



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MAY 27, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - April 22, 2026
3. Final Plat Approval, The Reserves at Cliff Oaks Subdivision, Section Three, Final Plat Approval and Dedication of Right-of-Way. This development is located along Fenner Road, north of the Edgewater Subdivision.
-Commission makes a recommendation to Council
4. Historic District Application - Certificate of Appropriateness, 6 E. Main Street, installation of 8 square foot building sign, painting, and replacement of doors.
Owner - BS Preston Enterprises LLC
Applicant - Ken Thompson
-Commission to make decision
5. Historic District Application - Certificate of Appropriateness, 19 S. Cherry Street for demolition.
Owner - Allen County Leasing
Applicant - Bakehouse Bread & Cookie Co.
-Commission to make decision
6. Other
7. Adjourn

Next Meeting Date - 6-10-2026

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

April 22, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 22, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Titterington, Oda, Westmeyer and Emerick; Development Staff – Bruner and Burgei; and Development Director Tim Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Westmeyer, the minutes of the March 25, 2026, meeting were approved by unanimous voice vote.

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. Staff reported that the Troy City Schools submitted 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 the current inlot; this plat is a part of the Troy City Schools West School and is not being replatted; the Commission is asked to make a recommendation to City Council regarding the acceptance and dedication of the right-of-way; the plat and dedication have 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.

ACTION OF THE COMMISSION:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends that Troy City Council approves the Easements for Highway Purposes, McKaig Road and the dedication of Right-of-Way along SR 718 and McKaig Road as submitted.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, PROPOSED MURAL FOR BAKER'S LOCKSMITH BUILDING, 101 PUBLIC SQUARE; APPLICANT - TROY MAIN STREET DESIGN COMMITTEE. Amy Breinich, Troy Main Street Executive Director, presented a request for a mural design to be installed on the Baker's Locksmith building in the NW Quadrant of the Public Square; the proposed design celebrates the country's 250th birthday and also reflect Troy's history within the larger national narrative; the mural is part of installing public art in Troy's downtown; and permission is requested. Three color options were shown with the same design. Ms. Breinich commented that the Commission is asked to approve the design, with the final color choice to be selected by the Troy Main Street Design Committee and the building owner. Several Commissioners indicated a preference for the color option that had peach, blue and yellow with the second choice being the option with peach, pink and yellow. Staff indicated it is now known how long the mural will last on the wall, but at the time it is not attractive a decision will need to be made to remove it or refresh it.

ACTION OF THE COMMISSION:

A motion was made by Mr. Emerick, seconded by Mayor Oda, to approve the Historic District Application for the mural design as submitted and with one of the two multi color options rather than the one solid yellow color.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT REVIEW, 2026 PAINTED PIANOS PROJECT, PIANOS TO BE PLACED AT VARIOUS LOCATIONS IN THE DOWNTOWN AREA; APPLICANT - TROY MAIN STREET. Staff reported that the piano project has been occurring every other year, with pianos painted in a theme, with the program bringing a different element of public art downtown. The 2026 project will help celebrate the 250th anniversary of the United States (America250) with the artists incorporating themes dedicated to the history of Ohio and/or the United States. The Commission viewed the artists' submittals for the pianos.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the historic district application for the Painted Piano Program for 2026 as submitted.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Emerick, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: Planning Commission

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 19, 2026

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

DISCUSSION:

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

PROPOSAL:

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

Development Area:

Section Three encompasses a total of 13.62 acres with 32 buildable lots.

Zoning:

The zoning of Section Two is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposals indicate 32 buildable lots ranging from .208 acres to 0.399 acres.

Right-of-way:

The development of this section will dedicate 1.589 acres of new public street Right-of-Way. The names of the roads in Section Three are Parkview Drive, Pemberley Court, and Hoying Drive.

Parkland:

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

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way with the condition that a financial guarantee is received and approved prior to going before City Council. This conditional approval is based on compliance with the approved Preliminary Plan.

THE RESERVES AT CLIFF OAKS-PHASE THREE

13.629 ACRES PT 11561 & PT 11562 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

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

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE 13.629 ACRES OF LAND HEREIN PLATTED, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVES AT CLIFF OAKS-PHASE THREE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED, IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED, THE TITLE ACQUIRED BY DEED AS RECORDED IN 2024OR-02969.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS AND STORM EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORMWATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, SANITARY SEWER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

THE RIGHT-OF-WAY OF HOYING DRIVE, PARKVIEW DRIVE, AND PEMBERLEY COURT IS FOR THE CONSTRUCTION AND MAINTENANCE OF THE STREET AND ROADWAY IMPROVEMENTS AND DO HEREBY DEDICATE THESE STREETS TO THE PUBLIC FOREVER.

