



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JULY 23, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - July 9, 2025
3. Historic District Application - Certificate of Appropriateness, 203 & 203 ½ S. Mulberry Street, for exterior alterations and repairs
Owner / Applicant - Bonnie Kinney
-Remove from Table
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 12-16 S. Market Street for installation of two balconies on the third floor and use of textured glass for the storefront transom windows
Owners: Evan Iles and Dan Burns
Applicant: Andrew Circle, Architect
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 104 N. Market Street, for exterior repainting
Owner: Matthew Erwin
Applicant: Modern On Market, Ashley Dunlavy
-Commission to make decision
6. Historic District Application - Certificate of Appropriateness, 9 E. Main Street, for replacement of black fabric awning with a new fabric awning, logo on the awning, painting the accent color of black under the two storefront windows
Owner: Patch Place 1 LLC
Applicant: Broyles & Giacomo LLC., dba CollectiBros
-Commission to make decision
7. Final Plat Approval, The Reserves at Cliff Oaks - Phase Two. Development is located on Fenner Road, north of the Edgewater Subdivision.
Owner: Bogle Investments, LLC; Doug Ernst, sole member
Applicant: Choice One Engineering
-Commission to provide a recommendation to Council
8. Other
9. Adjourn

Next Meeting -- August 13, 2025

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

July 9, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, July 9, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Westmeyer, McGarry, Emerick, Wolke, Ehrlich, and Oda; Development Staff – Eldemiller, Bruner, and Bungal.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mayor Oda, the minutes of the June 25, 2025, meeting were approved by unanimous voice vote.

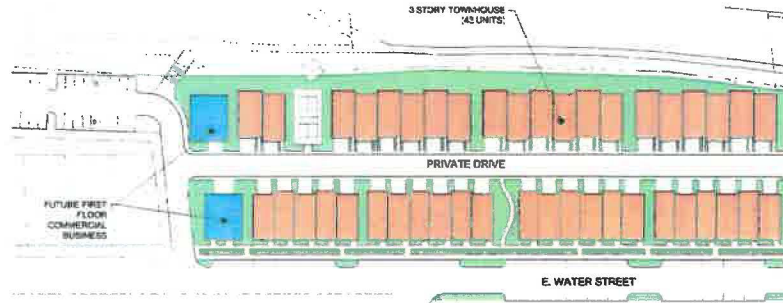
DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION, 518 E. WATER STREET, TO ALLOW FOR 43 SINGLE-FAMILY AND TWO COMMERCIAL MIXED-USE BUILDINGS ON THE WEST SIDE OF THE SITE. THIS WOULD BE AN EXCEPTION TO ZONING CODE SECTIONS 1143.11 (F) (2) AND (4) - FIRST READING: OWNER - EAST TROY DEVELOPMENT LLC; APPLICANT - SAM O'NEAL, S.M. O'NEAL CONSTRUCTION. Staff reported:

"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):

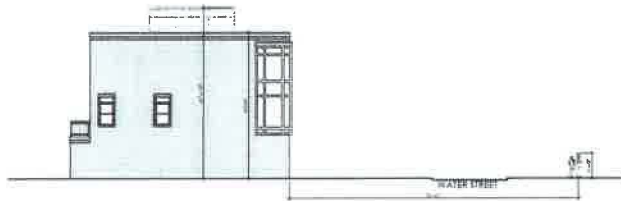
The applicant is requesting a DR-O review to allow forty-three (43) single-family townhome units with two (2) commercial mixed-use buildings on the west side of the site. The proposed buildings will be three-stories of livable floor space with the fourth floor being a rooftop patio that overlooks the 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.



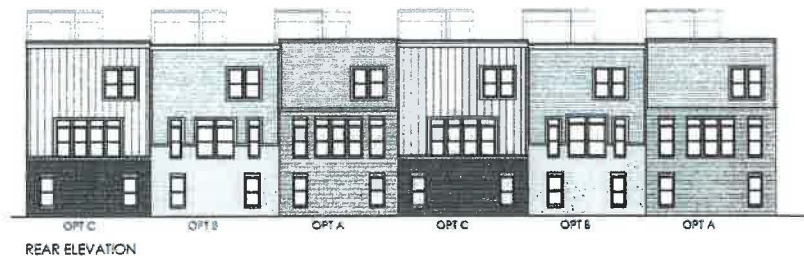
Design Elements (facing Water Street). The front façade (facing Water Street) includes several façade variations with bump outs. The first-story includes brick and stone variations, wood trellis, awnings and canopies, and brick soldiers and lintels above the garage doors. The color palette includes Sherwin Williams Gauntlet Gray (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 façades. The height is also stepped to create more variation between the townhomes. See below design graphic:



REAR ELEVATION

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 facades 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 town homes, 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 stated goals."

PUBLIC HEARING: At 3:33 p.m. Mr. McGarry declared open a public hearing on this DR-O application. There being no comments, at 3:34 p.m. Mr. McGarry declared the public hearing closed. The secretary noted that the Commission had been provided a copy of an email from the Miami Conservancy District (MCD) (copy of email attached to original minute). In regard to the MCD comments, Mr. Eidemiller stated:

1. For the most part, the 15-foot clear zone already exists on the plan. It is only where the river bends that the clear zone may be less than 15 feet.
2. An easement would be a private matter between the property owner and the MCD. The property owner advised staff that he is willing to discuss this with the MCD.

COMMISSION RECOMMENDATION:

A motion was made by Mayor Ode, seconded by Mr. Westmeyer, that after consideration of the application/documentation submitted by the applicant, holding the required public hearing, and the report/recommendation of City staff, the following motion was approved by the Troy Planning Commission:

"That the Troy Planning Commission has reviewed the application to apply the Downtown/Riverfront Overlay District to the property located at 518 E Water Street; that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section 1143.25(q) (1) (c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property at 518 E. Water Street be approved." **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION. CERTIFICATE OF APPROPRIATENESS. 203 & 203 ½ S. MULBERRY STREET. EXTERIOR ALTERATIONS AND REPAIRS. OWNER/APPLICANT- BONNIE KINNEY. Staff reported that the applicant had submitted an email asking that this application be tabled. A motion was made by Mr. Emerick, seconded by Mrs. Ehrlich, that the Historic District Application for 203 and 203 ½ be tabled as requested by the applicant. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

REZONING APPLICATION – SMITH ANNEXATION. LOCATED ON S. WILSON ROAD. FROM THE COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO CITY OF TROY R-4, SINGLE FAMILY RESIDENTIAL ZONING; OWNER - DAVID SMITH; APPLICANT – ATTORNEY ROB HARRELSON FOR DAVID SMITH. Staff reported: the property is located on S. Wilson Rd., Parcel ID: C08-043500 from City Administered County Zoning to R-4 Single Family Residential; It is further located on the southeast corner of Wilson Rd and Fenner Rd.; the property was annexed per Ordinance No. O-16-25; the land is currently used as agriculture; and the surrounding zoning districts include the R-4 Single Family Residential District to the east, County zoning of A-2, General Agriculture to the north, west, and south. Staff further reported:

"DISCUSSION: The Zoning Code describes the proposed R-4 zoning district as "designed to accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-4 District as medium to high density."

