



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 22, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - 3-25-2026
3. Dedication of Right-of-Way; 0.850 acres along SR 718 & 0.612 acres along McKaig Road, address of 2800 McKaig Road
Owner/Applicant - Troy City Schools
-Commission to make a recommendation to Troy City Council
4. Historic District Application - Proposed Mural for Baker's Locksmith Building, 101 Public Square
Applicant - Troy Main Street Design Committee
-Commission to make decision
5. Historic District Application - 2026 Painted Pianos Project, pianos to be placed at various locations in the downtown area
Applicant - Troy Main Street Design Committee
-Commission to make decision
6. Other
7. Adjourn

Next Meeting Date - 5-13-2026

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

March 25, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, March 25, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Oda, Ehrlich, Westmeyer and Emerick; Development Staff – Bruner, Burgei and Eidemiller.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the February 11, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT REVIEW, 14 N. WALNUT STREET, FOR EXTERIOR ALTERATIONS. (THIS SAME APPLICATION WAS SUBMITTED AND APPROVED 1-22-2025. THAT APPLICATION HAS EXPIRED AND HAS NOW BEEN RESUBMITTED.)
OWNER – ERIC CAREY; APPLICANT ANDREW CIRCLE, ARCHITECT. The architect was present. Staff reported: property is zoned B-3, Central Business District; there is no OHI form for the property; and there is no change from the prior application. Staff noted:

DISCUSSION OF STAFF:

East Façade (facing Walnut Street): Starting on the ground level, the CMU block will be painted Rookwood Dark Green from the current blue color. The existing brick on the front façade will remain unpainted. The storefront will be replaced with a new aluminum storefront in the Iron Ore color. On the upper stories, (elevation notes 9 & 10) the applicant is proposing a black metal roof and metal board and batten siding. This portion of the building had vinyl siding that was removed by the previous owner.

Improvements along the alley: The main building components will be painted Rookwood Green. A total of three (3) new aluminum storefronts will be installed along the alley. A fire rated egress door and fire rated coiling door will be installed next to the old storefront.

West façade (facing public square): The main body color of this façade will be painted the Rookwood Green to match the rest of the building including the alley. The trim will be painted Iron Ore. The applicant is also proposing two (2) vinyl replacement windows on this façade.

It is important to note that the other repair items are being done prior to these alterations that include extensive tuckpointing, a header repair (that ties into the CAS building) and new gutters and downs.

Design Manual: (Staff Analysis can be seen below in red following each item). 2.6 Paint Colors:

- A. A concentration of similar colors on the same block should be avoided. **Similar colors are being avoided.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **Historically unpainted surfaces will remain unpainted.**
- 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 color scheme is simple with two colors.**
- 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. **Bright obtrusive colors are being avoided.**

Design Manual 2.8 Windows

- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement will be maintained.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable.
- C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes. **The window openings will remain unaltered.**
- 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 request is for vinyl and aluminum clad storefront windows. The windows on the west façade (facing public square) have one wood double hung window and one vinyl window. The windows along the alley have already been replaced with vinyl windows by a previous owner.**
- 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**
- F. Windows that have an original storm sash should be repaired and retained. **N/A**

Staff recommended approval of the proposed alterations due to the compliance with Design Manual Sections 2.6 and 2.8.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mr. Emerick, to approve the Historic District Application for 14 N. Walnut Street as presented, based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that the proposed alterations comply with Design Manual Sections 2.6 and 2.8.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, CERTIFICATE OF APPROPRIATENESS, 9/11 E. MAIN STREET, FOR EXTERIOR ALTERATIONS AND PARTIAL DEMOLITION OF THE PROPERTY AT 9/11 E. MAIN STREET. (THIS SAME APPLICATION WAS SUBMITTED AND APPROVED 12-13-2023. THAT APPLICATION HAS EXPIRED AND HAS NOW BEEN RESUBMITTED.); OWNER - PATCH PLACE 1 LLC; APPLICANT – ANDREW CIRCLE, ARCHITECT.

Staff reported: property is zoned B-3 Central Business District; OHI form describes this as a three-story brick commercial building in High Victorian Italianate style built by John Wasserman in 1880; significant features include recessed bays with corbelling at the top, Eastlake hood molding, bracket box cornice with a decorated frieze; this building (Wasserman Building) had a major roof collapse in 2007 followed by an extensive renovation; the building is on the National Register; and there is no change from the prior application. The architect was present. Staff noted:

PROPOSAL:

Front Façade (facing Main Street). The Applicant is proposing to re-paint all previously painted surfaces. All unpainted brick will remain unpainted in accordance with the Design Manual. The second and third floor facades main color will be painted SW 0050 Classic Light Buff. The First floor will be painted SW 7623 Cascades with an accent color of the Classic Light Buff from the upper stories. New steel balconies will be visible from the front façade. The balconies will be painted SW 6258 Tricorn Black.

East Façade (facing Walnut Street). Four (4) new balconies are being proposed on the east façade. The balconies will project from the building 5' and will be 15' in length. The balconies will be painted tricorn black. The existing fire escape is being removed and replaced. The fire escape will exit towards the rear of the property instead of W. Main Street. The storefront that is CMU block is being replaced with an aluminum storefront to match the E. Main Street façade. The significant feature columns are going to remain unaltered. The cornice will be painted with SW 7623 Cascades to match the Main Street façade.

Partial Demolition and New Construction. The applicant is proposing to demolish the rear single-story CMU block addition adjacent to the alley facing Walnut Street for a new infill construction two story brick façade. The new construction will be a three (3) story construction with a brick front façade facing Walnut Street.

The brick will be a "slate velour" and a visual example will be presented at the meeting. The front façade will also feature five (5) double hung Pella wood windows in the portobello color and one entry door. A black fabric awning will be above the main entrance. A limestone base, and windowsills and trim are also being proposed. The limestone trim will separate each floor with the first floor keeping the scale from the original building. Two (2) brick columns are found on both sides of the front façade with a recessed detail on each floor. A brick soldier cornice is found at the top of the building. On the north elevation (alley façade), two patios with cable railings are found on the second and third floors. This façade will be made of CMU and will be painted to match the building.

STAFF ANALYSIS:

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) B. states: "For structures that the Planning Commission finds that are not historically significant, the Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines. Zoning Code 1143.22(m)(6) C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; **N/A**
- ii. Location as a site of a significant local, state, or national event; **N/A**
- iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation; **N/A**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **N/A**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **N/A This portion of the building is constructed of Concrete Masonry Unit (CMU) block and otherwise has no architectural significance.**
- vi. Example of an architectural style or period; **N/A**
- vii. Contribution to the historical nature of the overall site; and/or **This portion of the building is not original and does not contribute to the historic nature of the overall site.**
- viii. Character as a contributing element in the Historic Preservation Overlay District **The rear addition does not contribute to the historic character of the HPO.**

When using criteria from 1143.22 (m)(6) C. It is Staff's opinion that the portion proposed for demolition is not significant. Staff analysis can be seen in **red** above.

Compliance with the Design Manual. Design Manual 3.2 B. states: "New construction should be similar to existing contributing buildings in the district. New buildings should be obviously new to the observer, but there should be continuity and compatibility with surrounding historic structures. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots."

The proposed building meets the above standards. The height, mass, and design match the original building. The continuity of the original building continues through the addition. The first-floor separation is carried through.

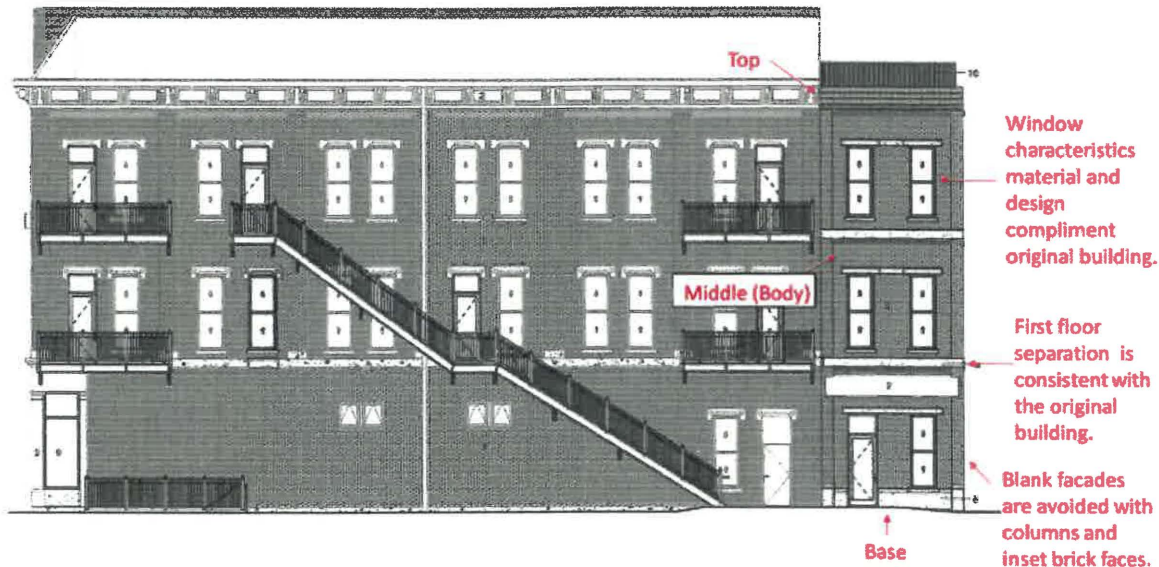
Design Manual 3.6 Façade

- A. Façade proportions, including width to height ratio, should be similar to other buildings in the district.
- B. The primary entrance to the building should front the street.
- C. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- D. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- E. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

3.7 Doors and Windows

- A. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings in the District.
- B. The window-to-wall ratios should be similar to other buildings in the district.
- C. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the district.

The pattern and proportions of window and door openings are proportional to the original building. The addition incorporates double hung windows that functionally operate the same as the original building, with similar sizing and separation. The window to wall ratios also matches the original building. See figure A.1.



When using criteria from the Design Manual, it is Staff's opinion that the proposed new construction meets the standards and intent of the Design Manual. Staff analysis can be seen above in red.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

Staff recommended approval of the alterations, partial demolition, and new construction based on the following:

- The new construction meets the standards of the Design Manual, and;
- The Contributing features as referenced per the OHI form are being maintained, and;
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

ACTION OF THE COMMISSION:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the Historic District Application for 9/11 E. Main Street as submitted, based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that:

- The new construction meets the standards of the Design Manual, and;
- The Contributing features as referenced per the OHI form are being maintained, and;
- The proposed awning, including colors, are suitable with the surrounding character of the Historic District.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, CERTIFICATE OF APPROPRIATENESS, 16 S. MARKET STREET, FOR PAINT, SIGNAGE AND AN AWNING; OWNER - EVAN ILES AND DAN BURNS APPLICANT – ANDREW CIRCLE, ARCHITECT. Staff reported: property is zoned B-3 Central Business District; the OHI Form describes this property as an early Victorian structure with contributing features including the windows that have shaped head molds and stone sills and eaves and boxed cornice with frieze and elongated brackets are also mentioned; application is to paint the main body color Sherwin Williams Mint Condition (SW 6743) and to install a six square foot with dimensional lettered building sign above the main storefront with a four foot wide downlight fixture; a 1.5 square foot projecting sign and 6 square foot window sign. The architect was present. Staff noted:

STAFF ANALYSIS (Paint): Staff analysis can be found following each Design Manual guideline below in **bold**:

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. **The unpainted surfaces are remaining unpainted. 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 ANALYSIS (Signage):

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

Section 5.4 A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape. **The wall sign is interesting to look at.**

Section 5.4 B. Wall signs should be three dimensional, with letters carved by a router, or; **The lettering is three dimensional at a dimension of 3/4"**

Section 5.4 C. Letters should be individually pin-mounted or incorporated into a sign panel. Internally illuminated signs are not permitted. **The lettering is individual mounted.**

Section 5.4 D. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred. **An indirect lighting source is being provided above the sign.**

Section 5.7 A. Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest. **The lettering will be three-dimensional at a dimension of 3/4"**.

Section 5.7 B. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture. **The attachment device is architecturally appropriate to the building.**

Staff recommended approval of the paint due to the compliance with Design Manual Section 2.6 as outlined above and approval of the signage due to the compliance with Design Manual Sections 5.4 and 5.7 and being within the allowed maximum signage.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the Historic District Application for 16 S. Market Street as submitted based on the exact materials and colors as set forth in the application and as viewed by the Commission, and based on the recommendation of staff that the paint color is in compliance with Design Manual Section 2.6 as outlined above and signage is in compliance with Design Manual Sections 5.4 and 5.7 and withing the maximum allowed signage.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

TO: CITY OF TROY PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: APRIL 17, 2026
SUBJECT: Dedication of right-of-way along 2800 McKaig Road

Attached is a copy of a plat for the dedication of right-of-way along the property of 2800 McKaig Road. The right-of-way to be dedicated is 0.850 acres along State Route 718 and 0.612 acres along McKaig Road of current Inlot. This plat is a part of the Troy City Schools West School and is not being replatted. City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission.

The plat and dedication of right-of-way has been reviewed by the City Engineer and staff is requesting that Planning Commission make a positive recommendation to the City Council to dedicate a total of 1.462 acres of the current Inlot as right-of-way.



EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

30 SECTION 5 TOWN 6 RANGE CONCORD TOWNSHIP TROY CITY MIAMI COUNTY OHIO STATE

SUMMARY OF EASEMENT FOR HIGHWAY PURPOSE				
PARCEL	OWNER	DEED RECORD	ACREAGE	AS ACQUIRED
D08-106650	CRAIG L. DUBOSE	2018OR-13673	0.044 AC.	202_-
C06-064600	WESLEY S. SHAFER	O.R. 457, PG. 738	0.046 AC.	202_-
D08-105376	THE ZWIBEL FAMILY LIMITED PARTNERSHIP	D.B. 714, PG. 362	0.152 AC.	202_-

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED _____, 20__.

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD. FURTHERMORE, WE DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: TROY CITY SCHOOL BOARD OF EDUCATION

SIGNATURE: _____ PRINTED: _____

TITLE: _____ DATE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY TROY CITY SCHOOL BOARD OF EDUCATION.

NOTARY PUBLIC _____

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD. FURTHERMORE, WE AUTHORIZE THE CREATION OF THE EASEMENTS AS SHOWN ON THIS PLAT.

OWNER: THE ZWIBEL FAMILY LIMITED PARTNERSHIP

SIGNATURE: _____ PRINTED: _____

TITLE: _____ DATE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY THE ZWIBEL FAMILY LIMITED PARTNERSHIP.

NOTARY PUBLIC _____

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS _____ DAY OF _____, 20__.

MIAMI COUNTY ENGINEER

CITY OF TROY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY US
THIS _____ DAY OF _____, 20__.

JILLIAN A. RHODES, 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

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US
THIS _____ DAY OF _____, 20__.

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

THE BEARINGS ARE BASED ON
NAD 83 CORN 2011 ADJUSTMENT, OHIO
SOUTH ZONE, OHIO REAL TIME
NETWORK (ORTH)

SCALE: 1"=100'

0 100 200

LEGEND

- NEW HIGHWAY EASEMENT
- NEW DRAINAGE EASEMENT
- NEW STORM SEWER EASEMENT

- LP.F. 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- MAG NAIL FOUND
- MAG SPIKE FOUND
- 5/8" X 30" REBAR W/CAP SET

SURVEY REFERENCE
MIA-718.25-10.28

LAND SURVEY 36, PG. 38
LAND SURVEY 42, PG. 30
LAND SURVEY 45, PG. 75
LAND SURVEY 58, PG. 127

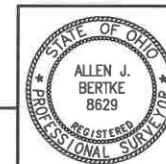
RECORD P.B. 18, PG. 8
RECORD P.B. 18, PG. 135
RECORD P.B. 21, PG. 18
RECORD P.B. 22, PG. 11-11A
RECORD P.B. 27, PG. 52
RECORD P.B. 28, PG. 51
RECORD P.B. 29, PG. 24
RECORD P.B. 30, PG. 73

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS
PREPARED IN ACCORDANCE WITH OHIO
ADMINISTRATIVE CODE CHAPTER 4733-37.

ALLEN J. BERTKE, P.S. #8629

DATE



PREPARED BY:

ChoiceOne
Engineering

SONEY, OHIO 937.497.0000
LOVELAND, OHIO 513.229.8354

www.CHOICEONEENGINEERING.com

DATE:

12-05-2025

DRAWN BY:

EEN

JOB NUMBER:

MIATRO2408

SHEET NUMBER

1 OF 1

April 15, 2026

City of Troy Planning Commission
Troy, Ohio

Dear Members of the Planning Commission,

The Troy Main Street Design Committee is pleased to submit for your consideration a proposed mural design to be installed on the Baker's Locksmith building in the northwest quadrant of the downtown square. We respectfully request your approval of this mural as part of Troy's participation in the national America 250 commemoration.

Murals have long played a meaningful role in shaping the visual identity of Downtown Troy. Public art in our historic core is not simply decorative.

As our community prepares to celebrate the 250th anniversary of the United States, this proposed mural offers an opportunity to reflect Troy's place within that larger national narrative. It contributes to a broader effort to highlight local heritage while strengthening civic pride and reinforcing Downtown Troy as a place where history remains present in everyday experience.

Public art that tells the story of Troy helps ground people's connection to place and strengthens a shared sense of belonging. When history is visible and accessible in the spaces people walk through each day, it invites curiosity, recognition, and community pride. Murals such as this one help residents and visitors alike see themselves as part of Troy's continuing story.

The Baker's Locksmith location provides a highly visible and appropriate setting within the northwest quadrant of the square, allowing this installation to contribute meaningfully to the pedestrian experience while complementing the surrounding historic environment.

With appreciation for your time and thoughtful consideration, we respectfully submit this proposal and humbly request approval of the mural design as part of Troy's America 250 celebration and ongoing investment in public art that reflects the character and history of our community.

Sincerely,

Troy Main Street Design Committee

1807

TROY, OHIO
FOUNDED



1808

OVERFIELD TAVERN
OPENED

1866

HAYNER WHISKEY
FOUNDED



1901

DAYTON & TROY INTERBURBAN
BEGINS OPERATION IN TROY



1897

HOBERT ELECTRIC
MANUFACTURING CO.
FOUNDED



EAT



1913

THE GREAT FLOOD

1935

K'S HAMBURGER SHOP
OPENS

1942

WWII - WACO GLIDERS
ACCEPTED BY U.S. MILITARY



1949 - 1950

MIAMI SHORES GOLF, TROY MEMORIAL
STADIUM, & HOBART ARENA COMPLETED



1956

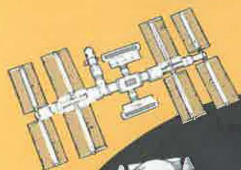
ELVIS PRESLEY PERFORMS
AT HOBART ARENA

1974

1ST RETAIL UPC BARCODE SCANNED
AT MARSH SUPERMARKET

1977

TROY STRAWBERRY
FESTIVAL BEGINS



1993

ASTRONAUT NANCY CURRIE-
GREGG GOES TO SPACE



1989

TROY MAIN STREET
FOUNDED



2013

GENTLEMEN OF THE ROAD

2026

AMERICA 250 CELEBRATION

1807

TROY, OHIO
FOUNDED



1808

OVERFIELD TAVERN
OPENED

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FOUNDED



1901

DAYTON & TROY INTERBURBAN
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1956

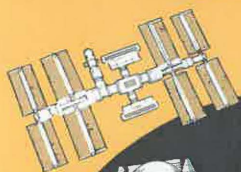
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TROY MAIN STREET
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2013

GENTLEMEN OF THE ROAD

2026

AMERICA 250 CELEBRATION

1807

TROY, OHIO
FOUNDED



1808

OVERFIELD TAVERN
OPENED

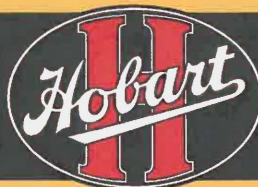
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HAYNER WHISKEY
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1901

DAYTON & TROY INTERBURBAN
BEGINS OPERATION IN TROY



1897

HOBERT ELECTRIC
MANUFACTURING CO.
FOUNDED



1913

THE GREAT FLOOD

1935

K'S HAMBURGER SHOP
OPENS

1942

WWII - WACO GLIDERS
ACCEPTED BY U.S. MILITARY



1949 - 1950

MIAMI SHORES GOLF, TROY MEMORIAL
STADIUM, & HOBART ARENA COMPLETED



1956

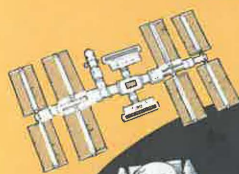
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AT HOBART ARENA

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1ST RETAIL UPC BARCODE SCANNED
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TROY STRAWBERRY
FESTIVAL BEGINS



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GREGG GOES TO SPACE



1989

TROY MAIN STREET
FOUNDED



2013

GENTLEMEN OF THE ROAD

2026

AMERICA 250 CELEBRATION

March 25, 2026

Troy Planning Commission
100 South Market St.
Troy, OH 45373

Dear Planning Commission Members,

Troy Main Street and the City of Troy are requesting permission to proceed with the 2026 Painted Pianos Project. This year, the project will help to celebrate the 250th anniversary of the United States (America250) by incorporating and displaying themes dedicated to the history of both Ohio and the nation.

America250-Ohio's mission is to plan, encourage, develop, and coordinate the commemoration of the 250th anniversary of the founding of the United States and the impact of Ohioans on the nation's past, present, and future. Themes chosen by the America250-Ohio Commission for 2026 include:

1. Ohio's First and Originals
2. Ohio Entertains and Creates - Music, Entertainment, Arts, Culture, and Literature
3. Ohio Moves - Transportation
4. Ohio Outdoors - Exploring Ohio's Natural Resources
5. Ohio Grows - Food and Farms
6. Ohio Serves - Remembering Veterans, First Responders, and Frontline Heroes

The goal of the Painted Pianos Project is to add another element of public art downtown. Public art helps create a more interactive downtown, encourages walkability, creates engagement with community members, and helps promote the downtown to community members and visitors. The mission of Troy Main Street is to create the most desirable downtown destination in the Midwest, and we believe the Painted Pianos Project will help further that mission.

- The Troy True Value hardware shop has generously offered to donate primer, paint, brushes, and weather-proofing supplies to help make this project possible.
- Eight upcycled pianos donated by area families will be placed downtown from June to August to promote and enjoy visual arts and music while celebrating America 250 (piano types used are depicted in Exhibit A).
- The pianos will be placed downtown on June 8th and June 9th, 2026, and removed by the end of August 2026.
- Eight pianos – four upright, one studio, and three spinet – will be painted by local artists (Exhibit B):
 - Emily Laughman – upright (Ohio Grows)
 - Heidi Spaide – spinet (Ohio Creates & Ohio Originals)
 - TJHS School Class of 2030-2031 – studio (Ohio Serves)
 - Susan Westfall – upright (Ohio First & Originals)
 - Sharon Kelly – upright (Ohio Outdoors)
 - Ben Anticoli – spinet (Ohio Entertains & Creates)
 - Kailee Rue – upright (America250-Ohio)
 - Beth Kerber – spinet (Ohio Moves)
- Locations (Exhibit C):
 - Miami County Courthouse Plaza (W. Main St.)
 - In front of Winans Coffee & Chocolate (W. Main St.)
 - Near the entrance of Traveler's Market (N. Market St.)

- Near Grandpa Joe's Candy Shop (Northeast Quad)
- Near the entrance of Purebred Coffee Co. (E. Main St.)
- In front of OHI Boba (Southeast Quad)
- Next to Rest & Renewal (S. Market St.)
- Near Insightful Eyewear (Southwest Quad)
- A piano has been assigned to each location (subject to change).
- The pianos will be accessible daily for playing, weather permitting, from 11:00 a.m. – 8:00 p.m. and locked from 8:00 p.m. – 11:00 a.m.

At this time, we are seeking approval of the enclosed renderings and locations of the pianos.

Thank you for your time and consideration.

Warm regards,

A handwritten signature in cursive script that reads "Amy Breinich".

Amy Breinich
Executive Director
Troy Main Street

Exhibit A

Upright Piano Size Chart



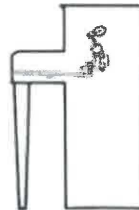
UPRIGHT

**Upright
Height
50" to 60"**



STUDIO

**Studio
Height
45" to 49"**



CONSOLE

**Console
Height
40" to 44"**



SPINET

**Spinet
Height
36"-39"**



Exhibit B

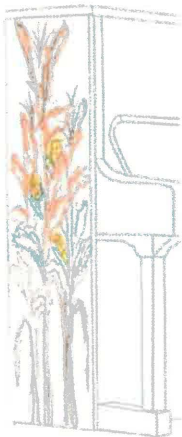
Artist: Emily Laughman

Theme: Ohio Grows

Piano Type: Upright

The proposed artwork incorporates the various crops grown in Ohio with the main portion being a landscape of a farm. The barn with the quilt square represents a tradition that started in southwest Ohio in 2001 and was later utilized by the Miami County Visitors and Convention Bureau during the Bicentennial for the *Barn Quilt Tour*. Not only does this pay tribute to the Food and Farms that Ohio has contributed to the Nation, it also ties in the Entertainment, Arts, and Culture aspect through the AgriTourism in Miami County specifically.

Left



Corn stalks

Right and front



**Ohio grown
crops**

Back



*The white portion
will be exposed
wood

Artist: Susan Westfall

Theme: Ohio First & Originals

Piano Type: Upright

The proposed artwork celebrates Ohio's legacy of innovation, exploration, and cultural pride. The design highlights notable inventions and products connected to the state, including early automobiles, the cash register, household appliances, toys, and classic candies, representing Ohio's influence on American industry and everyday life. The phrase "Ohio – First & Best" appears alongside symbols of aviation and space exploration, honoring the state's role in flight and its connection to American astronauts.



Artist: Sharon Kelly

Theme: Ohio Outdoors – Natural Resources

Piano Type: Upright



Front & Right side



Examples of my work and artistic style that would be used for this project



Back



Ohio's natural resources -

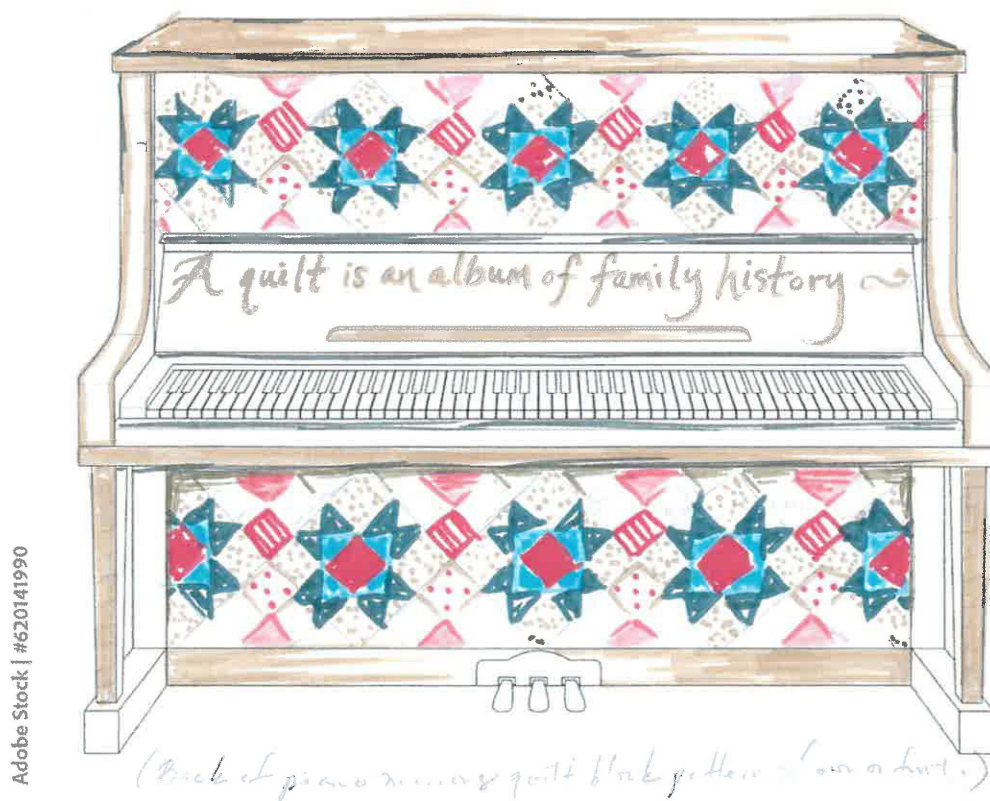
This piece would be comprised of all native plants with some native insects or other pollinators. The design would carry from one section to the other but not be a contentious image, as the elements would be used at various sizes. Each panel would have some element wrapping over next. Areas that are less visible would have more scattered images

Artist: Heidi Spaide

Theme: Ohio Creates & Ohio Originals

Piano Type: Upright

The proposed artwork is a tribute to the Ohio Star quilt block, a traditional pattern that reflects the heritage and values of early American life. Centered above the keys is the phrase “A quilt is an album of family history,” emphasizing the idea that quilts tell stories passed down through generations. The design highlights the role quilting has played in preserving family traditions, craftsmanship, and community connections throughout Ohio’s history. By incorporating the Ohio Star pattern, the artwork celebrates a symbol associated with simplicity, resilience, and freedom, while honoring the cultural traditions and creative expression that continue to shape communities across the state.



Artist: Troy Junior High School 8th Grade (Class of 2030/2031)

Theme: Ohio Serves – Remembering Veterans, First Responders, and Frontline heroes

Piano Type: Studio

In honor of the America250 celebration, Troy Junior High School will dedicate their painted piano to Ohio's first responders and military service men and women. The piano will feature hundreds of painted identification "dog tags" cascading down the front and back surfaces of the piano. Students will paint the names of Ohioans who have served or are currently serving in the military, law enforcement, fire services, and emergency medical services on the tags. Their profession will be identified by the color of the tag: silver for military, dark blue for law enforcement, red for fire services, and light blue for emergency medical services. The left side panel features a collage of words on red and blue rectangles surrounding the symbols of law, fire, and emergency medical services. The right side panel showcases a variety of military ribbons and honors. The center of the back panel features a quote by Ohioan John Glenn, a decorated Marine and pioneering astronaut, speaking to passersby of the importance of service and community. This collaborative project allows students to reflect while creating a public monument that recognizes their friends, family, and acquaintances who serve their country and community.

Thank you to the City of Troy for this opportunity to create a unique and functional piece of art for our community!



OHIO SERVES

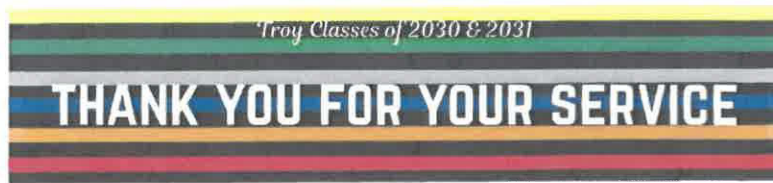
Painted by Troy Junior High Students

Classes of 2030 and 2031



Bench

*top of piano will have the same colored bars, identifying each service



This section is a collage of words describing first responders.



Front



Back



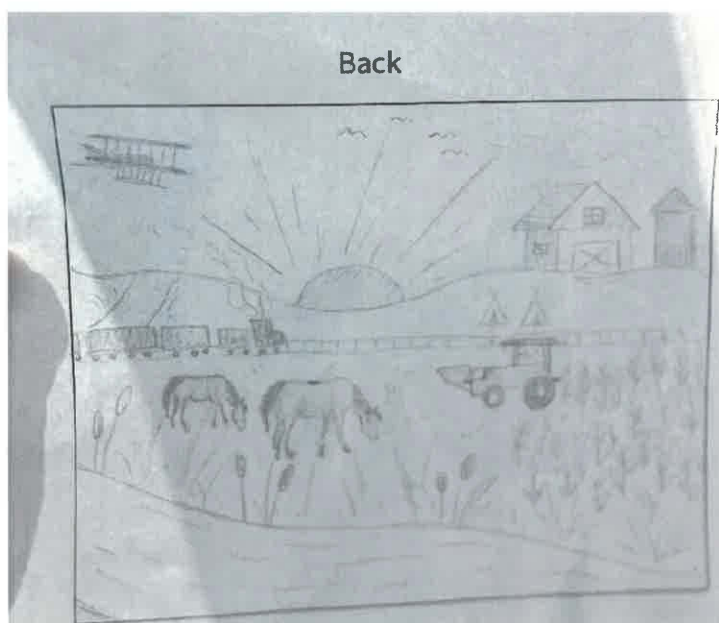
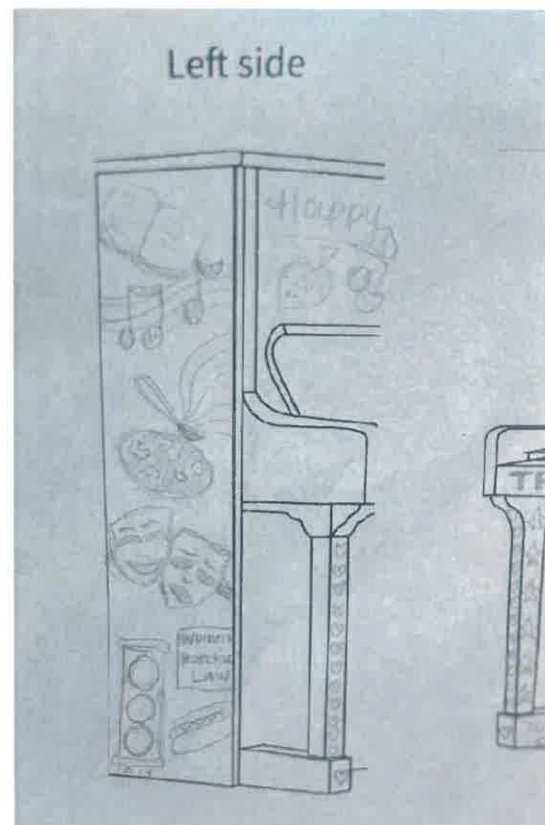
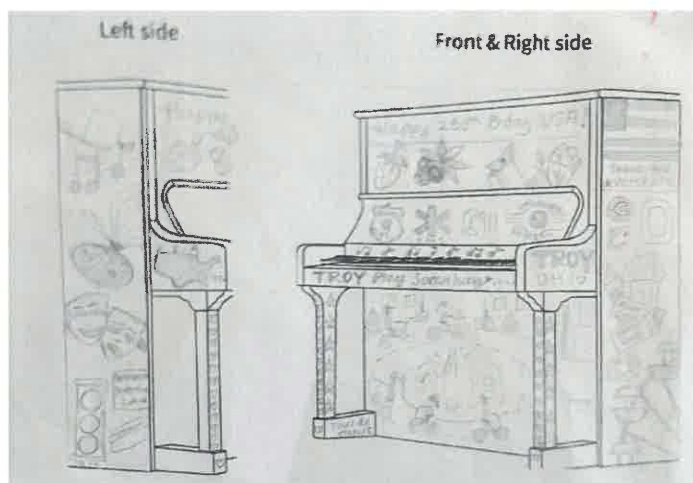
This section will show all Military Ribbons

Artist: Kailee Rue

Theme: America250 – Ohio

Piano Type: Upright

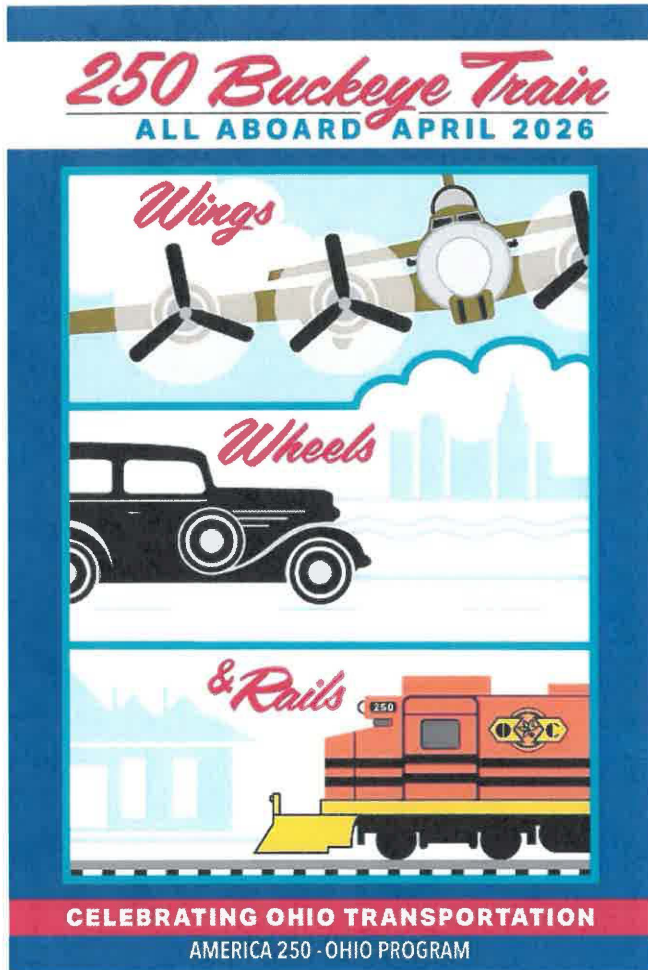
The proposed artwork highlights the history, creativity, and community pride of Troy and Ohio. The front celebrates America's 250th birthday while incorporating symbols of local community. The sides showcase themes of music, visual arts, and theater to represent the importance of arts and culture in the community, along with symbols recognizing historic milestones such as the Women's Protective Law and appreciation for veterans. The back panel features a scenic landscape with a rising sun over farmland, a barn and silo, a train, early aviation, and agricultural elements, representing Ohio's farming heritage and transportation history.



Artist: Beth Kerber

Theme: Ohio Moves – Transportation

Piano Type: Spinet



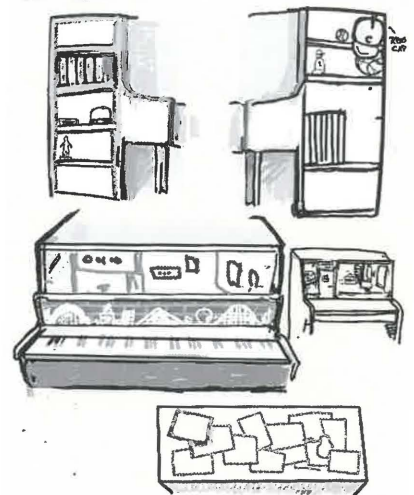
Artist: Ben Anticoli

Theme: Ohio Creates

Piano Type: Spinnet

LEFT SIDE

RIGHT SIDE



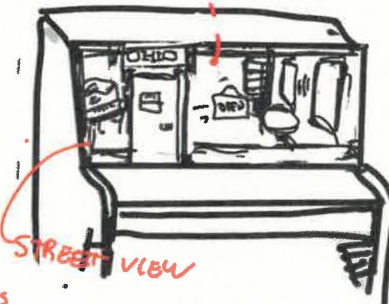
PAINTED PIANOS 2026 CONCEPT - ANTIQUE SHOP ENTERTAINMENT, LITERATURE, ART, CULTURE BEN ANTICOLI

FRONT SIDE STOREFRONT WINDOW

• LOOKING INTO THE WINDOW OF AN ECCENTRIC ANTIQUE SHOP, WITH KNICK KNACKS THAT CELEBRATE OHIO'S EXTENSIVE HISTORY OF ACHIEVEMENTS IN THE ARTS, HUMANITIES, ENTERTAINMENT, CULTURE, ALL THAT JAZZ. INSIDE YOU CAN GET A GLIMPSE AT FRAMED ART, SHELVES OF TRINKETS, AND MORE



SKYLINE OF ENTERTAINMENT DESTINATIONS AND IMPORTANT ARCHITECTURE



STREET VIEW

SIDES: STORE SHELVES

MOVIES SET OR FILMED IN OHIO

LITERATURE
OHIO BOOKS, POETRY, AUTHORS

ASC KNICK KNACKS
- BOOKS
REFERENCES TO PEOPLE, PLACES, ART, ANYTHING REALLY

ALSO DIVED AMONGST ALL THE SHELVES. THINK 1930s



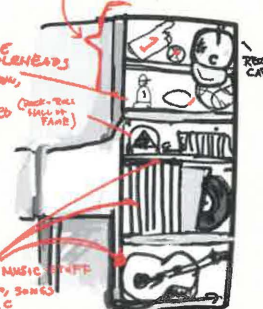
LOCATIONS OF SHOWN GLASSES?

SPORTS

RIGHT

ATHLETIC BOOKS/HEADS
- JIMMYE, BURROW, LEBRON, ETC
MORE REPRESENTED AS AUTOGRAPHS

NOTABLE OHIO MUSIC ARTISTS FROM OHIO, SONGS ABOUT OHIO, E.C.



TOP

FINE ART + OHIO MURALS
PRESENTED AS POST CARDS
FOR SALE AT COUNTER

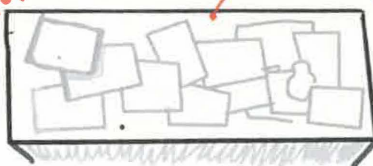


Exhibit C

