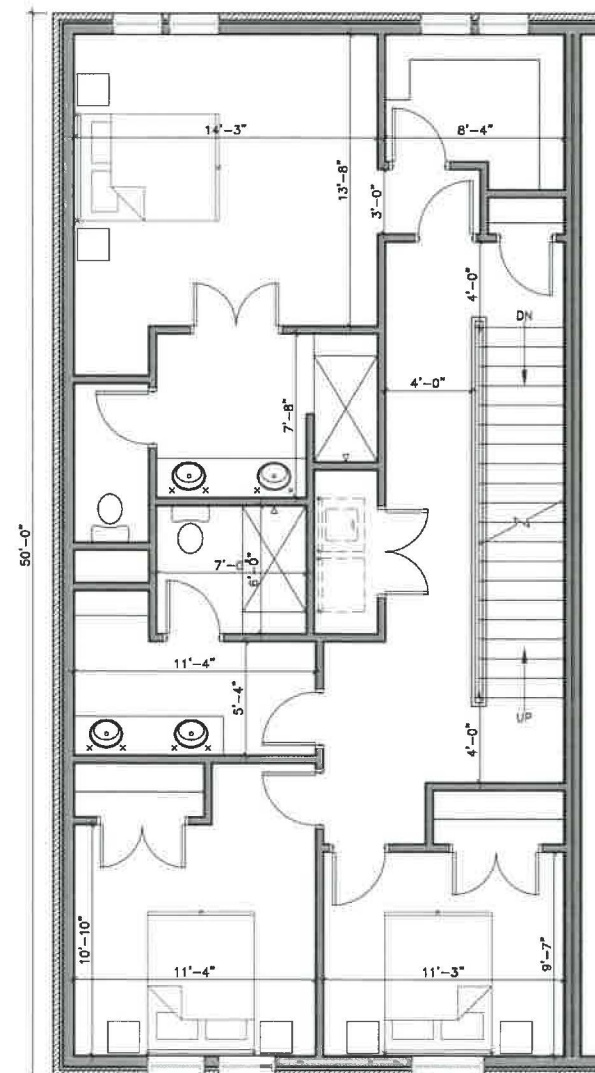




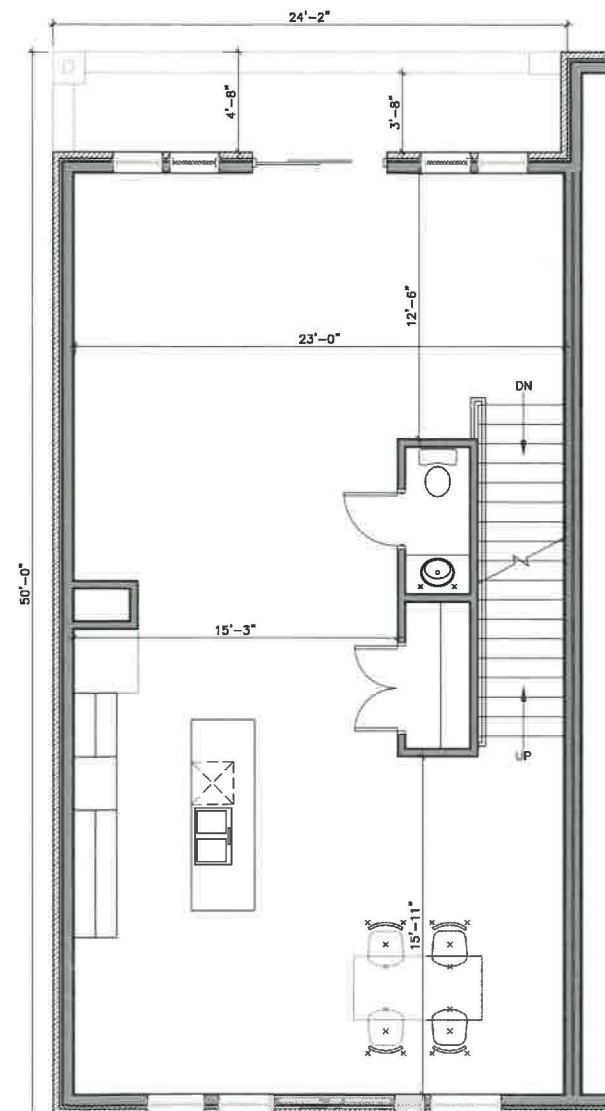
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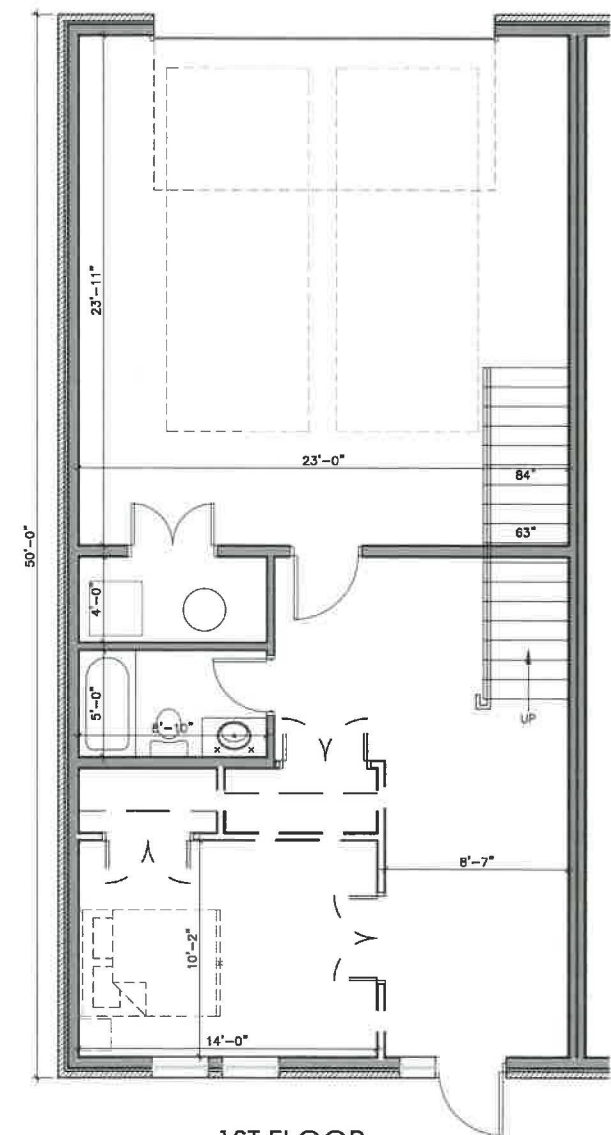
4TH FLOOR
425 +/- SF ROOF PATIO
210 +/- SF 'DOG HOUSE'