The Comprehensive Plan's Future Land Use Map displays this property as Future Single Unit Attached. Please see Exhibit B – Future Land Use Map.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code. The proposed rezoning is consistent with the Zoning Code. Section 1131.02(c) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions. The changing condition that led to this rezoning request is the development of the Reserve at Cliff Oaks Subdivision to the east and the annexation. The proposed zoning district will not have any adverse effects in the area. Residential uses exist to the east of the subject property.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The proposed use is compatible and similar to the residential uses that currently exist to the east with the Reserve at Cliff Oaks Subdivision.

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

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development. In the vicinity of the subject property, there is no available vacant land for development with the R-4 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. Not applicable in this request.

PUBLIC HEARING: Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, 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 staff's opinion that the proposed rezoning will achieve the desired residential uses as outlined in the Future Land Use Map of the Comprehensive Plan and Zoning Code. Staff recommends the Planning Commission provide a positive recommendation to City Council for the proposed rezoning based upon the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code and Comprehensive Plan; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- The proposed use is consistent with permitted uses in the R-4 Single Family Residential District."

COMMISSION ACTION REGARDING PUBLIC HEARING.

A motion was made by Mr. Wolke, seconded by Mr. Ehrlich, that the Commission not hold a public hearing on the zoning of the Smith Annexation, with it noted that Council must hold a public hearing. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.**

COMMISSION RECOMMENDATION TO COUNCIL.

A motion was made by Westmeyer, seconded by Mr. Wolke, that the Troy Planning Commission recommends to Troy City Council that the 57.679 acre parcel known as the Smith Annexation, Parcel C06-043500, located at the southeast corner of Wilson Road and Fenner Road, be rezoned from the City administered County Zoning of A-2, General Agriculture, to the City zoning of R-4, Single-family Residence District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code and Comprehensive Plan
- The proposed rezoning is consistent with the surrounding zoning districts
- The proposed use is consistent with permitted uses in the R-4 Single Family Residential District.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

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

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Andrew Burgei, Zoning Inspector

DATE: July 16, 2025

SUBJECT: Certificate of Appropriateness – 203 & 203 ½ S. Mulberry Street

PROPOSAL:

The Owner, Bonnie Kinney, has requested the Planning Commission to review the exterior alterations/repair at the property located at 203 & 203 ½ S. Mulberry Street. The property is located in the R-7 Multi-Family Residential District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as a two-story brick and frame residence with Queen Anne elements. Unusual brick first floor and frame second. The second-floor flares out at the top of the brick portion. Contributing features include: round-end wood shingles; 2 dormers; 1/1 and ornate 1/1 windows; front porch. Alterations include a shed roof addition and stairs & porch added at the rear for second floor access.

DISCUSSION:

Exterior Alterations/Repair. The applicant proposes alterations and repairs including replacement of deteriorated boards and new vinyl siding. The vinyl siding that is proposed will replace the fish-scale wood siding on the upper floors of the structure. The proposed color is beige (sunny maize). It is important to note that vinyl is present on the dormers, however it appears that this was altered without approval in between 2017-2021.



STAFF ANALYSIS (Design Manual):

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

Section 2.1 C. If it is not practical to retain the original materials or features due to the condition, unavailability, safety, or energy efficiency of original materials, then quality, contemporary, substitute materials, when approved by the Board, should replicate the material being replaced in composition, design, color, texture, and other visual qualities. Contemporary materials may be used if it is demonstrated that they have the same quality and character as historic materials. **The new siding will not match the fish scaled siding. Staff reached out to the property owner about looking into an alternative to the traditional horizontal vinyl siding. The applicant responded with cost concerns. Per the OHI form, the fish scale siding is a listed contributing feature to the district. The proposal does not meet this guideline. Properties in the vicinity to the north have found vinyl options of the fish scaled siding that match the design characteristics of the contributing features.**

Section 2.3 A. Original wood siding should not be covered over. **The original wood siding proposed to be covered. The proposal does not meet this guideline.**

Section 2.3 B. Wood siding should be used in one of the traditional forms as found on the building (e.g. shingle, board-and batten, shiplap, or beveled siding). **The new siding will not match the existing style. The proposal does not meet this guideline.**

RECOMMENDATION (Vinyl Siding):

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

1. The proposed alteration will alter a contributing feature as referenced on the OHI Form, and;
2. The alteration does not comply with design manual section 2.1 and 2.3 as outlined above.

