

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 25, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Westmeyer, McGarry, Wolke, Ehrlich, Oda and Titterington; Development Staff – Eidemiller, Bruner, and Burgei.

APPROVAL OF MINUTES: Upon motion Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the June 11, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 114 S. MARKET STREET, FOR INSTALLATION OF A 22.6 SQUARE FT. BUILDING SIGN; OWNER – FOUR SONS DEVELOPMENT LLC – WADE WESTFALL; APPLICANT WINNER'S COMPUTER, LLC. Staff reported: The property is located in the B-3 Central Business District; the OHI form lists the property as a two-story brick commercial building built in 1891; the property is not on the Historic Register; 30 square feet of building signage is permitted; application is for a 22.6 square foot sign; proposed sign will be made from routed composite material using black and white lettering, stud mounted to give a three-dimensional appearance; and the digital print graphics will be applied only to the computer area of the sign; and staff recommends approval based on the findings 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

The applicant was present.

ACTION OF THE COMMISSION: A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the Historic District Application, Certificate of Appropriateness for 114 S. Market Street as submitted, based on the exact materials, colors and design 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

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 222 EAST MAIN STREET, FOR INSTALLATION OF A 24 SQUARE FT. BUILDING SIGN; OWNER – TROY AUTO DETAILING; APPLICANT – CHRISTINA GREGORY. Staff reported: The property is located in the B-3 Central Business District; there is no OHI Form for the property; 72 square feet of building signage is permitted; application is for a 24 square foot building sign; sign will be made from aluminum composite material using three-dimensional routed lettering. The lettering will be white with a light blue logo and black backing; and staff recommends approval based on the findings 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.

In response to Mr. Titterington, staff stated that the applicant has been advised there can be no auto detailing information on the outside of the building. Staff also commented that administratively a garage door replacement was approved as the door had no historic value.

ACTION OF THE COMMISSION: A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Historic District Application, Certificate of Appropriateness for 222 E. Main Street as submitted, based on the exact materials, colors and design 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

PLANNED DEVELOPMENT APPLICATION AND GENERAL PLAN APPLICATION – EAGLES LANDING, LOCATED ON WILSON ROAD SOUTH OF SR 718 AND WEST OF THE STONEBRIDGE MEADOWS SUBDIVISION, CONSISTING OF THREE PARCELS FOR A TOTAL OF 86.88 ACRES. APPLICATION IS FOR REVIEW OF THE GENERAL PLAN/REZONING FROM CITY ADMINISTERED COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO A PLANNED DEVELOPMENT-RESIDENTIAL (PD-R). THIS IS THE FIRST STEP IN THE PLANNED DEVELOPMENT PROCESS. OWNER: ELC, LLC; APPLICANT: HARLOW BUILDERS, FRANK HARLOW. Staff reported: the application is for parcels D08-107838, D08-107842, and D08-10784, which consists of 86.88 acres and is located on Wilson Road south of State Route 718 and west of the Stonebridge Meadows Subdivision; the proposed development consists of a variety of lot dimensions of which led to this Planned Development request; based on being annexed, the property is zoned City Administered County Zoning of A-2, General Agriculture; property is currently undeveloped and being used for agricultural purposes; and the surrounding zoning districts include: City zoning of Planned Unit Development at Stonebridge Meadows to the east, County zoning of A-2, General Agriculture to the north, south, and west. The staff report stated:

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

PROPOSAL

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

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

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

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

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

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

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

GENERAL PLANS STANDARDS:

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

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area is for future residential uses and this request is in compliance with the Comprehensive Plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. A variety of housing options is a stated goal of the Comprehensive Plan. The Planned Development is necessary to achieve the variety of housing options.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as residential uses are present in the vicinity.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as apart of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **This request achieves this as a variety of housing options is a stated goal of the Comprehensive Plan. Additionally, it complies with the Future Land Use Map.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm water controls in place. The development will provide a lift station to service the site.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with additional open space amenities as well as complying with the Comprehensive Plan.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

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

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

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

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

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

No changes in the area have created this rezoning request.

