



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 8, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Sept. 10, 2025
3. Final Plat of Shivsagar Residents Subdivision. (This subdivision will only have this one final plat submittal.)
Development is located on S. Stanfield Road, north of Commerce Center Blvd.
Owner - Shiv Rentals, Ltd.
Applicant - Choice One Engineering
-Commission to make recommendation to Troy City Council
4. Other
5. Adjourn

Next Meeting -- Oct. 22, 2025

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

September 10, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 10, 2025, at 4:00 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke and Oda; Development Staff – Bruner and Burgei; Development Director Davis. (Note - meeting time was delayed so that a quorum would be in attendance.)

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mayor Oda, the minutes of the August 27, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 103 W. MAIN STREET. BUILDING SIGN, OWNER – SAM O’NEAL, 107 W. MAIN STREET LLC; APPLICANT JAMES JACKSON. STAFF REPORT: Staff reported: property is zoned B-3, Central Business District; application is for the installation of a 15.34 square foot building sign at the property located at 103 W Main Street, Parcel ID: D08-001040; permitted sign area is 15.4 square feet; applicant has received authorization from the property owner for the proposed request; OIH form lists this property as built in 1904, is made of stucco and brick and is described as an eclectic style building and a major landmark for downtown Troy, contributing descriptive features include the Eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation; and this building is not listed on the National Register.

STAFF DISCUSSION:

This multi-tenant building is permitted to have a total of 100 square feet in signage, with each tenant space sign area calculated separately based on the frontage they occupy. This tenant space is permitted 15.4 square feet. The applicant is proposing to install 15.34 square feet (25.4" x 87") building sign on the building. The sign will be made of polymetal with ½" dimensional lettering. This application has been reviewed for compliance with all requirements of the Zoning and Sign Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

DESIGN MANUAL:

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

Staff recommended approval of the proposed sign based on the following:

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

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the Historic District Application for the sign at 103 W. Main Street as submitted, based on exact materials colors and size as submitted, and based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements.
 - The proposed sign complies with section 5.4 of the Design Manual.
- MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 4:03 p.m. upon motion of Mr. Emerick, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 2, 2025

SUBJECT: Shivsagar Residents Subdivision – Final Plat

DISCUSSION:

On August 13, 2025, the Planning Commission approved the Preliminary Plan for the Shivsagar Residents Subdivision. Attached to this report is a copy of the Final Plat:

PROPOSAL:

The applicant is seeking approval for the Final Plat of the Shivsagar Residences Subdivision. The details are as follows:

Development Area:

This subdivision will be developed in one (1) phase that consists of six (6) building lots on 2.569 acres of land.

Zoning:

The zoning of this subdivision is OR-1 Office Residential District. The OR-1 District requires a minimum lot area of 6,000 Square Feet with a minimum of 3,000 Square Feet per dwelling unit. Each building will consist of four (4) units and will comply with this requirement. The lots range from .367 acres to 0.552 acres.

Right-of-way:

The development of this section will dedicate 0.431 acres of public street Right-of-Way. The name of the cul-de-sac is Sia Circle.

Parkland:

Fees-in-lieu-of have been accepted by the Planning Commission and Park Board for this development and will be collected with each new housing permit.

RECOMMENDATION:

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

SHIVSAGAR RESIDENTS

8536
INLOT

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 3.000 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS SHIVSAGAR RESIDENTS 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 AND 2024OR-14176

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

- REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- 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.

OWNER: SHIV RENTALS, LTD.

DR. RICHARD PLUMB, AUTHORIZED MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME, DR. RICHARD PLUMB, OF SHIV RENTALS, LTD., AUTHORIZED MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

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

DR. RICHARD PLUMB, AUTHORIZED MEMBER FOR SHIV RENTALS, LTD., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

DR. RICHARD PLUMB, AUTHORIZED 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