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) 203 S. Mulberry St. ☐ Coded		1. No.
3. Location of Negatives City of Troy Devel Dept Roll No. M Picture No.(s) 17, 18		5. Historic or Other Name(s)		2. County
6. Specific Address or Location 203 S. Mulberry St.		16. Thematic Association(s)	28. No. of Stories 2	
6a. Lot, Section or VMD Number		17. Date(s) or Period 1887	29. Basement? Yes ☒ No ☐	
7. City or Village Troy		17b. Alteration Date(s) 1898	30. Foundation Material Ashlar Stone	
8. Site Plan with North Arrow 		18. Style or Design Queen Anne ☐ High Style ☒ Elements	31. Wall Construction Brick & Frame	4.5. Present or Historic Name
		18a. Style of Addition or Element(s) N/A	32. Roof Type & Material Hip/Ashphalt Shingle	
		19. Architect or Engineer	33. No. of Bays Front 3 Side 3	
		19a. Design Sources	34. Exterior Wall Material(s) Running bond	
9. U.T.M. Reference Quadrangle Name Troy		20. Contractor or Builder	35. Plan Shape Shingles round end Square	6. Specific Address or Location
Zone Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		21. Building Type or Plan N/A	36. Changes Addition ☒ (Explain in #42) Altered ☒ Moved ☐	
11. On National Register? Yes ☐ No ☒		22. Original Use, if apparent Residential	37. Window Type(s) ☐ 6 over 6 ☒ 2 over 2 ☐ 4 over 4 ☒ Other	
12. N.R. Potential? Yes ☐ No ☐		23. Present Use Residential, 2 apartment	38. Building Dimensions 35 x 35	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐		24. Ownership Public ☐ Private ☒	39. Endangered? Yes ☐ No ☐ By What?	
14. District Potential? Yes ☐ No ☐		25. Owner's Name & Address, if known Elco Assoc. P.O. Box 853 Troy, OH	40. Chimney Placement 1 off center in roof	
15. Name of Established District (N.R. or Local) Troy Historic District		26. Property Acreage	41. Distance from and Frontage on Road 20 x 40	
		27. Other Surveys in Which Included N/A		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick and frame residence with Queen Anne elements. Unusual brick first floor and frame second. The second floor flares out at the top of the brick portion. CDF: include round-end wood shingles; 2 dormers; 1/1 and ornate 1/1 windows; front porch. Alterations include a shed roof addition and stairs & porch added at the rear for second floor access.			 	
43. History and Significance (Continue on reverse if necessary) Built in 1887 with the front porch added in 1898.				
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.			46. Prepared by J. Darbee/N. Recchie	
45. Sources of Information Field observation City of Troy Miami Co. property records			47. Organization F. Conaway & Assoc.	
			48. Date Recorded in Field 5/97	
			49. Revised by	
			50a. Date Revised	
			50b. Reviewed by	



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 5-13-25

Applicant Bonnie Kinney Telephone No. 937-214-2035

Owner of Property Bonnie Kinney Has the Owner been Notified? _____

Address of Project 203 & 203 1/2 S. Mulberry St.

Contact Address (if different than Project Address) 9069 Union Shelby Rd. Piquette, OH 45356

Name of Architect/Engineer and/or Contractor Data Roofing, LLC

Application for renovation to include the following:

☒ Alteration

☐ Construction

☐ Moving A Building

☐ Painting

☒ Repair

☐ Demolish - Principal Structure

☐ Demolish - Accessory Structure

☐ Other: _____

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

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

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

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

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

SIGNATURE OF APPLICANT:

bKinney0621@gmail.com

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Bonnie Kinney Bonnie Kinney

102 South Market Street, Troy, OH 45373-7303

Make it yours.





DATA Roofing LLC

Richard Booker Jr

Owner

(337) 570-2337

DATA@DATAroofing.com

6210 N. 11th St

Troy, OH 45373

Contractors Invoice

WORK PERFORMED AT:

TO: **BONNIE Kinney**
203 Mulberry
Troy OH 45373

DATE

5-7-2025

YOUR WORK ORDER NO.

0028-0079

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Install New J-channel
Install New Siding
Install Corner
Install New Soffit
Wrap all Windows & Doors
Wrap all Fascia
Replace all Bad Boards
Remove all Trash

~~\$22,000~~ - RB
~~1,540~~ -
23,540

PD CK 523
11,770
5-8-25

~~23,540~~ -
~~1,600~~
~~24,600~~

\$11,770

1/2 Down ~~12,300~~ Balance on Completion

COLOR - Sunny MAIZE

Bonnie Kinney

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: July 17, 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 a balcony installation on the third floor of 12-14 S. Market St as well as textured glass window lights 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.

The Planning Commission previously approved removing red metal panels that covered the main detail work on the storefront. Additionally, the previous request included storefront alterations, paint, and window replacements. The Planning Commission approved these items on May 28, 2025.

DISCUSSION:

Balconies. The applicant proposes the installation of two (2) balconies on the third floor facing S. Market Street. The dimensions are twelve (12)' by four (4)' in projection from the building. The material will be structural steel with decorative pickets. See attached design graphics:

Textured Glass. Pilkington Morisco textured glass is proposed in the transom lights on both 12 and 14 S. Market Street Storefront. A sample will be brought to the meeting.

STAFF ANALYSIS (Textured Glass):

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.**

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 replaces transom lights will retain all original window openings and ornamentation. Typically, transom lights include characteristics in the glass such as glass block. 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**

STAFF ANALYSIS (Balconies):

While the Design Manual doesn't specifically address balconies a similar alteration is porches. Design Manual Section 2.6 (D.) states "If a porch is to be added where a porch never existed, a simple design should be used." The proposal uses a simple in design detail work, while blending in the historic fabric of the streetscape. The neighboring properties at the Morris House (1 W. Franklin St) as well as 4-6 S. Market St currently have balconies of similar size. The applicant proposes the same dimensional projection from the building as the balconies at the Morris House.

When looking at the contributing features on the building, the OHI form references the shaped head molds and stone sills as contributing features. The proposal will not alter the head molds; however two stone sills will be removed for the door installation that leads to the balconies.

The design of the balconies is consistent with previous approvals by the Planning Commission at 9 E. Main Street. Please see Exhibit A example of previously approved balcony: The proposal will use the same detail work as previously approved by the Planning Commission at 9 E. Main St.

RECOMMENDATION (Textured Glass and Balconies):

Staff recommends approval of the textured glass and balconies due to the compliance with Design Manual Section 2.6, 2.8 and supporting Staff Analysis as outlined above.

Exhibit A – Balconies



9 E. Main Street approved balcony.



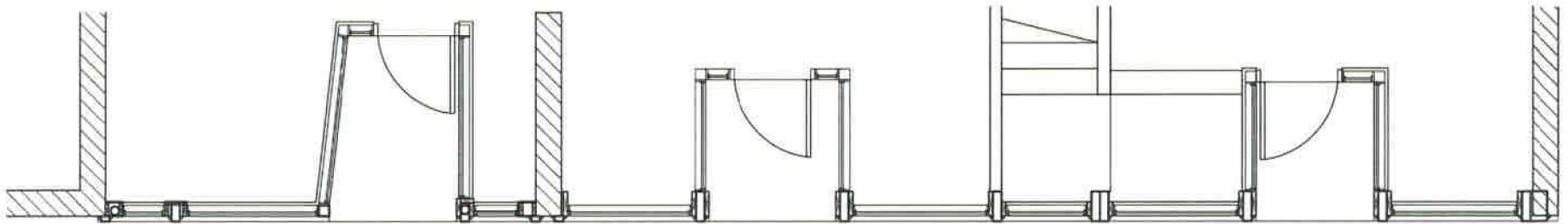
4-6 S. Market Street Balcony.



Morris House balconies.