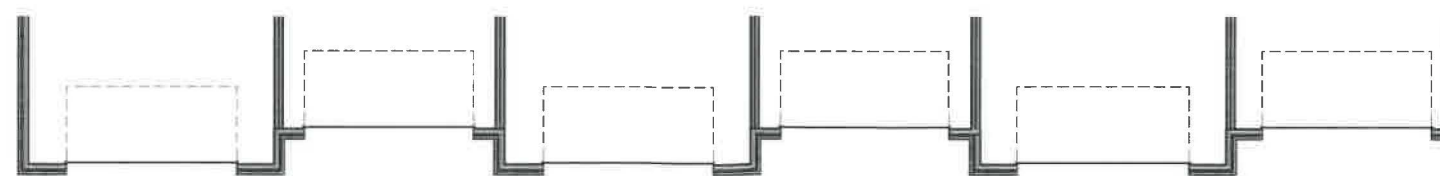
3RD FLOOR
1221 +/- SF



2ND FLOOR
1117 +/- SF +
110 +/- PATIO



1ST FLOOR
1228 +/- TOTAL SF
613 +/- HEATED SF



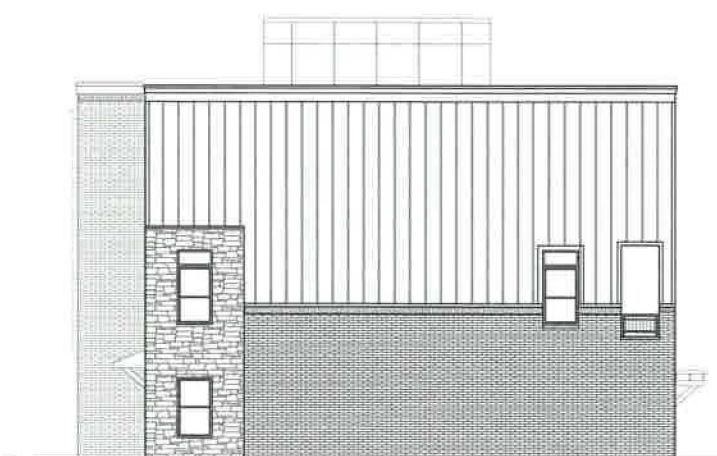
OPT B OPT A OPT B OPT A OPT B OPT A
 ELEVATION (PRIVATE DRIVE)



SIDE ELEVATION



OPT A OPT B OPT A OPT B OPT A OPT B
 ELEVATION (WATER STREET)