OWNER: BOGLE INVESTMENTS, LLC
DOUG ERNST, SOLE MEMBER

SIGNATURE

STATE OF _____ :SS
COUNTY OF _____

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

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

NOTARY PUBLIC IN AND FOR STATE OF OHIO

OWNER'S STATEMENT

DOUG ERNST, SOLE MEMBER OF BOGLE INVESTMENTS, LLC, BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

DOUG ERNST, SOLE MEMBER

STATE OF _____ :SS
COUNTY OF _____

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

LAND SURVEY 12 PAGE 175
LAND SURVEY 27 PAGE 173
LAND SURVEY 42 PAGE 26
LAND SURVEY 43 PAGE 149
LAND SURVEY 43 PAGE 150
LAND SURVEY 45 PAGE 144
LAND SURVEY 81 PAGE 56
RECORD PLAT 10 PAGE 88
RECORD PLAT 14 PAGE 68
RECORD PLAT 20 PAGE 135
RECORD PLAT 21 PAGE 9
RECORD PLAT 22 PAGE 72
RECORD PLAT 23 PAGE 74
RECORD PLAT 24 PAGE 38
RECORD PLAT 30 PAGE 29
RECORD PLAT 30 PAGE 45
RECORD PLAT 30 PAGE 87
RECORD PLAT 31 PAGE 51

INLOT ACREAGE BREAKDOWN

PRELIM. LOT	LOT	INLOT 11561	INLOT 11562	TOTAL ACRES
104		0.122	0.086	0.208
103		0.004	0.204	0.208
R/W	N/A	1.381	0.208	1.589
99		0.389	0.076	0.465



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY 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 INLOT SHALL MAINTAIN THE EASEMENT AREA AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE RESERVE AT CLIFF OAKS HOMEOWNERS ASSOCIATION 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, INLOT 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, INLOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

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

PARCEL SUMMARY

PARCEL D08-107410
PT INLOT 11561
22.931 ACRES
-3.618 ACRES PHASE 1 (REC 30-87)
-8.402 ACRES PHASE 2 (REC 31-51)
-9.669 ACRES PHASE 3
1.242 ACRES REMAINING

PARCEL D08-107400
INLOT 11562
9.994 ACRES
-3.959 ACRES PHASE 3
6.035 ACRES REMAINING

PHASE THREE AREA SUMMARY

34 BUILDING LOTS 8.532 ACRES
2 DRAINAGE LOTS 3.508 ACRES
NEW STREET R/W 1.589 ACRES
TOTAL 13.629 ACRES

DEED

INLOT 11560-20.017 ACRES
INLOT 11561-22.931 ACRES
INLOT 11562-9.994 ACRES
BOGLE INVESTMENTS, LLC
2024OR-02969

NOTES

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

FEE \$ _____

DAVID E. NORMAN
MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS _____ DAY
OF _____ 20____

MATTHEW W. GEARHARDT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY-CITY ENGINEER

THIS PLAT WAS INSPECTED AND APPROVED BY ME THIS _____ DAY OF _____, 20____.

JULIAN 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

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

HOMEOWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS 2025OR-06620, OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 13.629 ACRES, HAVING 9.669 ACRES BEING PART OF INLOT NUMBER 11561 AND BEING 3.960 ACRES BEING PART OF INLOT NUMBER 11562, OWNED BY BOGLE INVESTMENTS, LLC, RECORDED IN 2024OR-02969.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

ALLEN J. BERTKE, P.S. #8629

DATE



THIS INSTRUMENT WAS PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

DATE:
03-24-2026
DRAWN BY:
MPL
JOB NUMBER:
MIATRO2527
SHEET NUMBER
1 OF 3

REVISIONS:

OF 26



www.CHOICEENGINEERING.co

THE RESERVES AT CLIFF OAKS-PHASE THREE

13.629 ACRES PT 11561 & PT 11562 TROY MIAMI OHIO
INLOTS CITY COUNTY STATE

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

LEGEND

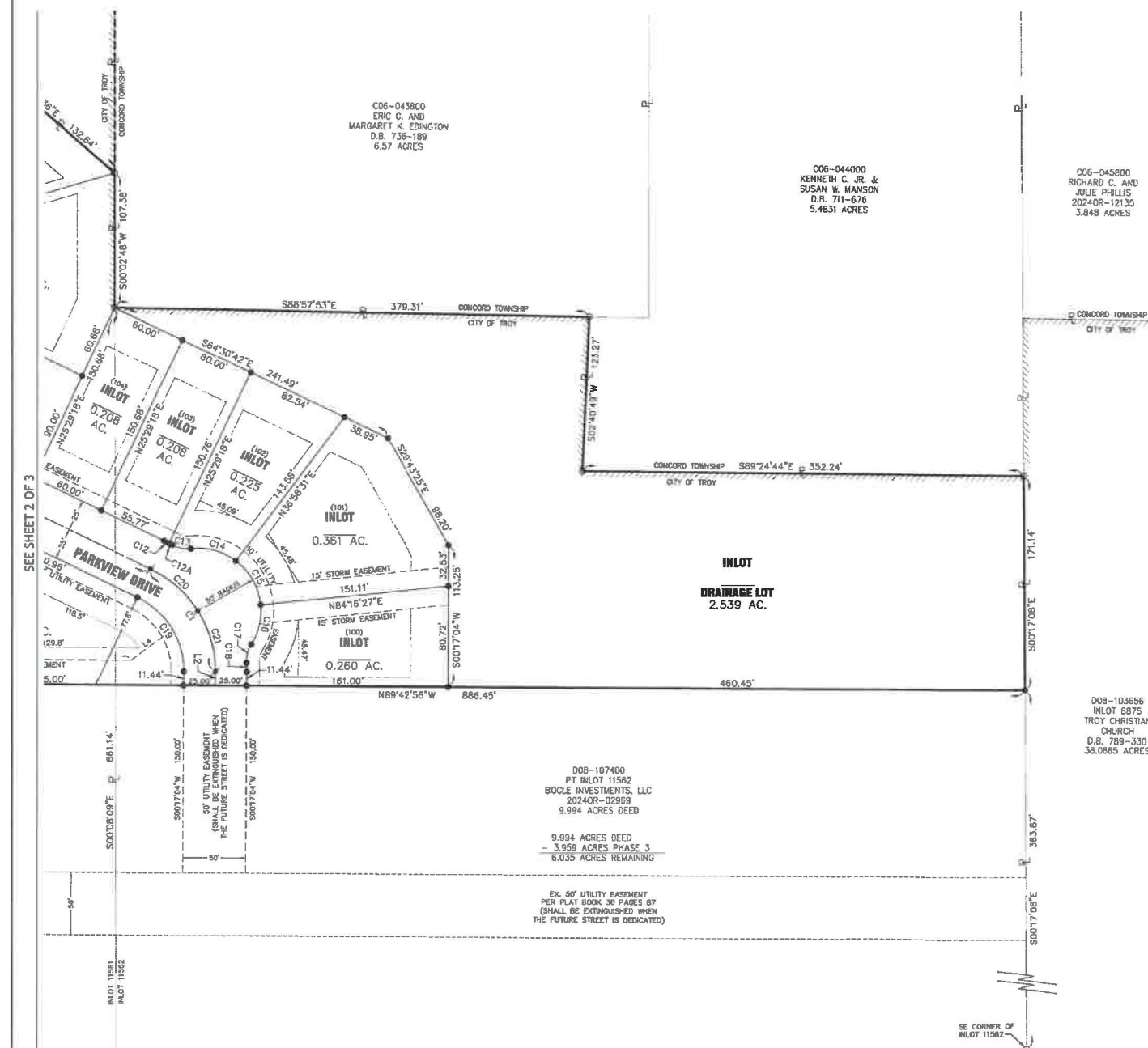
- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- ⊥ MAG NAIL SET
- ⊥ MAG NAIL FOUND
- EASEMENT LINE
FRONT=10' UTILITY EASEMENT
ALL OTHER EASEMENTS ARE AS SHOWN
- BUILDING SETBACK LINE
FRONT=30'
REAR=30'
SIDE=7.5'
- EXISTING EASEMENT LINE
- EXISTING SUBDIVISION LINE
- EXISTING CORPORATION LINE
- EXISTING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