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



REVISED FACADE PLAN
1/4" = 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
9. Steel balcony w/ pickets, painted
10. New 2-8 x 6-8 aluminum clad wood doors in re-worked masonry rough openings w/ fixed aluminum clad window above

REVISED MARKET ST ELEVATION - TECHNICAL

1/8" = 1'-0"

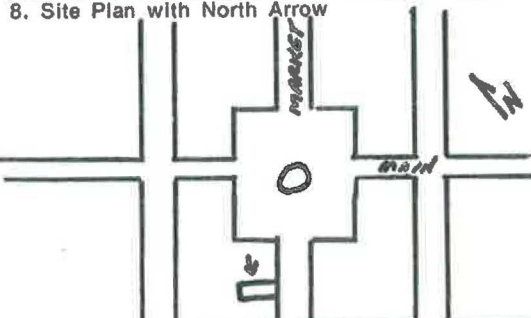
12-16 S MARKET ST TROY OH 45373

Certificate of Appropriateness Re-submission
07/16/25

12-16 S. Market St.

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

1. No. <u>11-754</u> <u>Troy Public Square Historic District</u>		2. Present Name(s) <u>Mayo's Hall</u>		1. No. <u>11-754</u>	2. County <u>Miami</u>
3. Location of Negatives <u>Mont. Co. Hist. Soc.</u>		5. Other Name(s)			
6. Specific Location <u>12-14 S. Market Street</u>		16. Thematic Category <u>C, E</u> <i>Car subject</i>		28. No. of Stories <u>3</u>	
7. City or Town <u>Troy</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>1854</u>		29. Basement? Yes ☒ No ☐	
8. Site Plan with North Arrow 		18. Style or Design <u>Early Victorian</u>		30. Foundation Material <u>Stone</u>	
9. Coordinates <u>UTM 3860 3554</u> Lat. <u>40° 02' 20"</u> <u>Troy</u> Long. <u>84° 12' 15"</u> <u>107</u>		19. Architect or Engineer		31. Wall Construction <u>Brick</u>	
10. Site ☐ Building ☒ Structure ☐ Object ☐		20. Contractor or Builder		32. Roof Type & Material <u>Flat</u>	
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent <u>Commercial and Entertainment</u>		33. No. of Bays Front <u>5</u> Side <u>0</u>	
12. Is It Eligible? Yes ☒ No ☐		22. Present Use <u>Commercial</u>		34. Wall Treatment	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		23. Ownership Public ☐ Private ☒		35. Plan Shape <u>Rectangular</u>	
14. District Potent'l? Yes ☒ No ☐		24. Owner's Name & Address, if known <u>Bill's Bike Shop & C. Bosse</u> <u>12 Market St.</u> <u>14 Market St.</u> <u>Troy, Ohio 45373</u>		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐	
15. Name of Established District		25. Open to Public? Yes ☒ No ☐		37. Condition Interior <u>Excellent</u> Exterior <u>Excellent</u>	
42. Further Description of Important Features <u>Ground floor two store fronts with independent doors centered. Second story windows are 1/1 and third very tall 2/3 (horizontal mullion) double hung sash with shaped head molds and stone sills. The eave is boxed cornice with frieze and elongated paired brackets.</u>		26. Local Contact Person or Organization <u>Troy Historical Society</u>		38. Preservation Underway? Yes ☐ No ☒	
43. History and Significance <u>The building has a significant impact on the historic character of the Public Square District built by Henry S. Mayo in 1854. Its auditorium had a stage, orchestra pit, balcony and seated 500 people. It entertained high school graduations, plays, musicals, public dinners and literary programs from 1854-1866.</u>		27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974.</u>		39. Endangered? By What? Yes ☐ No ☒	
44. Description of Environment and Outbuildings <u>In the first block off the Public Square of Troy (population 17,187)</u>		40. Visible from Public Road? Yes ☒ No ☐		41. Distance from and Frontage on Road <u>St. Front 30'</u>	
45. Sources of Information <u>Historic Troy Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>		46. Prepared by <u>L. S. Cannon, Jr.</u>		47. Organization <u>Mont. Co. Hist. Soc.</u>	
		48. Date <u>1/26/75</u>		49. Revision Date(s)	
				5. Other Name(s) <u>Mayo's Hall</u>	

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: July 16, 2025

SUBJECT: Certificate of Appropriateness – 104 N. Market St

BACKGROUND:

The applicant, Modern on Market LLC, on behalf of the owner, MEE LLC, is requesting the Planning Commission to review paint at the property located at 104 N. Market Street.

The Ohio Historic Inventory form (OHI) describes this building as describes this property as a High Victorian Italianate with a central doorway with semi-circular transom, and double doors both with art glass.

PROPOSAL:

The Applicant proposes to paint the main body color of the building Sherwin Williams Alabaster (SW 7008). The Trim will be painted Sherwin Williams Accessible Beige (SW 7042). The specific color swatches with be provided at the meeting.

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

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

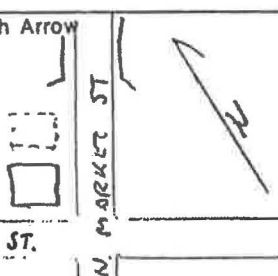
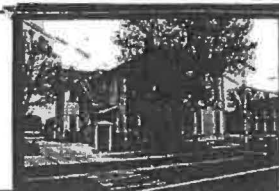
- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **All surfaces have been previously painted.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High-gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." **The colors are not bright or obtrusive.**

RECOMMENDATION:

Staff recommends approval of the proposed paint as it complies with section 2.6 of the Design Manual as outlined above.

OHIO HISTORIC INVENTORY

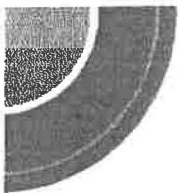
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. 928-00007S <i>MIA 154-65</i>		4. Present Name(s) 104 North Market Street		1. No. 10928 2. County Miami 4. Present Name(s)
2. County Miami		5. Other Name(s) Charles H. Culbertson House		
3. Location of Negatives Regional Office 5HA H7-9				
6. Specific Location Northwest corner of Market and Water Streets 104 N. Market		16. Thematic Category C		2. County Miami 4. Present Name(s)
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1875		
8. Site Plan with North Arrow 		18. Style or Design High Victorian Italianate		
		19. Architect or Engineer		
20. Contractor or Builder		28. No. of Stories 2		
21. Original Use, if apparent residence		29. Basement? Yes ☒ No ☐		
22. Present Use apartments		30. Foundation Material stone		
23. Ownership Public ☐ Private ☒		31. Wall Construction frame		
24. Owner's Name & Address, if known Vintage Investment Properties 131 W. South St Cincinnati, OH		32. Roof Type & Material truncated hip asphalt shingles		
25. Open to Public? Yes ☐ No ☒		33. No. of Bays Front 3 Side 3+1		
26. Local Contact Person or Organization Troy Historical Society		34. Wall Treatment shiplap		2. County Miami 4. Present Name(s)
27. Other Surveys in Which Included		35. Plan Shape square		
1. On National Register? Yes ☐ No ☒		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐		
2. Is it Eligible? Yes ☐ No ☒		37. Condition Interior Exterior XXXX fair		
3. Part of Estab. Yes ☒ No ☐ Hist. Dist.? No ☐		38. Preservation Underway? Yes ☐ No ☒		
14. District Potent'l? Yes ☐ No ☒		39. Endangered? By What? Yes ☐ No ☒		
15. Name of Established District Troy Historic District		40. Visible from Public Road? Yes ☒ No ☐		
42. Further Description of Important Features Central doorway with semi-circular transom and double doors both are art glass, moulded frontispiece, rectangular 1/1 D.H.S. windows with shouldered pedimental caps incised. Heavy bracketed cornice with panelled frieze. Neo-Classic Revival entrance porch added, shallow rear wings. Two-story frame home in the High Victorian Italianate style. CDF: include a central entrance with a semi-circular				
43. History and Significance Fair example, surviving under difficult conditions Built in 1875 by Charles H. Culbertson.				
44. Description of Environment and Outbuildings Downtown on a busy main street.				
45. Sources of Information		46. Prepared by L.S. Gannon, Jr.		
		47. Organization Regional Office 5HA		
		48. Date 49. Revision Date(s)		



Main body color: Sherwin
Williams (SW 7008)
Alabaster.

Accent Trim: Sherwin
Williams (SW 7042)
Accessible Beige.



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 June 17th 2025

Applicant Modern On Market Telephone No. 9374175669- Ashley Dunlavy

Owner of Property Mathew Erwin Has the Owner been Notified? yes

Address of Project 104 N. Market St. Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Travis Wilkins

Application for renovation to include the following:

- ☐ Alteration
- ☐ Construction
- ☐ Moving A Building
- ☒ Painting

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

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

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

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

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

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

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

Mathew Erwin **MEE LLC**

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Andrew Burgei, Zoning Inspector
DATE: July 16, 2025
SUBJECT: Certificate of Appropriateness – 9 E Main Street

PROPOSAL:

The Applicant, Broyles & Giacomo LLC. – DBA CollectiBros on behalf of the Owner, Patch Place 1 LLC, has requested the Planning Commission to review the installation of an awning and paint at the property located at 9 E. Main St Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as having contributing features that include: the building's scale, the original stone storefront piers with chamfered edges.

DISCUSSION:

Awning. The applicant proposes replacement of the black fabric with a new fabric and business logo. The color will be the exact same as existing. The metal support frame is not being altered with this request.

Signs. This building is permitted to have a total of 30 square feet of building signage. The applicant is proposing to install a 84" x 21" (12.25 square foot) awning sign, a nine (9) square foot window sign and a 2.8 square foot door sign for a total of 24.05 square feet of signage. The window and door signs have been approved administratively.

Paint. The applicant proposes painting the accent color of black under the two (2) storefront windows.

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. **Replacement awning will be fabric and have a matte surface. 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 solid black. The proposal meets this guideline.**

STAFF ANALYSIS (Signs):

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 proposal will have simple text and logos and will meet this guideline.**

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

STAFF ANALYSIS (Paint):

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. **N/A. The surfaces are already painted. 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.**

RECOMMENDATION:

Staff recommends approval of the awning, paint, and signage due to compliance with Design Manual Sections 2.6, 2.11 and 5.6.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>MIA 23505</u>		4. Present Name(s)	
10928-00028E		9 E. Main St.	
2. County		5. Other Name(s)	
Miami		John Wasserman Building	
3. Location of Negatives		16. Thematic Category	
Regional Office 5HA G-2,3		Commercial Retail	
6. Specific Location		17. Date(s) or Period	
9 East Main St.		1880	
7. City or Town If Rural, Township & Vicinity		18. Style or Design	
Troy		High Victorian Italianate	
8. Site Plan with North Arrow		19. Architect or Engineer	
		20. Contractor or Builder	
9. Coordinates Troy		21. Original Use, if apparent	
Lat. _____ Long. _____		commercial	
U.T.M. Reference		22. Present Use	
6 7 3 8 7 0 0 4 4 3 5 6 2 0		commercial	
Zone Easting Northing		23. Ownership	
10. Site ☐ Building ☒		Public ☐ Private ☒	
11. On National Register? Yes ☒ No ☐		24. Owner's Name & Address, if known	
12. Is it Eligible? Yes ☐ No ☐		Central Trust Co.	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		P.O. Box 1198	
14. District Potent'l? Yes ☐ No ☐		Cincinnati, OH 45201	
15. Name of Established District		25. Open to Public? Yes ☐ No ☒	
Troy Public Square Historic Dist.		26. Local Contact Person or Organization	
42. Further Description of Important Features		Troy Historical Society	
Eastlake detail, canope and sign renovation but pillars in tact on street front. Recessed bays with corbelling at top, each 3 bay paladian style with Eastlake hood moulding, bracketed box cornice with decorated frieze. Three story brick commercial building in the High Victorian Italianate style. CDF: include the building's scale, the original stone storefront piers with chamfered edges,		27. Other Surveys in Which Included	
43. History and Significance		NATIONAL HISTORIC LANDMARK	
Strong contributor to the historic district.		40. Visible from Public Road? Yes ☒ No ☐	
Built by John Wasserman in 1880.		41. Distance from and Frontage on Road	
44. Description of Environment and Outbuildings		Street front 40' wide	
Downtown Troy commercial core area			
45. Sources of Information		46. Prepared by	
Field observation		L.S. Gannon, Jr.	
City of Troy		47. Organization	
Miami Co. property records.		Regional Office 5HA	
		48. Date 49. Revision Date(s)	

000485

Miami

9 East Main



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 7/1/25

Applicant Broyles and Giacomo LLC Telephone No. 352-989-1696

Owner of Property _____ Has the Owner been Notified? _____

Address of Project 9 E Main Street Troy, OH

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor N/A (Self)