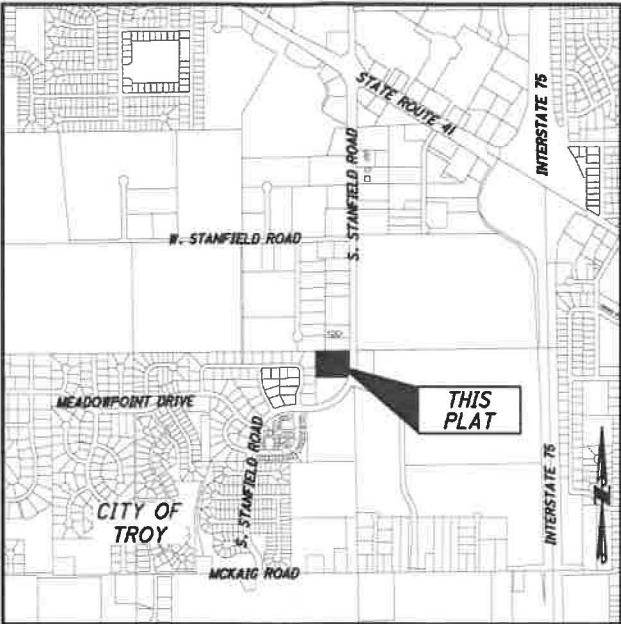
PLAT BOOK 12 PAGE 71
PLAT BOOK 14 PAGE 3
PLAT BOOK 14 PAGE 74
PLAT BOOK 15 PAGE 7-10
PLAT BOOK 18 PAGE 9
PLAT BOOK 20 PAGE 56
PLAT BOOK 22 PAGE 55
PLAT BOOK 28 PAGE 90
RECORD OF LOT SURVEYS
VOL. 21, PG. 127
VOL. 24, PG. 65

DEED

INLOT 8536
SHIV RENTALS, LTD
2024OR-14176
3.000 ACRES

AREA SUMMARY

6 BUILDING LOTS	2.569 ACRES
DEDICATED STREET R/W	0.431 ACRES
TOTAL	3.000 ACRES



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.

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 STORM AND UTILITY EASEMENTS.

3.) ALL COMMON LOT LINES ARE SUBJECT TO A 5' STORM EASEMENT ON EACH SIDE, BEING 10' TOTAL, UNLESS OTHERWISE NOTED.

4.) STORM WATER MANAGEMENT AREAS AND STORM WATER SYSTEMS OUTSIDE OF THE RIGHT-OF-WAY ARE PRIVATE AND THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR PROPERTY OWNER.

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

6.) PATIOS MAY NOT BE BUILT WHEN ENCRDACHING THE REAR YARD SETBACK.

7.) THE MAILBOX EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, ASSOCIATION, AND/OR LOT OWNERS.

FEE \$ _____

DAVID 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 ALL OF INLOT NUMBER 8536 IN THE CITY OF TROY, OHIO, OWNED BY SHIV RENTALS, LTD. AS CONVEYED IN INSTRUMENT 2024OR-14176, TOTALING 3.000 ACRES.

ZONING

OR-II OFFICE-RESIDENCE DISTRICT

MINIMUM LOT REQUIREMENTS

SINGLE FAMILY - 6000 S.F.

MULTI-FAMILY - 3000 S.F.

LOT WIDTH - 60'

LOT DEPTH - 100'

SETBACKS

FRONT - 25'

SIDE - 1/2 BUILDING HEIGHT OR 10' MINIMUM

REAR - 30'