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

SCALE 1" = 60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING	
C1	90.00'	101.78'	64°47'45"	96.44'	S32°06'48"E	
C2	25.00'	39.27'	90°00'00"	35.36'	N70°29'18"E	
C3	25.00'	21.03'	48°11'23"	20.41'	N01°23'37"E	
C4	50.00'	29.42'	33°42'44"	29.00'	N05°50'43"W	
C5	50.00'	45.83'	52°30'58"	44.24'	N37°16'08"E	
C6	50.00'	45.34'	51°57'41"	43.81'	N89°30'28"E	
C7	50.00'	42.16'	48°18'45"	40.92'	N40°21'19"W	
C8	50.00'	49.01'	56°09'54"	47.07'	N11°53'01"E	
C9	50.00'	29.42'	33°42'44"	29.00'	N56°49'19"E	
C10	25.00'	21.03'	48°11'23"	20.41'	N49°35'00"E	
C11	25.00'	39.27'	90°00'00"	35.36'	S19°30'42"E	
C12	115.00'	4.23'	02°06'34"	4.23'	S63°27'24"E	
C12A	115.00'	2.91'	01°27'04"	2.91'	S61°40'35"E	
C13	25.00'	15.43'	35°21'56"	15.19'	S78°38'02"E	
C14	50.00'	37.78'	43°17'31"	36.89'	S74°40'14"E	
C15	50.00'	41.28'	47°17'55"	40.11'	S29°22'31"E	
C16	50.00'	33.00'	37°48'55"	32.40'	S13°09'54"W	
C17	25.00'	15.43'	35°21'56"	15.19'	S14°24'24"W	
C18	115.00'	7.15'	03°33'38"	7.15'	S01°29'45"E	
C19	65.00'	73.51'	64°47'45"	69.65'	S32°06'49"E	
C20	90.00'	50.89'	32°23'53"	50.22'	S48°18'45"E	
C21	90.00'	50.89'	32°23'53"	50.22'	S15°54'53"E	

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.08'	N64°30'42"W
L2	11.44'	N00°17'04"E
L3	24.37'	S00°17'04"W
L4	41.15'	N53°30'32"E



THIS INSTRUMENT WAS PREPARED BY:
ChoiceOne
Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

DATE:
03-24-2026
DRAWN BY:
MPL
JOB NUMBER:
MIATRO2527
SHEET NUMBER
3 OF 3

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Andrew Burgei, Zoning Inspector
DATE: May 22, 2026
SUBJECT: Historic District Review – 6 E. Main Street

PROPOSAL:

A request by the applicant, Ken Thompson, on behalf of the owner, BS Preston Enterprises LLC., for the installation of an eight (8) square feet building sign, paint, and replacement doors at the property located at 6 E. Main Street, Parcel ID: D08-001485. The applicant has received authorization from the property owner for the proposed request.

The OHI form lists the property as a double stone pillared store front intact to include display window framing. 2/2 D.H.S. windows with stone lintels and sills; sloping eave with wood laminated brackets and molded frieze. The property is listed on the National Historic Register.

DISCUSSION:

Sign. This building is permitted to have a total of 33 square feet of building signage. The applicant is proposing to install eight (8) square foot building sign. The sign will be white three dimensional carved letting in the center of the storefront.

Paint. The applicant proposes painting the areas below the large windows and the door and window frames in the entry area black.

Doors. The applicant proposes replacing the two existing doors with new black framed metal doors with water glass.

STAFF ANALYSIS (Sign)

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

Section 5.4. 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 proposal meets this guideline.**

STAFF ANALYSIS (Paint)

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

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 (Doors)

Section 2.7 A. The functional, proportional, and decorative features of a primary entrance should be preserved. **The proposal meets this guideline.**

Section 2.7 B. If interior alterations make an existing entrance redundant, the door and entrance should be left intact on the exterior. **The proposal meets this guideline.**

Section 2.7 C. Color should be compatible with historically appropriate colors already on the building. **The proposal meets this guideline.**

Section 2.7 D. Avoid treatments that attempt to “dress up” a door or entrance or give it a character that was never original. **The proposal meets this guideline.**

Section 2.7 E. Surviving original storm doors should be retained. **The proposal meets this guideline.**

Section 2.7 F. New storm doors should be of simple design. The design should be a full-height glass section that permits viewing the main door. **The proposal meets this guideline.**

RECOMMENDATION (Sign):

Staff recommends approval of the sign due to the compliance with Design Manual Section 5.4 and the City of Troy Sign Code requirements.

RECOMMENDATION (Paint):

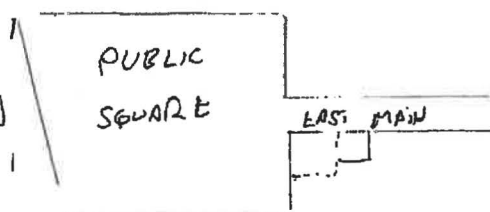
Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6.

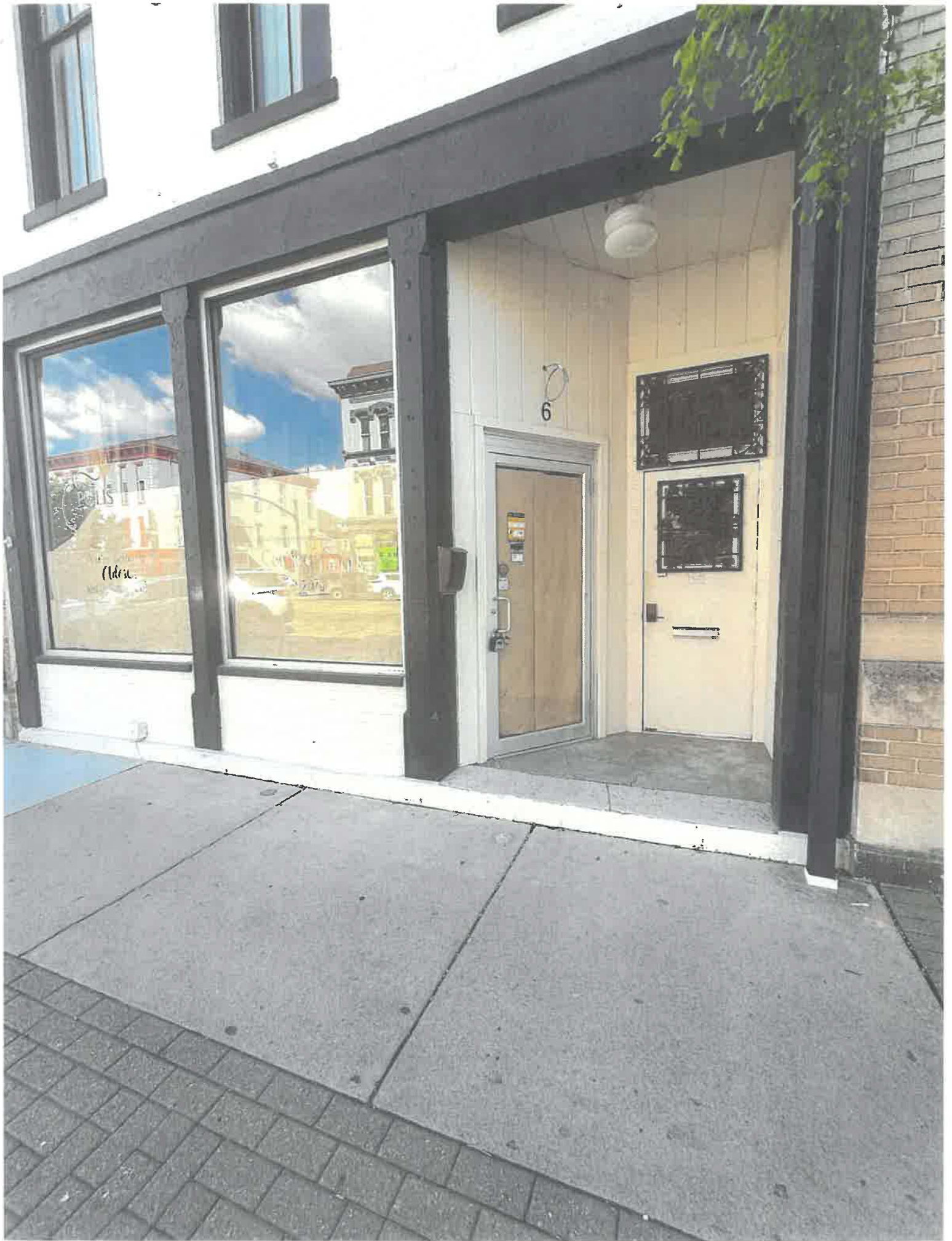
RECOMMENDATION (Doors):