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: Awning + Signs

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. *Photo provided*
(b) Description of proposed use, if different than existing use. *retail*
(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. *Photo provided*
(d) Description and samples of materials proposed to be used in the project. *see write up*
(e) Paint samples for painting applications. *see values provided in write up*
(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]

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

ANDREW CIRCLE

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Proposed Exterior Changes for 9 E Main Street to Support New Retail Business

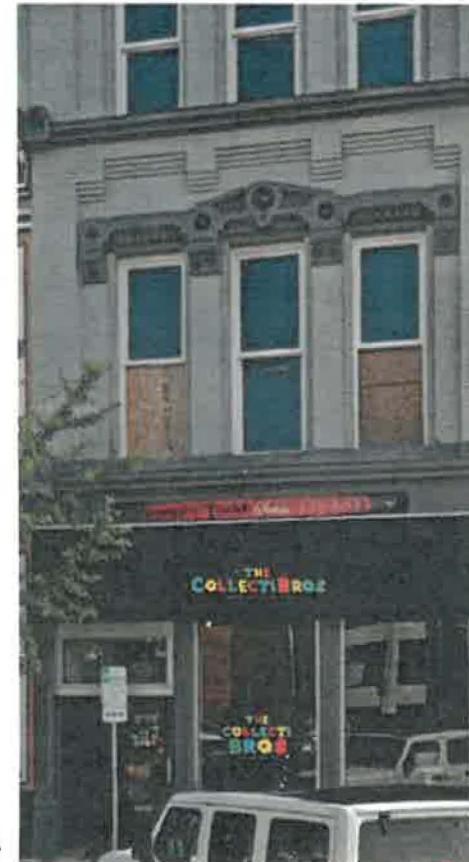
Current Exterior View
(as of 6/25/25)



Proposed Changes:

- Paint the entry way alcove black (precedent already established by building Olive Oasis (immediately next door) and by the Mayflower building).
- Paint the rectangles under the two main windows sills **green** and **blue** to match logo.
- Paint the **door red to match logo (Hex #F1302E)**. Red door precedent already established by Ulbrich's Donuts.
- Paint the window frame above the door a one of the logo colors. Either **logo red** or **logo yellow (Hex #FDD365)**.
- Add a business logo to the awning (60" wide [in place of previous store's awning logo]) (we might go to 72" if allowed).
- Add a business logo, inclusive of "Buy-Sell-Trade" to the one window (36" x 36" total size).
- Add a 20" circle logo to front door (in place of previous store's logo)
- For context, the measurements of the two plat glass windows in front are 96" tall by 64" wide.

Envisioned Exterior View
(as of 7/15/25) if approved



Paint this under-window box **logo blue** color.



Paint this under-window box **logo green** color.



Paint this over-door window **logo yellow** color.



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: 9E Main Street Troy, OH 45373

Applicant/ Business Name: Broyles & Giacomo, LLC - DBA CollectBnos

Address: 9E Main Street Troy, OH 45373

Phone: 352-989-1676 Email: omegagadadk@gmail.com

Contractor Name: COUNTRYSIDE CONSTRUCTION NORTH LLC

Address: 95 COUNTRYSIDE DR N Troy OH 45373

Phone: 937-603-6750 Email: DBI-DAN@HOTMAIL.COM

Property Owner Name: ANDREW CIRCLE

Address: 320 E MAIN ST TROY OH 45373

Phone: 937-623-0251 Email: CIRCLEA@GMAIL.COM

New tenant? ☒ Yes ☐ No

Building setback: 0

Height & Stories of Building: 35'

Building/Tenant Frontage (linear feet): 40'

Top of New Sign from Grade: _____

Number of Faces: _____

Cost of Sign(s): _____

Type of Proposed Sign:

☒ Awning

☐ Development I.D.

☒ Window - Main Window

☐ Billboard

☐ Freeway Oriented

☒ Other - Door Window

☐ Building

☐ Ground

☐ Canopy

☐ Projecting

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

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

Illuminated: ☐ Internal ☐ External ☐ Electronic Changeable ☐ No

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

Dimensions:

Quantity: 1 Length: 72" Width: _____ Height: 24" Total Sq.ft.: 12 sq feet

☐ Provided separate drawings w/ dimensions

1 - Main Window - 36" x 36" - 9 sq. feet
1 - Door Window - 20" x 20" - 3 sq. feet.

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: [Signature] Date: 7/1

100 South Market Street, Troy, OH 45373-7303



Concept 2

Proposed Exterior Changes for 9 E Main Street to Support New Retail Business – 7/14/25

**Current Exterior View
(as of 6/25/25)**



Proposed Changes:

- Paint the entry way alcove black (precedent already established by building Olive Oasis (immediately next door) and by the Mayflower building.
- Paint the **door red to match logo (Hex #F1302E)**. Red door precedent already established by Ulbrich's Donuts.
- Reskin the current awning with a new black fabric that has our logo on it. Logo will be no bigger than 84" wide x 21". Overall awning size and shape will stay the same as is.
- Permission to paint the two block areas under the windows black to match the awning---so visually the storefront looks better/fresher.

**Envisioned Exterior View
(as of 7/30/25) if approved**



Paint these black to match awning.



MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: July 16, 2025

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

DISCUSSION:

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

PROPOSAL:

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

Development Area:

Section Two encompasses a total of 10.736 acres with 22 buildable lots.

Zoning:

The zoning of Section Two is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposals indicate 22 buildable lots ranging from .207 acres (9,016 square feet) to 0.465 acres (20,255 square feet).

Right-of-way:

The development of this section will dedicate 1.204 acres of new public street Right-of-Way and .208 acres of existing street Right-of-Way. The names of the roads in Section Two are Parkview Drive and Cliff Trail.

Parkland:

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

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 with the condition that a financial guarantee is received and approved prior to going before City Council. This conditional approval is based on compliance with the approved Preliminary Plan.

THE RESERVES AT CLIFF OAKS-PHASE TWO

10.736
ACRES

PT 11560 & PT 11561
INLOTS

TROY
CITY

MIAMI
COUNTY

OHIO
STATE

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

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 10.736 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS-PHASE 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 2024OR-02969.

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: BOGLE INVESTMENTS, LLC
DOUG ERNST, SOLE MEMBER

SIGNATURE _____

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

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

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

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

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC 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.