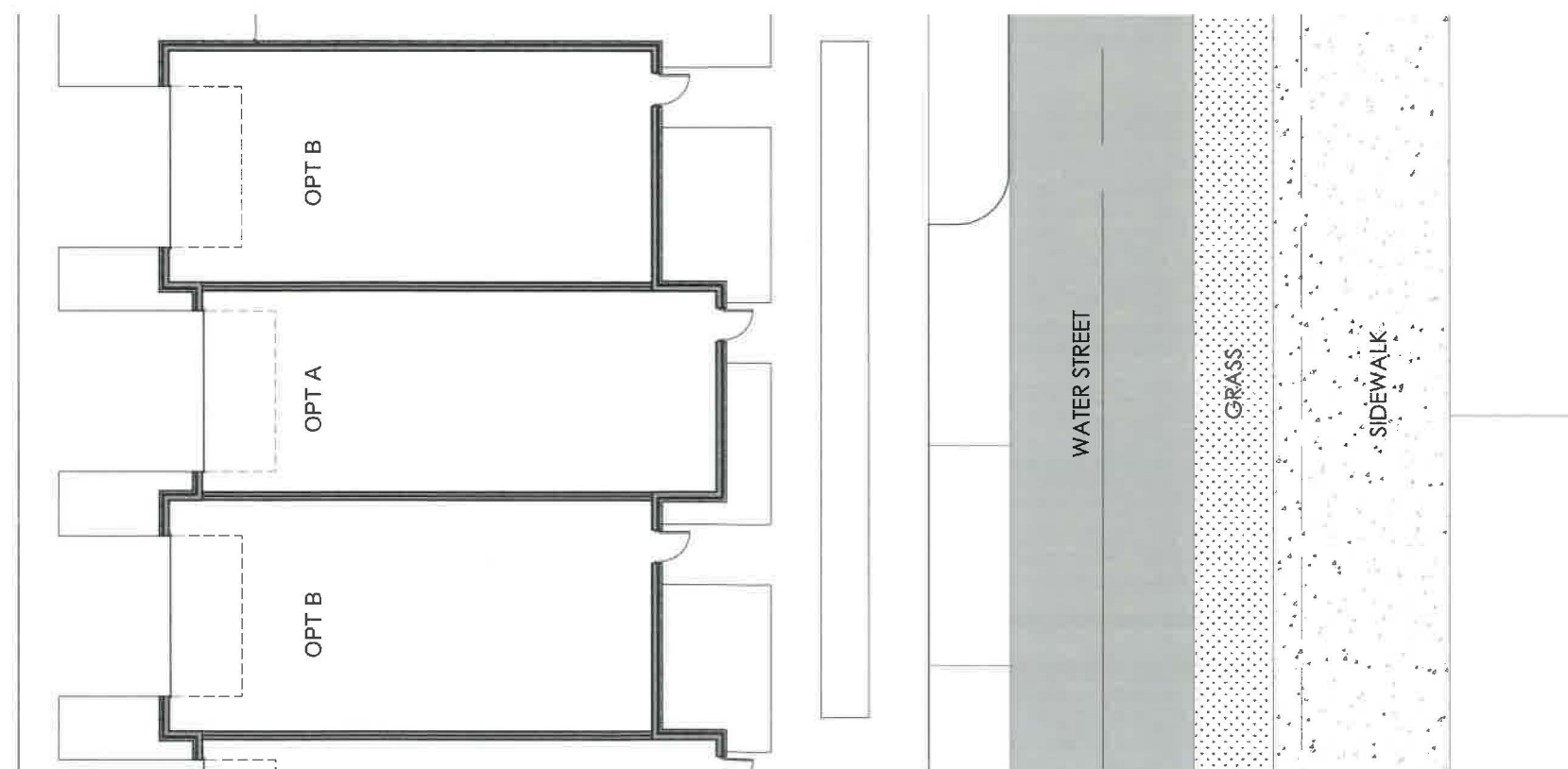
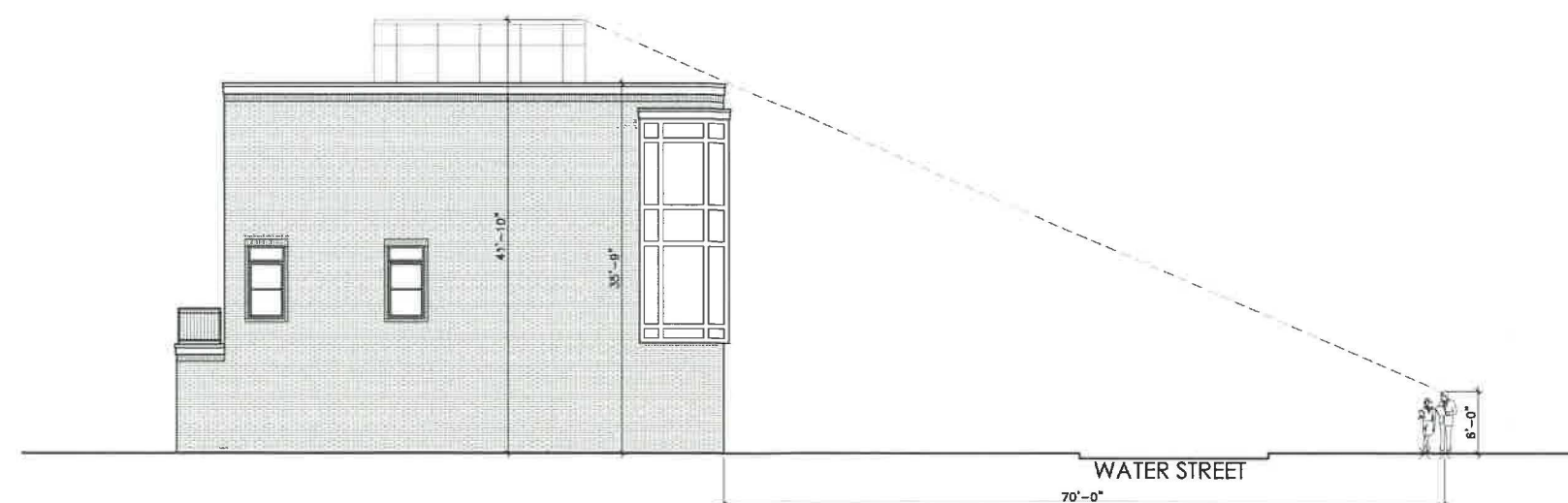


