



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 13, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - July 23, 2025
3. Historic District Application - Certificate of Appropriateness, 12 W. Main Street, for window replacements
Owner / Applicant - Rob & Heather Davey
-Commission to make decision
4. Preliminary Plan, Shivsagar Residents Subdivision, located on the west side of S. Stanfield Road, north of Commerce Center Blvd.
Owner - Shiv Rentals Ltd., Bhavesh Patel, 2256 Girard Lane E.
Applicant - Choice One Engineering for the owner
-Commission to make decision
5. Other
6. Adjourn

Next Meeting -- August 27, 2025

Members - if you will not be attending, please call or email Sue

July 23, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, July 23, 2025, at 3:34 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Westmeyer, Titterington, McGarry, Emerick, Wolke, and Oda; Development Staff – Eidemiller, Bruner, and Burgei; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mr. Westmeyer, the minutes of the July 7, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 203 & 203 ½ S. MULBERRY STREET, EXTERIOR ALTERATIONS AND REPAIRS; OWNER/APPLICANT– BONNIE KINNEY. REMOVE FROM TABLE: Upon motion of Mr. Titterington, seconded by Mr. Wolke, this item was removed from the table by unanimous roll call vote.

STAFF REPORT: Staff reported: " property is zoned R-7 Multi-Family Residential District; 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, and alterations include a shed roof addition and stairs & porch added at the rear for second floor access; application is for 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; proposed color is beige (sunny maize); and 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 these guidelines.**

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.**

STAFF 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. "

DISCUSSION OF THE COMMISSION:

-In response to Mr. McGarry, staff commented that vinyl siding is available in the fish scale design and had approved for installation in nearby properties.

-Ms. Kinney, the applicant, stated that she owns six rental properties in Troy; she was aware that 203 S. Mulberry is in the Historic District and subject to regulations; she suggested that the property of 203 ½ S. Mulberry may have been added into the Historic District after she purchased it; and she stated that because this is a rental property that is not perhaps located in the best neighborhood she does not want to spend the money on the vinyl siding with the fish scale design. When asked the price difference between what was submitted in the application and the fish scale design siding, Ms. Kinney stated it would be \$5,000-\$6,000 more.

-In response to Mr. Emerick, Mr. Eidemiller confirmed that staff is not recommending that the wood siding has to be replaced with wood siding and has recommended the use of the vinyl siding with the fish scale design to replicate the existing wood siding but cannot support the application as submitted as it is based on vinyl siding without the fish scale design.

-Staff stated that if the application is denied, Ms. Kinney would be permitted to submit a new application as long as it is different from the current application.

ACTION OF THE COMMISSION:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to deny the application for 203 and 203 ½ S. Mulberry Street as submitted based on the findings of staff that:

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 sections 2.1 and 2.3 as stated in the staff report.

MOTION TO DENY THE APPLICATION ADOPTED, UNANIMOUS ROLL CALL VOTE

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. The property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as an early Victorian structure; 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; on 5-28-2025, the Commission approved removing red metal panels that covered the main detail work on the storefront as well as storefront alterations, paint, and window replacements.

STAFF DISCUSSION:

Balconies. Application is for 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.

Textured Glass. Pilkington Morisco textured glass is proposed in the transom lights on both 12 and 14 S. Market Street Storefront. The Commission viewed a sample.

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. The proposal will use the same detail work as previously approved by the Planning Commission at 9 E. Main St.

STAFF 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.

COMMISSION DISCUSSION.

-In response to Mr. McGarry, staff stated there is no record of balconies actually being on this building.

ACTION OF THE COMMISSION:

A motion was made by Mr. Emerick, seconded by Mr. Wolke, to approve the application for 12-16 S. Market Street as submitted for the installation of two balconies on the third floor and use of textured glass for the storefront transom windows based on the exact colors, designs, and materials stated in the application and the glass sample viewed by the Commission and based on the findings of staff that both the balconies and the glass are in compliance with Design Manual Sections 2.6, 2.8.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 104 N. MARKET STREET, FOR EXTERIOR REPAINTING:**

OWNER - MATTHEW ERWIN; APPLICANT - MODERN ON MARKET, ASHLEY DUNLAVY. Staff reported: the property is zoned B-3, Central Business District; the Ohio Historic Inventory form (OHI) describes this building as a High Victorian Italianate with a central doorway with semi-circular transom, and double doors both with art glass; applicant proposes to paint the main body color of the building Sherwin Williams Alabaster (SW 7008) with trim painted Sherwin Williams Accessible Beige (SW 7042).