DOUG ERNST, SOLE MEMBER

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

SURVEY REFERENCES

ROAD BOOK 8 PAGE 74
LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 173
LAND SURVEY 42 PAGE 26
LAND SURVEY 43 PAGE 149
LAND SURVEY 43 PAGE 150
LAND SURVEY 45 PAGE 144
LAND SURVEY 61 PAGE 56
RECORD PLAT 10 PAGE 88
RECORD PLAT 14 PAGE 68
RECORD PLAT 20 PAGE 135
RECORD PLAT 21 PAGE 9
RECORD PLAT 22 PAGE 72
RECORD PLAT 23 PAGE 74
RECORD PLAT 24 PAGE 38
RECORD PLAT 30 PAGE 29
RECORD PLAT 30 PAGE 45
RECORD PLAT 30 PAGE 87

LOT ACREAGE

PRELIM. LOT	LOT	SECTION 36	SECTION 31	TOTAL ACRES
72		0.103	0.104	0.207
R/W		0.310	0.894	1.204
58		0.237	0.010	0.247

AREA SUMMARY

22 BUILDING LOTS	5.897 ACRES
1 DRAINAGE LOT	3.427 ACRES
EXISTING STREET R/W	0.208 ACRES
NEW STREET R/W	1.204 ACRES
TOTAL	10.736 ACRES

DEED

INLOT 11560-20.017 ACRES
INLOT 11561-22.931 ACRES
BOGLE INVESTMENTS, LLC
2024OR-02969



VICINITY MAP
N.T.S.

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.

MINIMUM STORMWATER PIPE SIZE IS 12", ANY PIPE SMALLER THAN 12" SHALL BE PRIVATELY OWNED.

NOTES

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

FEE \$ _____

DAVID E. NORMAN
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS ____ DAY
OF _____, 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

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

HOME OWNERS ASSOCIATION RESTRICTIONS

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

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 10.736 ACRES BEING 2.334 ACRES BEING PART OF INLOT NUMBER 11560 AND BEING 8.402 ACRES BEING PART OF INLOT NUMBER 11561, OWNED BY BOGLE INVESTMENTS, LLC, RECORDED IN 2024OR-02969.

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 513.239.8554

www.CHOICEONEENGINEERING.com

DATE:

07-09-2025

DRAWN BY:
MPL

JOB NUMBER:
MIATRO2513

SHEET NUMBER

1 OF 3

THE RESERVES AT CLIFF OAKS-PHASE TWO

10.736
ACRES

PT 11560 & PT 11561
INLOTS

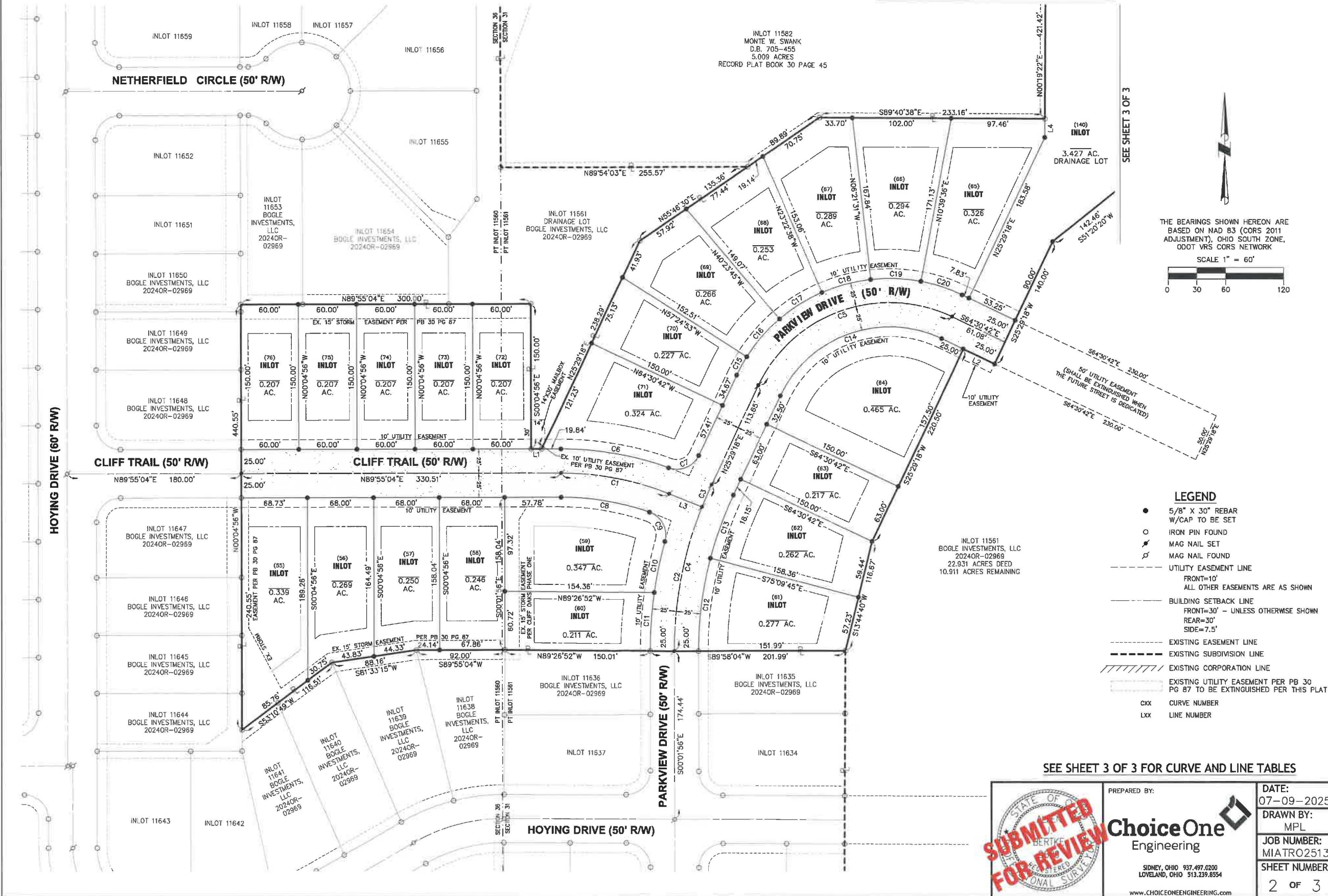
TROY
CITY

MIAMI
COUNTY

OHIO
STATE

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

SEE SHEET 3 OF 3



SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

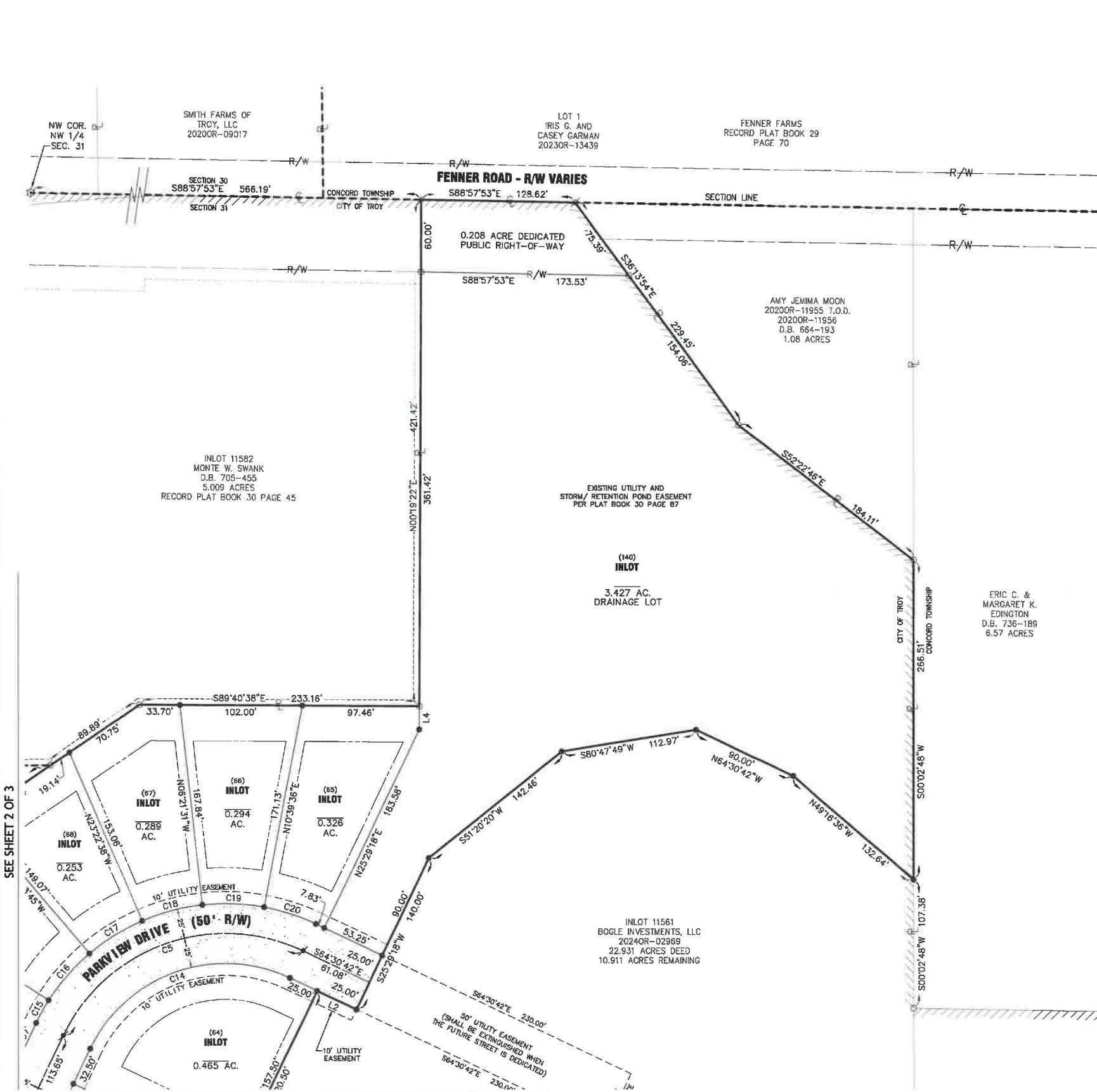


PREPARED BY:	DATE:
ChoiceOne Engineering	07-09-2025
SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554 www.CHOICEONEENGINEERING.com	DRAWN BY:
	MPL
	JOB NUMBER:
	MIATRO2513
	SHEET NUMBER
	2 OF 3

THE RESERVES AT CLIFF OAKS-PHASE TWO

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

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



LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- ⚡ MAG NAIL SET
- ⚡ MAG NAIL FOUND
- UTILITY EASEMENT LINE FRONT=10' ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE FRONT=30' - UNLESS OTHERWISE SHOWN REAR=30' SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- EXISTING UTILITY EASEMENT PER PB 30 PG 87 TO BE EXTINGUISHED PER THIS PLAT
- CXX CURVE NUMBER
- LXX LINE NUMBER

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

SCALE 1" = 60'

0 30 60 120

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	300.00'	115.01'	21°57'57"	114.31'	S79°05'58"E
C2	400.00'	153.00'	21°54'57"	152.07'	S10°55'32"W
C3	400.00'	25.17'	03°36'18"	25.16'	N23°41'09"E
C4	400.00'	178.17'	25°31'14"	176.70'	N12°43'41"E
C5	150.00'	235.62'	90°00'00"	212.13'	N70°29'18"E
C6	325.00'	114.20'	20°07'56"	113.61'	S80°00'58"E
C7	25.00'	36.90'	84°33'41"	33.64'	N67°46'09"E
C8	275.00'	93.73'	19°31'41"	93.27'	S80°19'06"E
C9	25.00'	37.54'	86°01'46"	34.11'	S27°32'22"E
C10	425.00'	54.14'	07°17'56"	54.10'	S11°49'32"W
C11	425.00'	60.89'	08°12'30"	60.84'	S04°04'19"W
C12	375.00'	97.31'	14°52'07"	97.04'	N07°24'07"E
C13	375.00'	69.72'	10°39'08"	69.62'	N20°09'45"E
C14	125.00'	196.35'	90°00'00"	176.78'	N70°29'18"E
C15	175.00'	21.68'	07°05'49"	21.66'	N29°02'13"E
C16	175.00'	51.98'	17°01'07"	51.79'	N41°05'41"E
C17	175.00'	51.98'	17°01'07"	51.79'	N58°06'48"E
C18	175.00'	51.98'	17°01'07"	51.79'	N75°07'55"E
C19	175.00'	51.98'	17°01'07"	51.79'	S87°50'58"E
C20	175.00'	45.29'	14°49'42"	45.16'	S71°55'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.67'	N89°55'04"E
L2	36.08'	N64°30'42"W
L3	36.55'	S68°06'59"E
L4	19.30'	N00°19'22"E

SEE SHEET 2 OF 3

SEE SHEET 2 OF 3

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DATE: 07-09-2025

DRAWN BY: MPL

JOB NUMBER: MIATRO2513

SHEET NUMBER: 3 OF 3