MINIMUM DWELLING UNIT

3000 S.F.

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:
09-02-2025

DRAWN BY:
RAP

JOB NUMBER:
MIATRO2502

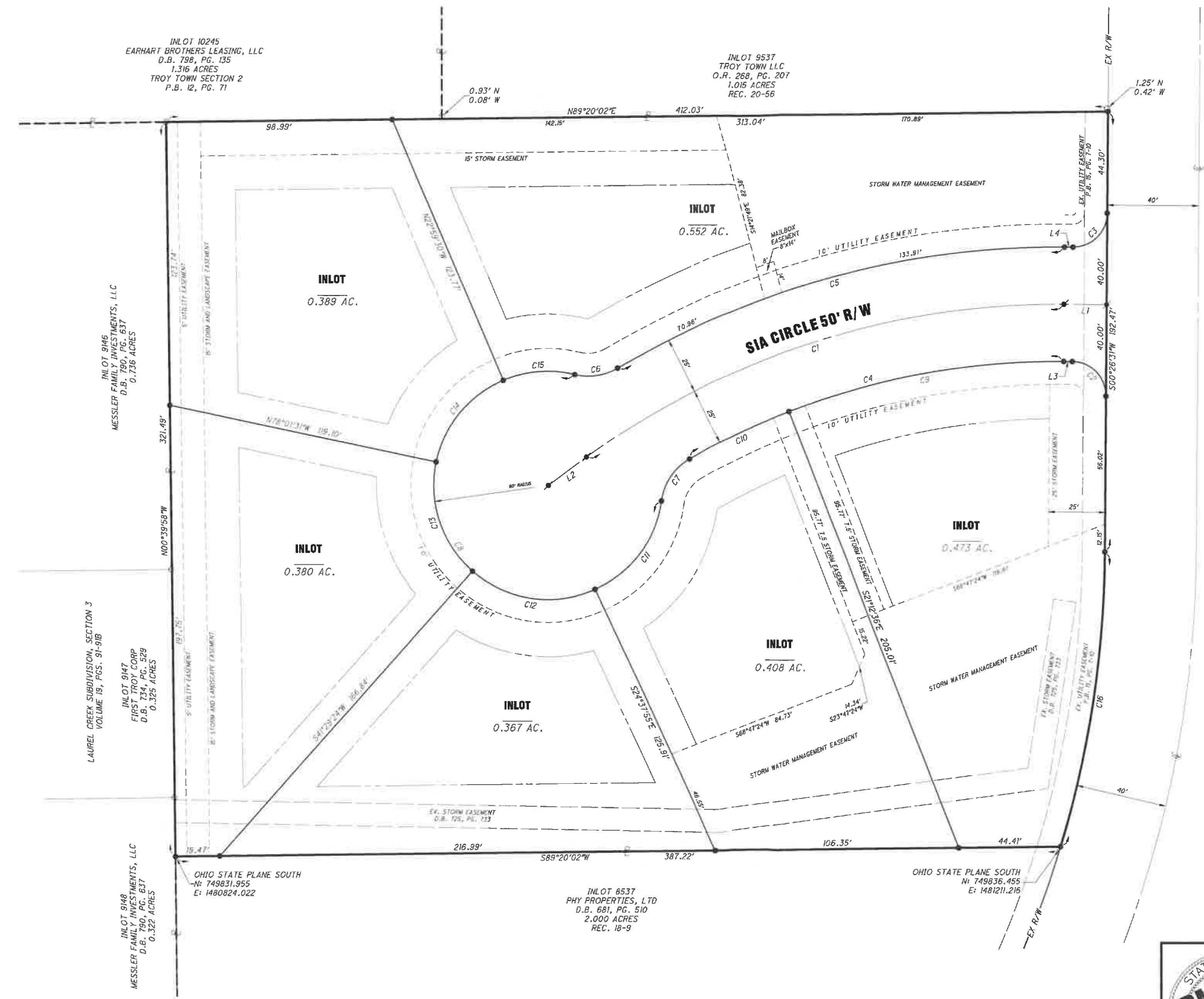
SHEET NUMBER

1 OF 2

SHIVSAGAR RESIDENTS

8536 INLOT TROY CITY MIAMI COUNTY OHIO STATE

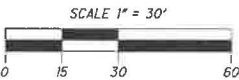
PLAT BOOK PAGE MIAMI COUNTY RECORDER'S RECORD OF PLATS



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	350.00'	222.83'	36°28'39"	219.08'	S72°12'12"W
C2	15.00'	23.56'	90°00'00"	21.21'	N44°33'29"W
C3	15.00'	23.56'	90°00'00"	21.21'	S45°26'31"W
C4	325.00'	171.11'	30°09'57"	169.14'	S75°21'32"W
C5	375.00'	204.88'	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'	22.96'	52°36'33"	22.16'	S33°58'17"W
C8	50.00'	240.98'	276°08'15"	66.82'	N34°15'52"W
C9	325.00'	122.82'	21°39'07"	122.09'	S79°36'57"W
C10	325.00'	48.29'	8°30'50"	48.25'	S64°31'59"W
C11	50.00'	50.35'	57°42'04"	48.25'	S36°31'02"W
C12	50.00'	57.70'	66°07'19"	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"	46.20'	S39°29'29"W
C15	50.00'	32.11'	36°47'45"	31.56'	S85°24'22"W
C16	460.00'	131.21'	16°20'35"	130.77'	S08°36'51"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.72'	N89°33'29"W
L2	21.24'	S53°57'52"W
L3	3.72'	N89°33'29"W
L4	3.72'	N89°33'29"W

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



- LEGEND**
- 5/8" X 30" REBAR W/CAP TO BE SET
 - IRON PIN FOUND
 - MAG NAIL SET
 - EXISTING EASEMENT LINE
 - EXISTING SUBDIVISION LINE
 - UTILITY EASEMENT LINE
 - BUILDING SETBACK LINE
 - FRONT-25' SIDE-11.75' REAR-30'
 - L(XX) LINE NUMBER
 - C(XX) CURVE NUMBER



PREPARED BY: **choiceOne Engineering**
SIDNEY, OHIO 937.497.0200
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www.CHOICEONEENGINEERING.com

DATE: 09-02-2025
DRAWN BY: RAP
JOB NUMBER: MIATRO2502
SHEET NUMBER: 2 OF 2