Staff analysis (see bold)

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.**

Staff recommended approval of the proposed paint as it complies with section 2.6 of the Design Manual as outlined above. The Commission viewed the paint chips.

ACTION OF THE COMMISSION:

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application for 104 N. Market Street for painting the exterior as submitted and based on the exact colors viewed by the Commission and based on the findings of staff that the proposed paint complies with section 2.6 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

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. Staff reported:

property is zoned B-3, Central Business District; 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.

STAFF 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 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.**

STAFF 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 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.**

STAFF RECOMMENDATION:

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

DISCUSSION OF THE COMMISSION:

-In response to Mr. Titterington, staff advised that the door will be painted red.

ACTION OF THE COMMISSION:

A motion was made by Mr. Titterington, seconded by Mr. Emerick, to approve the Historic District Application for 9 E. Main Street, as submitted for all elements of the application, based on the exact materials, colors, and designs as submitted and reviewed by the Commission, and based on the findings of staff that the awning, paint and signage are in compliance with Design Manual Sections 2.6, 2.11 and 5.6.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

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. Staff reported: the Commission approved the Preliminary Plan on March 13, 2024; Section One conforms to the approved Preliminary Plan; details include:

- The Final Plat of Phase Two is in general conformance with the approved Preliminary Plan.
- Phase Two is an area of 10.736 acres with 22 buildable lots.
- There will be 1.204 acres of new right-of-way to be dedicated – Parkview Drive and Cliff Trail. There is also .208 acres of existing street right-of-way in Phase Two.
- The approved zoning is R-4, Single-Family Residential District, which requires a minimum lot size of 9,000 square feet. Actual lot sizes range from .207 acres (9,016 square feet) to .465 acres (20,255 square feet).
- The developer will be providing private open space for this subdivision, which will be maintained by the future HOA; however, no private open space is included in Phase Two. The open space will be a part of future Phase Three.

Staff recommended approval as the Final Plat of Phase Two conforms to the approved Preliminary Plan. Staff further recommended that the plat not be forward to Council until a financial guarantee has been received and is approved.

DISCUSSION OF THE COMMISSION:

-In response to Mr. Titterington, staff advised that this development will have four phases.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission recommends to Troy City Council that the Final Plat of The Reserves at Cliff Oaks Subdivision Phase Two be approved as submitted based on the finding of staff that the Final Plat conforms to the approved Preliminary Plan and with the condition that the plat not be forwarded to Council until the financial guarantee is received and approved.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

OTHER: Staff commented that the Recreation and Park Survey has closed for comment; over 800 comments have been received, which exceeds the 632 received on the Comprehensive Plan. Staff noted that the comments will now be compiled for review.

There being no further business, the meeting adjourned at 3:58 p.m., upon motion of Mr. Emerick, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Andrew Burgei, Zoning Inspector
DATE: August 8, 2025
SUBJECT: Certificate of Appropriateness – 12 West Main Street

PROPOSAL:

The owner Rob & Heather Davey, has requested the Planning Commission to review the window replacement at the property located at 12 W. Main Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as store fronts one half renovated. Both iron pillars and cornice are still there. Three bays each side recessed each set paladian form with shaped incised lintels and brackets—rosettes. Heavy bracketed and decorated stone cornice.

DISCUSSION:

Windows. The applicant proposes replacement of existing windows with new storefront-style windows with aluminum framing. These windows are not operational. The color of the replacement will remain the same as the current ones (UC109856 Permafluor Sandstone).