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

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

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

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

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

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

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

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

PUBLIC HEARING:

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

STAFF RECOMMENDATION:

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

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

COMMISSION RECOMMENDATION ON PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Commission not hold a public hearing on the Eagles Landing Planned Development-Residential Application.

MOTION TO NOT HOLD A PUBLIC HEARING ADOPTED BY UNANIMOUS ROLL CALL VOTE

DISCUSSION: Mr. Wolke asked if the School District has expressed any concern with growth adding to the school enrollment. Staff stated the Board of Education was not directly asked about this PD, but in the recent past, when contacted, the Board did not express any particular concern.

In response to Mr. Titterington, it was stated that the areas shown as both orange and yellow would be closest to the R-4 Zoning (minimum lot size of 9,000 square feet). There was a discussion about the area shown as "double": and the owner, Frank Harlow, commented the structures would share a common wall, but be separately owned. Mr. Harlow stated there is an area that he would own and rent. It was also noted that there is no prohibition about someone purchasing one side of a double and later renting it; nor is there a planned percentage of rentals to owned.

COMMISSION RECOMMENDATION TO COUNCIL: A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that Parcels D08-107838, D08-107842, and D08-10784, which consists of 86.88 acres, located on Wilson Road south of State Route 718 and west of the Stonebridge Meadows Subdivision; be rezoned from the County zoning classification of A-2, General Agriculture, to a City of Troy Planned Development- Residential (PD-R), and recommends approval of the General Plan, based on the findings of staff that:

- The PD request complies with comprehensive plan future land use
 - The PD complies with the General Plan requirements of Zoning Code 1145.16
- MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

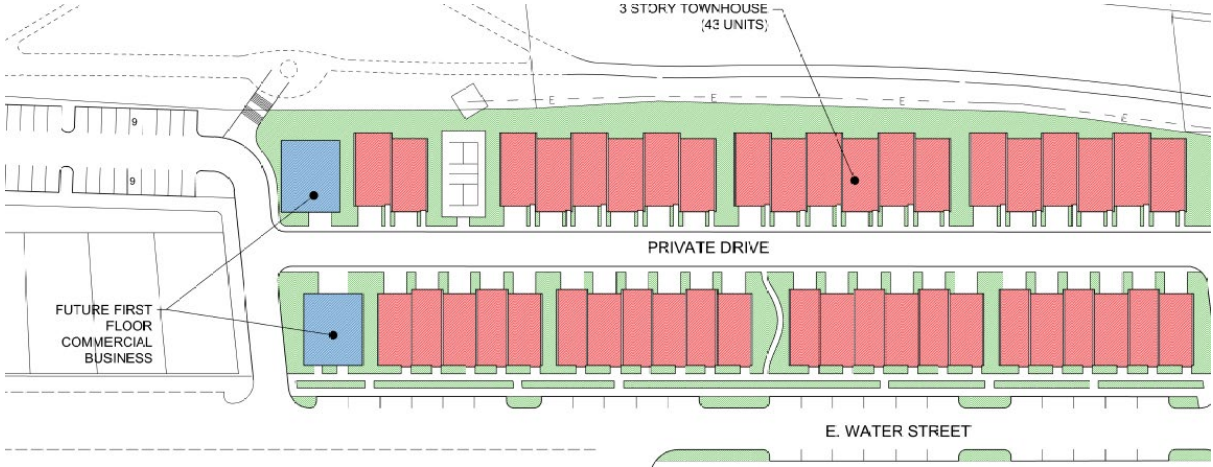
DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION, 518 E. WATER STREET, TO ALLOW FOR 43 SINGLE-FAMILY AND TWO COMMERCIAL MIXED-USE BUILDINGS ON THE WEST SIDE OF THE SITE. THIS WOULD BE AN EXCEPTION TO ZONING CODE SECTIONS 1143.11 (F) (2) AND (4) - FIRST READING; OWNER - EAST TROY DEVELOPMENT LLC;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