SIDE ELEVATION





VISIONS
ARCHITECTURE



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**TROY TOWNHOMES DEVELOPMENT
CITY OF TROY**

DIMENSIONING AND PAVEMENT PLAN

REVISIONS:

FILE NAME
DIMENSION
DRAWN BY
JLH
CHECKED BY
JSP
PROJECT No.
WATRO2407
DATE
06-10-2025
SHEET NUMBER

10 OF 14



BENCHMARK #1 ELEV. 831.33
MAG NAIL IN POWER POLE ON
THE SOUTHEAST CORNER OF THE
INTERSECTION OF WATER STREET
AND CRAWFORD STREET

BENCHMARK #2 ELEV. 828.43
MAG NAIL IN POWER POLE ON
THE NORTH SIDE OF THE
INTERSECTION OF WATER STREET
AND NEW STREET

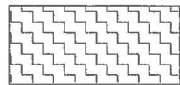
BENCHMARK #3 ELEV. 826.96
MAG NAIL IN POWER POLE ON
THE SOUTHWEST CORNER OF THE
INTERSECTION OF WATER STREET
AND COUNTS STREET



HEAVY DUTY CONCRETE PAVEMENT
ITEM 452 - 8" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-IP) WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 - 6" AGGREGATE BASE ON
ITEM 204 - SUBGRADE COMPACTION



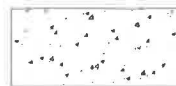
HEAVY DUTY ASPHALT PAVEMENT
ITEM 441 - 1 1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, (449) PG 64-22 ON
ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
ITEM 441 - 1 3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, (449) ON
ITEM 407 - NON-TRACKING TACK COAT (APPLIED AT A RATE OF 0.06 GALLONS PER SQUARE YARD) ON
ITEM 301 - 3" ASPHALT CONCRETE BASE ON
ITEM 304 - 8" AGGREGATE BASE (2 EQUAL LIFTS) ON
ITEM 204 - SUBGRADE COMPACTION



STANDARD DUTY CONCRETE PAVEMENT
ITEM 452 - 5" NON-REINFORCED CONCRETE PAVEMENT (ODOT QC-IP) WITH 3 LBS/CY OF EITHER EUCLID CHEMICAL TUFSTRAND SF, FORTA FERRO FIBRILLATED MACROFIBERS OR APPROVED EQUIVALENT MEETING ASTM C 1116 TYPE 3, MINIMUM 2" LENGTH, ASPECT RATIO 50 TO 90. CONTRACTOR SHALL CONTACT THE FIBER MANUFACTURER'S SUPPLIER 48 HOURS PRIOR TO ORDERING THE FIRST BATCH OF CONCRETE FOR APPROPRIATE MIXING AND FINISHING PROCEDURES ON
ITEM 304 - 6" AGGREGATE BASE ON
ITEM 204 - SUBGRADE COMPACTION



PROPOSED BUILDING



CONCRETE SIDEWALK
ITEM 608 - 4" CONCRETE SIDEWALK (ODOT QC-IP) ON
ITEM 411 - 4" STABILIZED AGGREGATE BASE



REMOVE AND REPLACE EXISTING WALK, CURB, BERM, AND PAVEMENT, INCLUDING PAVEMENT MARKINGS, IN-KIND AS NEEDED TO INSTALL ALL PROPOSED UTILITIES. AREAS/LENGTHS SHOWN ARE MINIMUMS. THE ACTUAL EXTENT OF THE AREAS/LENGTHS OF REPLACEMENT MAY BE GREATER DEPENDING ON FIELD CONDITIONS. ACTUAL EXTENTS TO BE AS NEEDED/REQUIRED TO INSTALL THE PROPOSED UTILITIES.