STAFF ANALYSIS (Windows):

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

Section 2.8 A. The position, number, and arrangement of original windows in a building should be preserved. **The replacement windows will have the same position, number and arrangement of the existing windows. 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 current windows are not original. The proposal meets this guideline.**

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. **The window openings will remain the same size. The proposal meets this guideline.**

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. **The replacement windows will be aluminum storefront windows. Based on the information provided, staff is unable to verify the meeting rail/sash members dimensions. The proposal does not meet this guideline.**

RECOMMENDATION (Windows):

Staff recommends tabling the request due to the need for further information on the meeting rail profile and information related to the operational characteristics of the windows.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 6/17/25

Applicant Rob and Heather Davey Telephone No. 937-335-2017

Owner of Property Rob and Heather Davey Has the Owner been Notified? Yes

Address of Project 12 W. Main Street & 401 Public Square

Contact Address (if different than Project Address) 1640 Surrey Road

Name of Architect/Engineer and/or Contractor Hemm's Glass

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

heatherdavey1@gmail.com

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:

Heather Davey

SIGNATURE OF PROPERTY OWNER:

Heather Davey

Heather Davey

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Robert and Heather Davey

- 1640 Surrey Road
- Troy, Ohio 45373
- (937)335-2017
- Email: heatherdavey1@gmail.com

June 17, 2025

Dear Members of the Planning Commission,

We are writing to formally request approval for the replacement of windows in a historic building located at 12 West Main Street and 401 Public Square. While these buildings hold historic significance, the existing windows are not original to its construction. They are vinyl replacements that were previously installed using caulk between two different window frames. Over time, the caulking has deteriorated, resulting in water infiltration through the joints and causing ongoing interior damage.

In addition to the issues with water penetration, four of the existing windows are also cracked and must be replaced for safety and functional reasons.

We have carefully considered both the functional needs of the building and the importance of maintaining its historic character. We understand and respect the value of preserving the exterior appearance of the structure. However, the current windows have reached the end of their service life and no longer provide adequate protection or performance.

Furthermore, the Ohio Building Code (OHBC) requires window opening control devices for windows located at certain heights above grade to prevent falls. While we fully intend to comply with this safety requirement, incorporating limiters into traditional window replacements would alter their visual profile and detract from the building's appearance when viewed from street level.

To address both safety and preservation concerns, we propose to install new storefront-style windows with aluminum framing that closely match the existing window configuration and appearance. The color of the replacement windows will remain the same as the current ones to ensure visual consistency with the existing façade.

Aluminum window frames were selected for their superior strength, durability, and longer lifespan compared to vinyl. This material choice will provide a more permanent solution that is both aesthetically appropriate and functionally reliable for the long term.

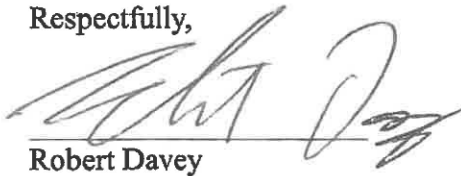
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Page 2

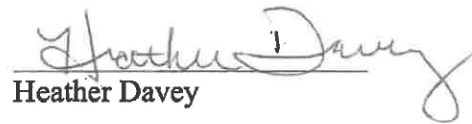
We believe this approach strikes the appropriate balance between maintaining the building's historic appearance and meeting modern safety and performance standards. We respectfully request the Planning Commission's approval of this replacement plan and welcome any opportunity to provide additional information or schedule a site visit.

Thank you for your time and consideration.