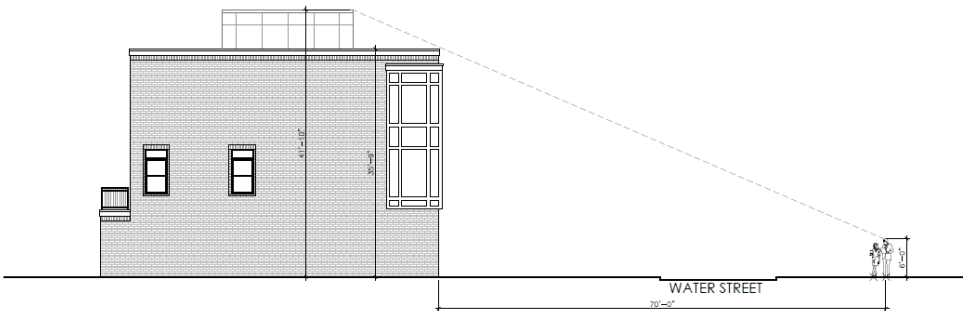
The applicant is requesting a DR-O review to allow forty-three (43) single-family townhome units with two (2) commercial mixed-use buildings on the west side of the site. The proposed buildings will be three-stories of livable floor space with the fourth floor being a rooftop patio that overlooks the 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 facades. The height is also stepped to create more variation between the townhomes. See below design graphic:



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

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

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

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

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

- a. Minimum lot size and dimensions less than required by the underlying conventional zoning district.
- b. Maximum building lot coverage of one hundred (100) percent for all areas under roof.
- c. Maximum lot coverage of one hundred (100) percent, including buildings, paved areas, and similar constructed elements.
- d. No minimum front yard and no minimum corner side yard requirements, except if such a yard is provided it shall have a minimum dimension of five (5) feet.
- e. Cornices, doors, windows, awnings, 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.
- g. Cornices, doors, windows, awnings, signs, canopies, and other similar projections shall not extend over any public right-of-way, unless separate street use approval is obtained from City Council.
- h. Minimum side yard of five (5) feet, unless adequate provision, acceptable to the Planning Commission and/or City Council, is made for future maintenance, such as a party wall, cross easements, etc.
- i. No minimum rear yard, if adequate provision, acceptable to the Planning Commission and/or City Council, is made for future maintenance (a party wall, cross easements, etc.) a minimum space of five (5) feet shall be provided if a wall contains doors and is adjacent to a public alley or other public right-of-way. If such a door is used for automobiles, adequate space and sight distances shall be provided for safe vehicle movement onto the right-of-way.”

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

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

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

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

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

Zoning Code 1143.25 (q) 1. C. (16) To enhance the predictability and profitability of private investments made in the City. **Private investment in the downtown area, particularly with 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.”

Staff noted that no action can be taken at this meeting. This reading is the first step in the DR-O process; a second reading (required public hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide for an opportunity for public input on the project. The Planning Commission can only act after the second reading and public hearing as required by the DR-O process.

DISCUSSION: In response to Mr. McGarry, staff advised that it will not be known by the next meeting if the property would have river access. Staff also stated that this development does not require open space, and the development takes into account the future dam removal project. Mr. Titterington commented that the developer’s willingness to move forward was predicated on the Crawford Street Corridor improvements/Herrlinger Park Improvements/dam removal project, which are investments in the east end. In response to Mrs. Ehrlich that the windows facing Water Street would look out on VanCleve School, Mr. Titterington commented that the VanCleve school property will be transferred to the City in 2027 and will be scraped and temporarily in green space, and what happens there later may be complementary to this project. In response to the Mayor regarding units being rentals, it was stated that the premise is for owner-occupied, but nothing prevents someone from purchasing and then renting a unit.

There being no further business, the meeting adjourned at 3:54 p.m., upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, and approved by a unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary