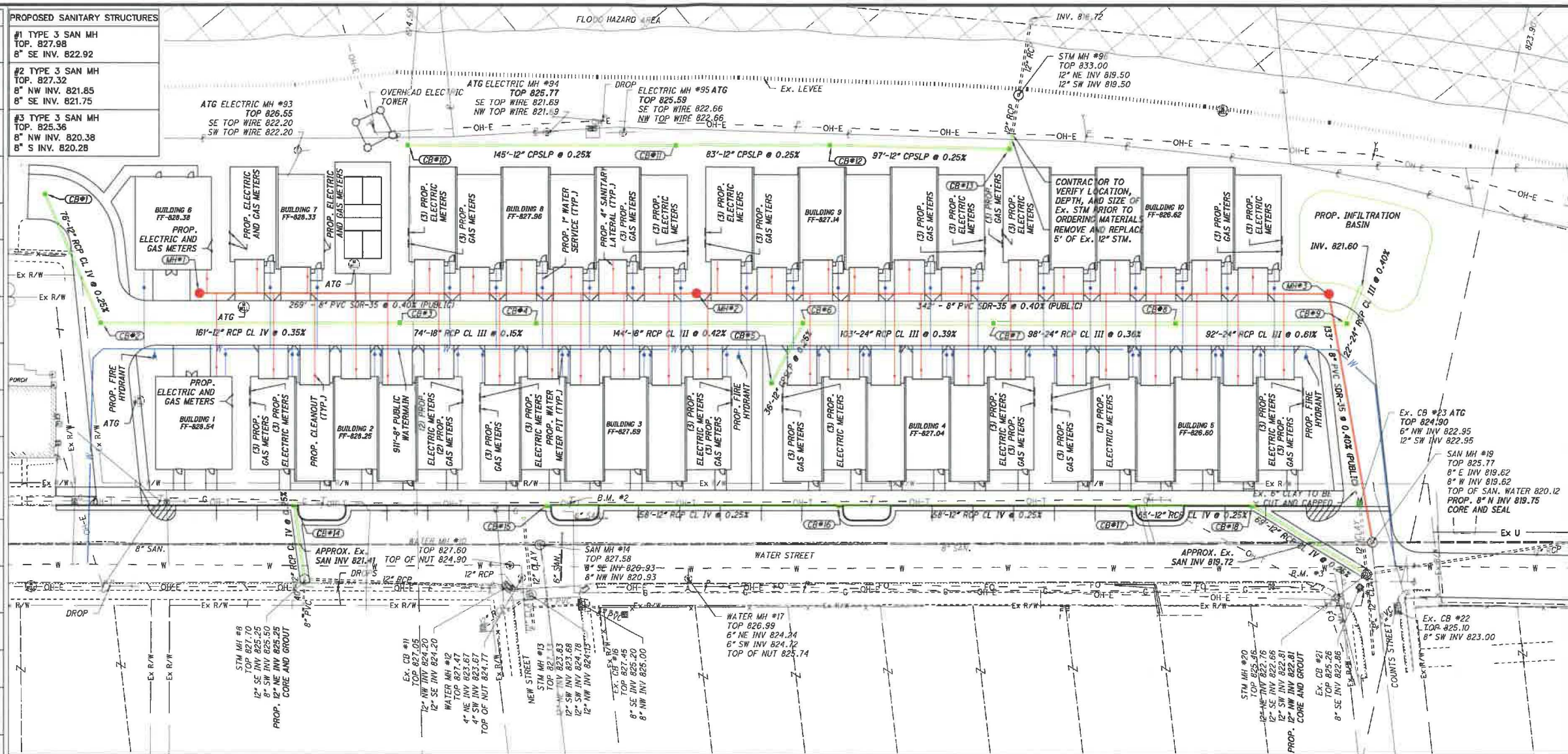


**CONCRETE SIDEWALK TO BE
INSTALLED PER CITY STANDARD
CONSTRUCTION DRAWINGS**

LOT COVERAGE
71% IMPERVIOUS
29% OPEN SPACE

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PROPOSED STORM STRUCTURES	PROPOSED SANITARY STRUCTURES
#1 TYPE 2-2C CB TOP 826.64 12" S INV. 824.47	#1 TYPE 3 SAN MH TOP 827.98 6" SE INV. 822.92
#2 TYPE 2-2C CB TOP 827.11 12" SE INV. 824.28 12" N INV. 824.28	#2 TYPE 3 SAN MH TOP 827.32 8" NW INV. 821.85 8" SE INV. 821.75
#3 TYPE 2-2C CB TOP 826.93 18" SE INV. 823.72 12" NW INV. 823.72	#3 TYPE 3 SAN MH TOP 825.36 8" NW INV. 820.38 8" S INV. 820.28
#4 TYPE 2-2C CB TOP 826.88 18" NW INV. 823.61 18" SE INV. 823.61	
#5 TYPE 2-2B CB TOP 826.44 12" NE INV. 823.27	
#6 TYPE 2-3 CB TOP 826.23 18" NW INV. 823.00 24" SE INV. 823.00 12" SW INV. 823.18	
#7 TYPE 2-3 CB TOP 825.94 24" NW INV. 822.60 24" SE INV. 822.60	
#8 TYPE 2-3 CB TOP 825.55 24" NW INV. 822.25 24" SE INV. 822.25	
#9 TYPE 2-3 CB TOP 824.84 24" NW INV. 821.69 24" NE INV. 821.69	
#10 TYPE 2-2B CB TOP 825.16 12" SE INV. 822.79	
#11 TYPE 2-2B CB TOP 824.60 12" SE INV. 822.43 12" NW INV. 822.43	
#12 TYPE 2-2B CB TOP 824.61 12" NW INV. 822.22 12" SE INV. 822.22	
#13 TYPE 2-2B CB TOP 824.47 12" NW INV. 821.98 12" NE INV. 821.98	
#14 TYPE 1 CB B/C 827.87 12" SW INV. 825.35	
#15 TYPE 1 CB B/C 827.39 12" SE INV. 823.94	
#16 TYPE 1 CB B/C 826.75 12" SE INV. 823.54 12" NW INV. 823.54	
#17 TYPE 1 CB B/C 826.30 12" SE INV. 823.15 12" NW INV. 823.14	
#18 TYPE 1 CB B/C 825.67 12" SE INV. 822.98 12" NW INV. 822.98	



NOTE:
PROPOSED WATER MAIN AND SANITARY SEWER MAIN TO BE PUBLIC UTILITIES.
PROPOSED STORM SEWER ALONG WATER STREET TO BE PUBLIC UTILITIES.
PROPOSED SITE STORM SEWER TO BE PRIVATE.



- BENCHMARK #1 ELEV. 831.33
MAG NAIL IN POWER POLE ON
THE SOUTHEAST CORNER OF THE
INTERSECTION OF WATER STREET
AND CRAWFORD STREET
- BENCHMARK #2 ELEV. 828.43
MAG NAIL IN POWER POLE ON
THE NORTH SIDE OF THE
INTERSECTION OF WATER STREET
AND NEW STREET
- BENCHMARK #3 ELEV. 826.96
MAG NAIL IN POWER POLE ON
THE SOUTHWEST CORNER OF THE
INTERSECTION OF WATER STREET
AND COUNTS STREET