Respectfully,



Robert Davey



Heather Davey



Project Name: 10 West Main

Set Name: Frame Set 1

Metal Group: HG21 451T CG/SS/OG STOPS UP

Required: 20

Back Member Color: #22 SAND STONE : FLUROPON

Frame Name: Frame 1

D/S: 1 Frame Type: Standard

Panels: 1

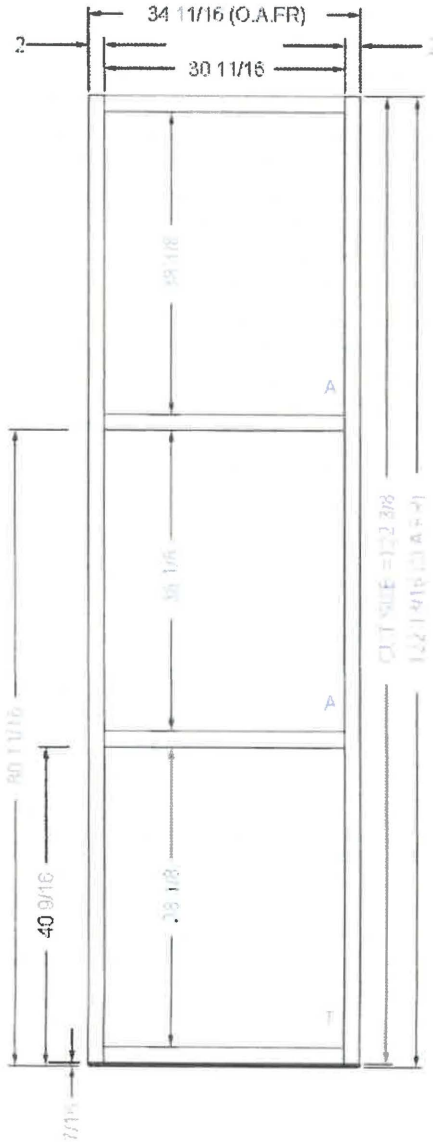
Frame Width: 34 11/16

Rows: 3

Frame Height: 122 13/16



6/16/2025 5:29





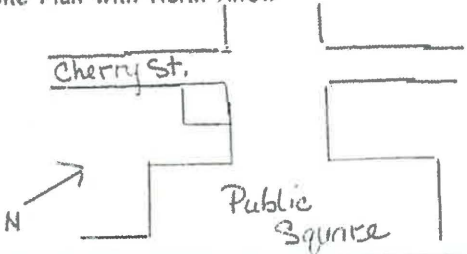
401 Public Square- 6 Windows in the alley
3 on the 3rd floor; 3 on the 2nd floor



12 W Main & 401 Public Square (Cherry Street side of buildings)-
22 Windows on Cherry Street
11 on the 3rd floor; 11 on the 2nd floor

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MA 225-05 0928-00044W 2. County Miami 3. Location of Negatives Regional Office SHA 6. Specific Location 10-12 W. Main St.		4. Present Name(s) 12 W. Main St. 5. Other Name(s)	
7. City or Town If Rural, Township & Vicinity Troy 8. Site Plan with North Arrow 		16. Theme's Category COM 17. Date(s) or Period 1878 18. Style or Design High Victorian Itallinate 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent commercial 22. Present Use commercial 23. Ownership Public ☐ Private ☒	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 1 6 7 3 8 5 3 0 4 4 3 5 6 7 0 Zone Easting Northing 0. Site ☐ Building ☒ Structure ☐ Object ☐ 1. On National Register? Yes ☒ No ☐ 12. Is It Eligible? Yes ☐ No ☐ 3. Part of Estab. Hist. Dist.? Yes ☒ No ☐ 14. District Potent'l? Yes ☐ No ☐		24. Owner's Name & Address, if known 25. Open to Public? Yes ☒ No ☐ 26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included NATIONAL REGISTER	
15. Name of Established District Troy Public Square Historic Dist. 12. Further Description of Important Features tore fronts one half renovated. Both iron pillars and cornice are till there. Three bays each side recessed each set paladian form with haped incised lintels and brackets--rosettes. Heavy bracketed and ecorated stone cornice.		28. No. of Stories 3 29. Basement? Yes ☐ No ☐ 30. Foundation Material stone 31. Wall Construction brick 32. Roof Type & Material 33. No. of Bays Front 6 Side 8 34. Wall Treatment stone bands 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐ 37. Condition Interior _____ Exterior good 38. Preservation Underway? Yes ☐ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road Street front _____ wide	
13. History and Significance Interesting detail contributes to the historic district This commercial structure was originally built by the firm Hays, Cruishank, & Wilmington in 1878.			
14. Description of Environment and Outbuildings owntown Troy			
5. Sources of Information		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional Office SHA 48. Date 7/77 49. Revision Date(s)	

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 8, 2025

SUBJECT: Shivsagar Residents – Preliminary Plat

REQUEST:

Andrew Schuman, Choice One Engineering, has applied for the Planning Commission to consider a new multi-family subdivision along S. Stanfield Road (Parcel ID: D08-059520). The land is currently undeveloped and is located on the west side of S. Stanfield Road north of Commerce Center Boulevard. The property is zoned OR-1, Office-Residential District.

PROPOSAL:

The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots 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 Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Uses & Layout: The proposed subdivision encompasses three (3) acres and includes six (6) buildable lots that range from .367 acres to 0.552. Each lot will have a four (4) unit building that ranges from 5,048 Square Feet to 5,673 Square Feet. The OR-1 District requires a minimum lot area of 3,000 Square Feet per dwelling unit of which is met by this Preliminary Plan. Each unit will provide two (2) parking spaces as required by Zoning Code 1154.04 (b).