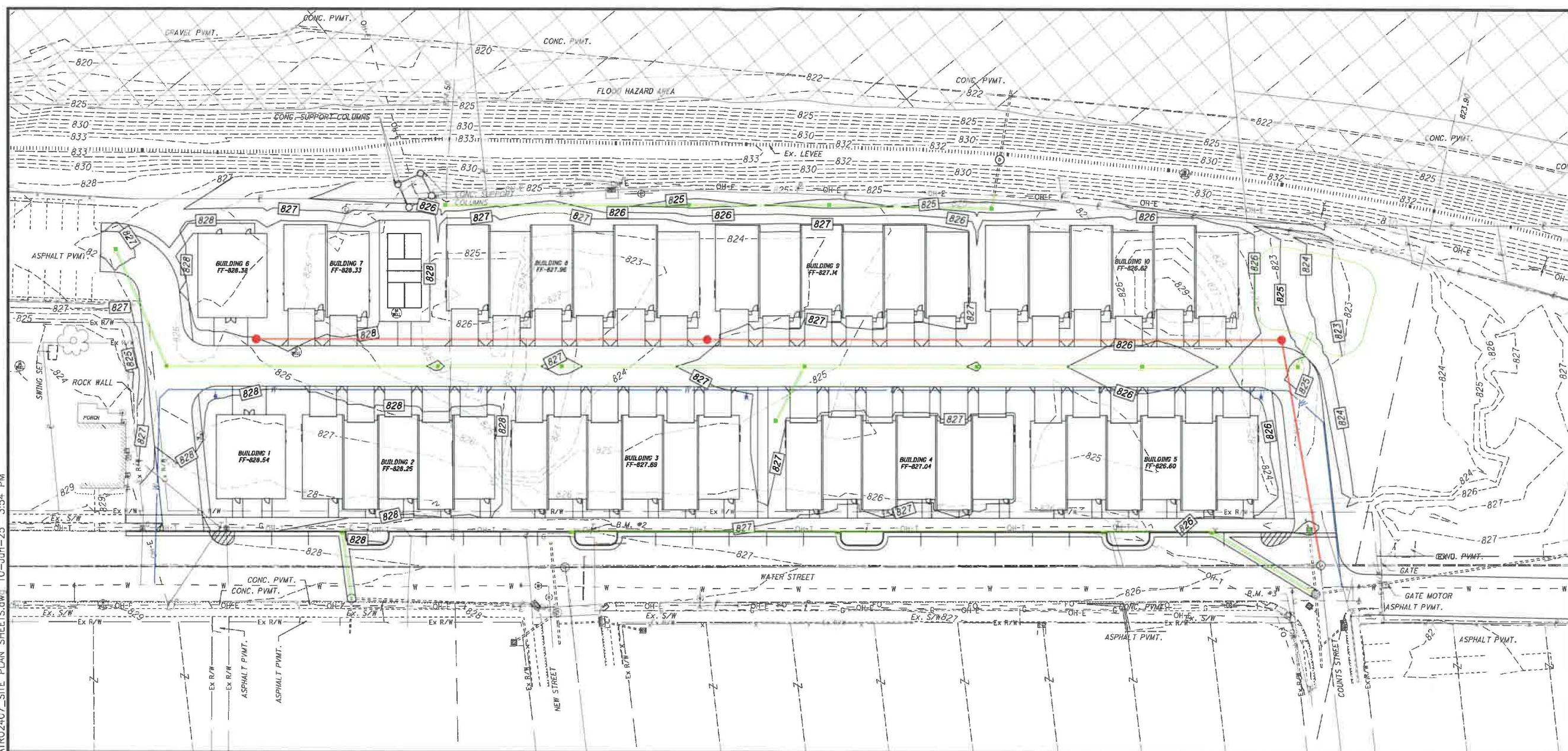
SIDNEY, OHIO 937.497.0000
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

TROY TOWNHOMES DEVELOPMENT
CITY OF TROY
UTILITY PLAN

REVISIONS:

FILE NAME	UTILITY
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MIATRO2407
DATE	06-10-2025
SHEET NUMBER	11 OF 14

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- LEGEND**
- 830- EXISTING CONTOURS
 - 827- PROPOSED CONTOURS
 - PROPOSED STORM SEWER
 - PROPOSED EDGE PAVEMENT

BENCHMARK #1 ELEV. 831.33
MAG NAIL IN POWER POLE ON
THE SOUTHEAST CORNER OF THE
INTERSECTION OF WATER STREET
AND CRAWFORD STREET

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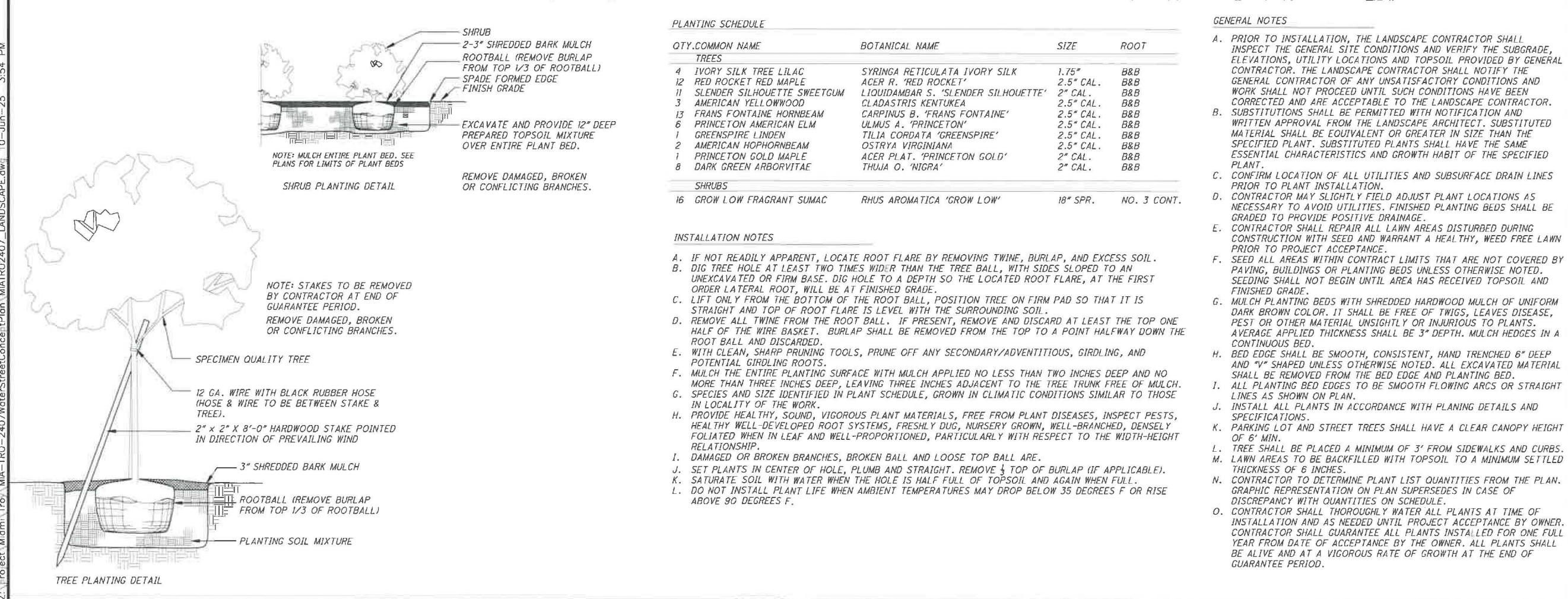
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LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

**TROY TOWNHOMES DEVELOPMENT
CITY OF TROY**

GRADING AND EROSION CONTROL PLAN

REVISIONS:

FILE NAME	GRADING
DRAWN BY	JLH
CHECKED BY	JSP
PROJECT No.	MIATRO2407
DATE	06-10-2025
SHEET NUMBER	12 OF 14



QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
4	IVORY SILK TREE LILAC	SYRINGA RETICULATA IVORY SILK	1.75"	B&B
12	RED ROCKET RED MAPLE	ACER R. 'RED ROCKET'	2.5" CAL.	B&B
11	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR S. 'SLENDER SILHOUETTE'	2" CAL.	B&B
3	AMERICAN YELLOWWOOD	CLADASTRIS KENTUCKEA	2.5" CAL.	B&B
13	FRANS FONTAINE HORNBEAM	CARPINUS B. 'FRANS FONTAINE'	2.5" CAL.	B&B
6	PRINCETON AMERICAN ELM	ULMUS A. 'PRINCETON'	2.5" CAL.	B&B
1	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	B&B
2	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	2.5" CAL.	B&B
1	PRINCETON GOLD MAPLE	ACER PLAT. 'PRINCETON GOLD'	2" CAL.	B&B
8	DARK GREEN ARBORVITAE	THUJA O. 'NIGRA'	2" CAL.	B&B
SHRUBS				
16	GROW LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW LOW'	18" SPR.	NO. 3 CONT

- A. IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- B. DIG TREE HOLE AT LEAST TWO TIMES WIDER THAN THE TREE BALL, WITH SIDES SLOPED TO AN UNEXCAVATED OR FIRM BASE. DIG HOLE TO A DEPTH SO THE LOCATED ROOT FLARE, AT THE FIRST ORDER LATERAL ROOT, WILL BE AT FINISHED GRADE.
- C. LIFT ONLY FROM THE BOTTOM OF THE ROOT BALL, POSITION TREE ON FIRM PAD SO THAT IT IS STRAIGHT AND TOP OF ROOT FLARE IS LEVEL WITH THE SURROUNDING SOIL.
- D. REMOVE ALL TWINE FROM THE ROOT BALL. IF PRESENT, REMOVE AND DISCARD AT LEAST THE TOP ONE HALF OF THE WIRE BASKET. BURLAP SHALL BE REMOVED FROM THE TOP TO A POINT HALFWAY DOWN THE ROOT BALL AND DISCARDED.
- E. WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- F. MULCH THE ENTIRE PLANTING SURFACE WITH MULCH APPLIED NO LESS THAN TWO INCHES DEEP AND NO MORE THAN THREE INCHES DEEP, LEAVING THREE INCHES ADJACENT TO THE TREE TRUNK FREE OF MULCH.
- G. SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- H. PROVIDE HEALTHY, SOUND, VIGOROUS PLANT MATERIALS, FREE FROM PLANT DISEASES, INSPECT PESTS. HEALTHY WELL DEVELOPED ROOT SYSTEMS, FRESHLY DUG, NURSERY GROWN, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF AND WELL-PROPORTIONED, PARTICULARLY WITH RESPECT TO THE WIDTH-HEIGHT RELATIONSHIP.
- I. DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
- J. SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE 1/4 TOP OF BURLAP (IF APPLICABLE).
- K. SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- L. DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

- A. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND TOPSOIL PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- B. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
- C. CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- D. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- E. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
- F. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
- G. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED.
- H. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
- I. ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- J. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
- K. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- L. TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- M. LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- N. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- O. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF GUARANTEE PERIOD.