Roadways: Access to this development will be provided one cul-de-sac named Sia Court. Access management has been required by City Staff to align the drive with the adjacent fueling station at 151 S. Stanfield Road. Additional safety measures have been evaluated for the intersection of S. Stanfield Rd and Commerce Center Boulevard. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing a retention area located in the north and south portion of the development. Maintenance of storm water control facilities will be the responsibility of the Homeowners Association.

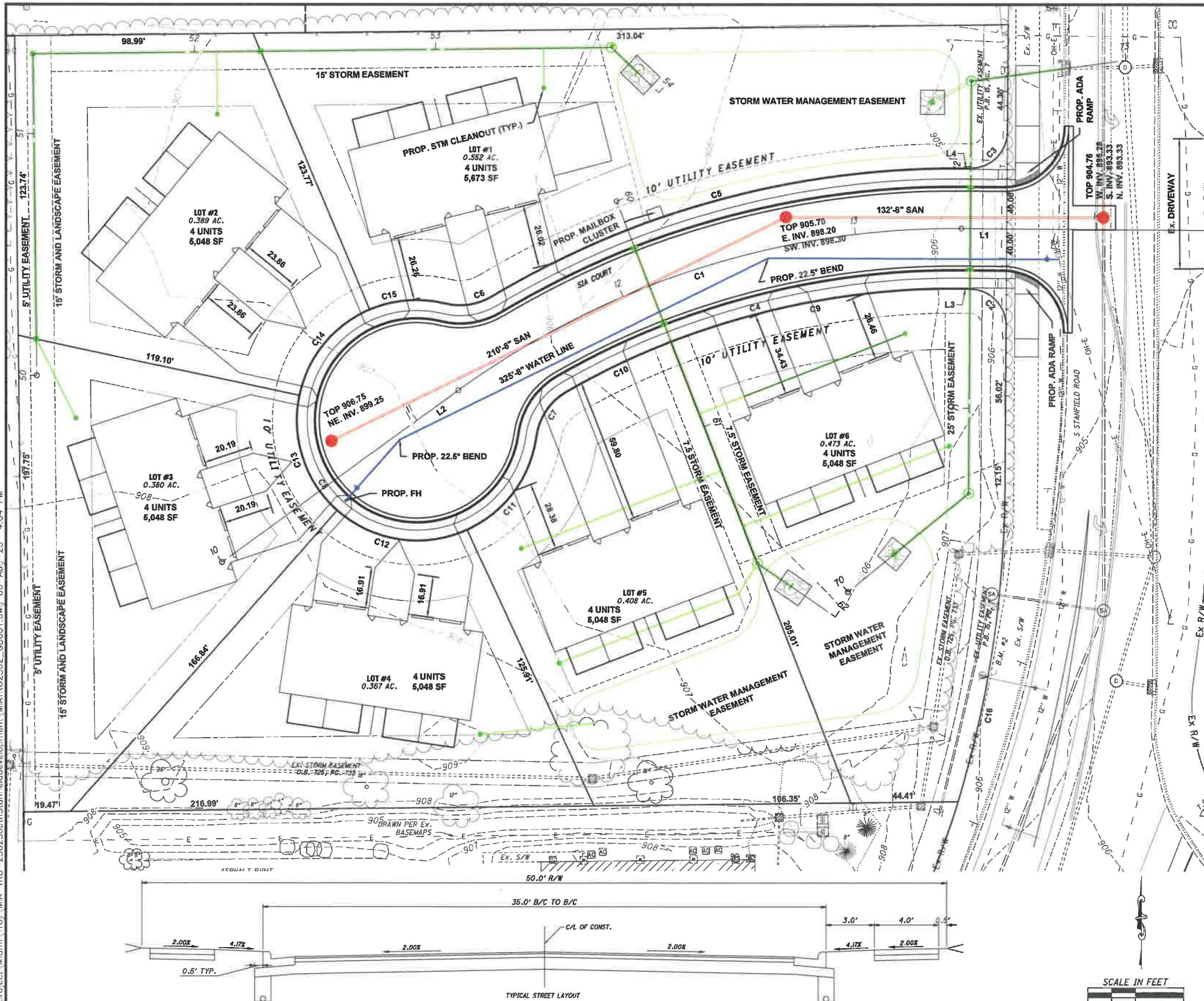
Parkland: The developer is not proposing to provide any parkland within the subdivision and requesting to pay fees-in-lieu of parkland instead of providing the required three (3) percent as required by the Subdivision Regulations. Staff is in support of fees-in-lieu of as the park service areas map covers this development. This will be reviewed by the Park Board at the August 12, 2025, meeting.

Landscape Buffer: A fifteen (15) ft landscape buffer is provided on the west side of the development as required by Zoning Code 1143.11 (e) (1). This will provide a variety of screening elements that include seven (7) green arborvitaes, three (3) Taylor Junipers, three (3) Dogwoods, and five (5) Viburnum's.

RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

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SHIVSAGAR RESIDENTS

- PROP. STORM
- PROP. 8" WATER
- PROP. 8" SANITARY
- PROP. EASEMENT
- PROP. SETBACK

TOP ELEVATION AND INVERTS OF SANITARY MANHOLES ARE APPROXIMATE.

TOTAL AREA: 3.00 ACRES
TOTAL GREEN SPACE: 0 ACRES (0%)
ZONING: OR-1 OFFICE-RESIDENCE DISTRICT
MIN. LOT SIZE: 3,000 S.F.
MIN. FRONTAGE: 60'
FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE SETBACK: 11.75'
NUMBER OF RESIDENTIAL LOTS: 6
NUMBER OF GREEN SPACE LOTS: 0
NEW STREETS: 303'
STREET R/W: 50'

OWNER: SHIV RENTALS LTD
2256 GIRARD LANE E
TROY, OH 45373
BHAVESH PATEL
BHAVESHPATEL425@GMAIL.COM

ENGINEER: CHOICE ONE ENGINEERING
937-497-0200
440 E. HOEWISHER ROAD, SIDNEY, OH 45365

CURVE TABLE						LINE TABLE	
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING	LINE	BEARING
C1	350.00'	222.83'	36°28'39"	219.08'	S72°12'12"W	L1	N88°33'28"W
C2	15.00'	23.56'	80°00'00"	21.21'	N44°33'28"W	L2	S53°57'52"W
C3	15.00'	23.56'	80°00'00"	21.21'	S45°26'31"W	L3	N89°33'28"W
C4	325.00'	171.11'	30°08'17"	169.14'	S78°21'32"W	L4	N89°33'28"W
C5	315.00'	204.87'	31°18'10"	202.34'	S74°47'26"W		
C6	25.00'	19.49'	44°39'53"	19.00'	S81°28'18"W		
C7	25.00'	22.86'	52°36'33"	22.16'	S33°58'17"W		
C8	60.00'	240.88'	278°10'15"	66.62'	N34°15'52"W		
C9	325.00'	122.82'	21°39'07"	122.09'	S78°38'57"W		
C10	315.00'	48.29'	8°30'50"	48.25'	S64°31'59"W		
C11	50.00'	50.35'	57°42'04"	48.25'	S38°31'02"W		
C12	50.00'	51.70'	68°07'18"	54.55'	N81°34'16"W		
C13	50.00'	52.78'	60°29'04"	50.37'	S18°16'04"E		
C14	50.00'	48.03'	55°02'02"	48.20'	S39°29'29"W		
C15	50.00'	32.11'	36°41'45"	31.56'	S65°24'22"W		
C16	480.00'	131.21'	18°20'35"	130.77'	S08°38'51"W		

VICINITY MAP

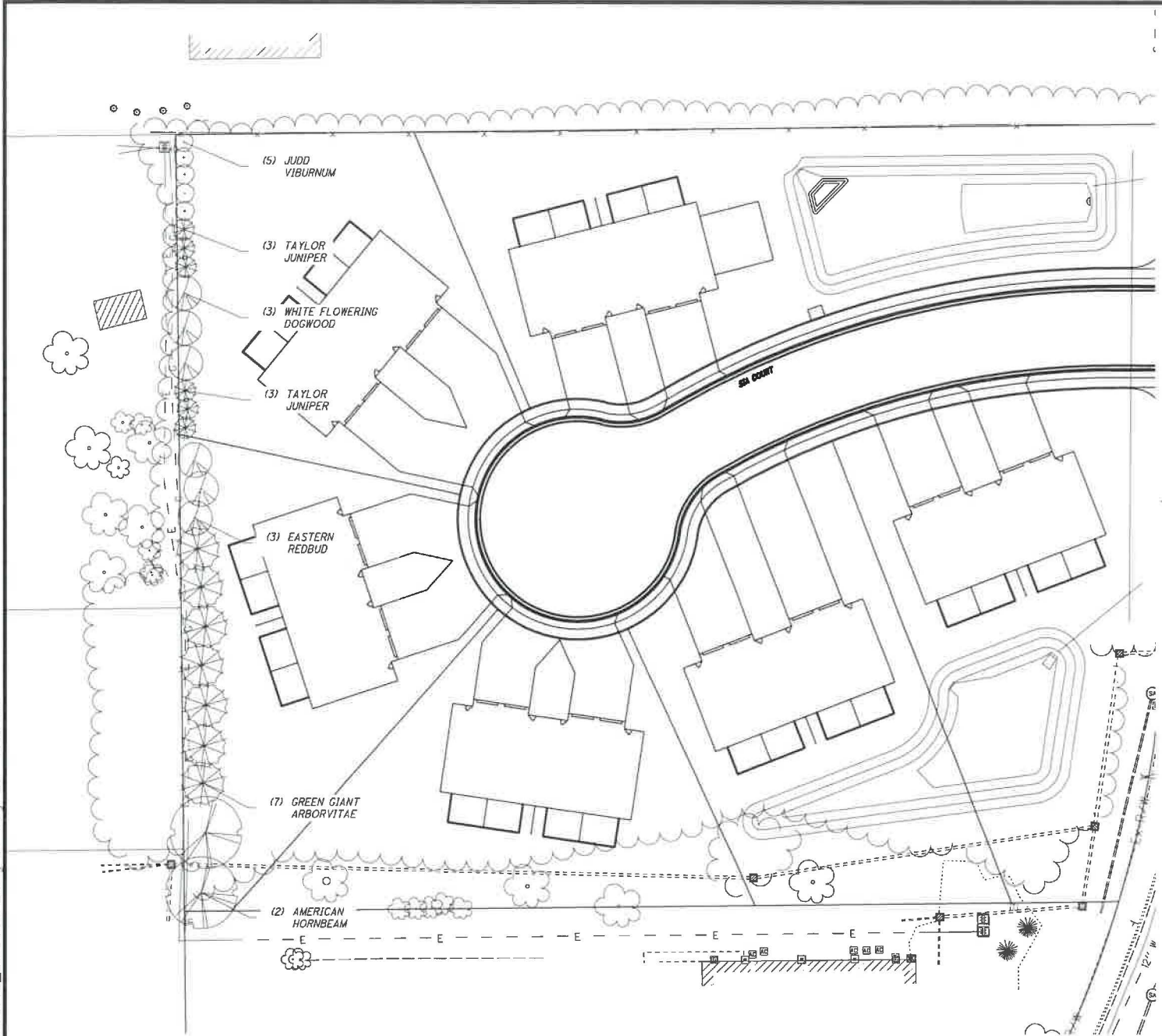


SHIVSAGAR RESIDENTS CITY OF TROY PRELIMINARY PLAT

REVISIONS:

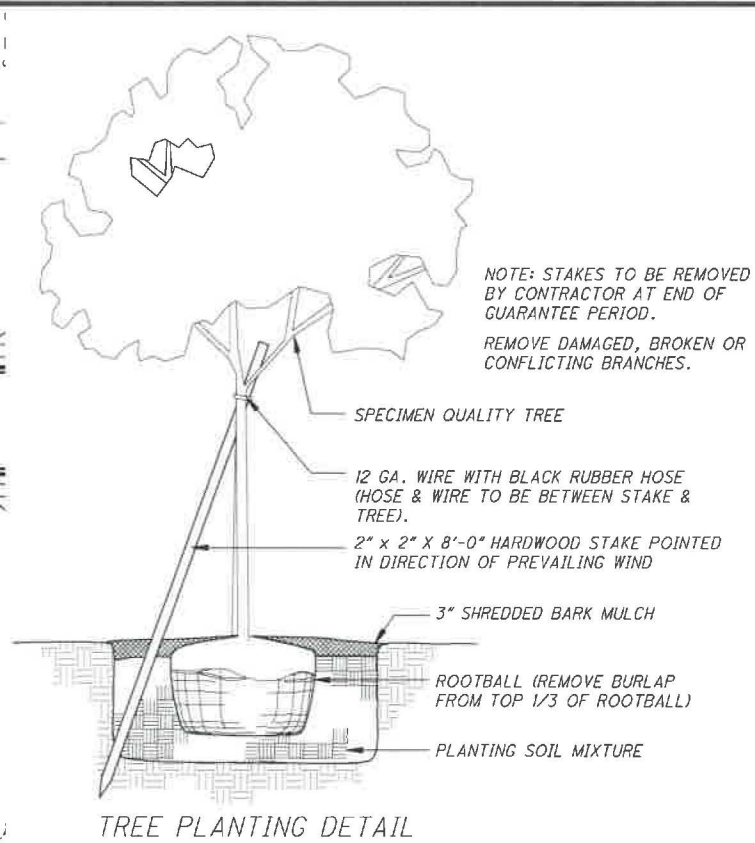
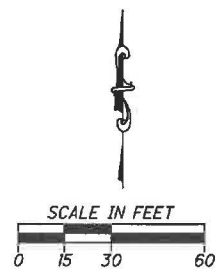
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DATE: 08-06-2025
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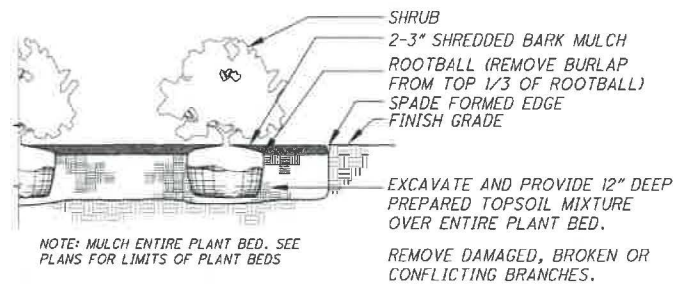


PLANTING SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES				
2	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2" CAL.	B&B
3	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	B&B
7	GREEN GIANT ARBORVITAE	THUJA P. 'GREEN GIANT'	7' HGT.	B&B
6	TAYLOR JUNIPER	JUNIPERUS V. 'TAYLOR'	7' HGT.	B&B
3	WHITE FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL.	B&B
SHRUBS				
5	JUDD VIBURNUM	VIBURNUM X JUDDII	24" SPR.	NO. 5 CONT.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

GENERAL NOTES

- 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.
- 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.
- CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
- CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
- 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.
- 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.
- 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.
- ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS OR STRAIGHT LINES AS SHOWN ON PLAN.
- INSTALL ALL PLANTS IN ACCORDANCE WITH PLANING DETAILS AND SPECIFICATIONS.
- PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
- TREE SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
- LAWN AREAS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM SETTLED THICKNESS OF 6 INCHES.
- CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
- 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.

INSTALLATION NOTES

- IF NOT READILY APPARENT, LOCATE ROOT FLARE BY REMOVING TWINE, BURLAP, AND EXCESS SOIL.
- 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.
- 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.
- 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.
- WITH CLEAN, SHARP PRUNING TOOLS, PRUNE OFF ANY SECONDARY/ADVENTITIOUS, GIRDLING, AND POTENTIAL GIRDLING ROOTS.
- 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.
- SPECIES AND SIZE IDENTIFIED IN PLANT SCHEDULE, GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN LOCALITY OF THE WORK.
- 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.
- DAMAGED OR BROKEN BRANCHES, BROKEN BALL AND LOOSE TOP BALL ARE.
- SET PLANTS IN CENTER OF HOLE, PLUMB AND STRAIGHT. REMOVE 1/3 TOP OF BURLAP (IF APPLICABLE).
- SATURATE SOIL WITH WATER WHEN THE HOLE IS HALF FULL OF TOPSOIL AND AGAIN WHEN FULL.
- DO NOT INSTALL PLANT LIFE WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F.

REVISIONS:

FILE NAME

LANDSCAPE

DRAWN BY

ALW

CHECKED BY

ATS

PROJECT No.

MIATRO2502

DATE

08-06-2025

SHEET NUMBER

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