Staff recommends approval of the doors due to the compliance with Design Manual Section 2.7.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. 17A 253-05 10928-00047M		4. Present Name(s) 6 East Main St. Jane Russell Building		1. No. 10928-2. County 00047 M Miami -3-05 6 East Main St.														
2. County Miami		5. Other Name(s) Fred Miller Building																
3. Location of Negatives Regional Office SHA E-33																		
3. Specific Location 6 East Main St.		16. Thematic Category C																
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1880																
1. Site Plan with North Arrow 		18. Style or Design Italianate Commercial		28. No. of Stories 2														
		19. Architect or Engineer		29. Basement? Yes ☐ Unknown No ☐														
		20. Contractor or Builder		30. Foundation Material stone														
		21. Original Use, if apparent commercial		31. Wall Construction brick														
		22. Present Use commercial		32. Roof Type & Material pitched														
		23. Ownership Public ☐ Private ☒		33. No. of Bays Front 6 Side														
Coordinates Troy Lat. Long. U.T.M. Reference <table border="1" style="display: inline-table; margin-right: 10px;"> <tr><td>6</td><td>7</td><td>3</td><td>8</td><td>6</td><td>6</td><td>0</td></tr> </table> <table border="1" style="display: inline-table;"> <tr><td>4</td><td>4</td><td>3</td><td>5</td><td>6</td><td>1</td><td>0</td></tr> </table>		6	7	3	8	6	6	0	4	4	3	5	6	1	0	24. Owner's Name & Address, if known Jane Russell 2009 W. McKaig Ave, Troy, OH		34. Wall Treatment
6	7	3	8	6	6	0												
4	4	3	5	6	1	0												
0. Building ☒ Structure ☐ Object ☐		25. Open to Public? Yes ☐ No ☒		35. Plan Shape rectangular														
1. On National Register? Yes ☒ No ☐		26. Local Contact Person or Organization Troy Historical Society		36. Changes (Explain in #42) Addition ☐ Altered ☐ Moved ☐														
3. Part of Estab. Hist. Dist.? Yes ☒ No ☐		27. Other Surveys in Which Included		37. Condition Interior fair Exterior fair														
5. Name of Established District Troy Public Square Historic Dist.				38. Preservation Underway? Yes ☒ No ☐														
2. Further Description of Important Features Double stone pillared store front intact to include display window framing. 2/2 D.H.S. windows with stone lintels and sills; sloping eave with wood laminated brackets and moulded frieze. Excellent example of small-scale vernacular mid-Victorian commercial architecture. CDF: stone storefront framing, including display window framing, 2/2 windows, stone lintels and sills; laminated wood brackets in cornice; paneled frieze.				5. Other Name(s)														
3. History and Significance A strong contributor to the historic character of downtown Troy. Built in 1880 by Fred Miller																		
4. Description of Environment and Outbuildings Downtown Troy. Downtown commercial core area.																		
5. Sources of Information		46. Prepared by L.S. Gannon, Jr.																
		47. Organization Regional Office SHA																
		48. Date 49. Revision Date(s)																





B. S. Enterprises

1234 Walton Court

Troy, OH 45373

8 May 2026

To the City of Troy Planning Commission,

Please find the attached request along with before and after photos for exterior updates to be made to 6 E. Main Street, Troy, OH 45373.

The proposed improvements, which will be completed by Level MB, include:

- Replacing the two existing doors with new, same sized, black framed metal doors w/water glass to complement the exterior and provide better energy efficiency as there is some deterioration.**
- Painting the beige area just below the large windows black.**
- Painting the frame of the window above the door on the right black.**

The property was previously Polished Nail Salon. We are excited for Adore Beauty Bar, a full-service salon, to open in this location soon.

We appreciate your time and consideration of this request and are happy to provide any additional details if needed.

Sincerely,

Sharon Preston

937-416-0185

Spreston@innotech.org

6 E. Main Street

B

INJECTION MOLDED



15" | ADORE
75"

8sf

1.5" Deep

COLOR: WHITE

Injection Molded Letters

Stud Mounted

x4 studs per letter

22' Frontage

6 E. Main Street

ADORE

8sf

15 in letters

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Customer:
Job:
Size:
Materials:
Colors:
Description:

Customer Approval Signature _____ Date ____/____/____

Price:
50% Deposit Required to begin production

PlusTax

Contact: Val Baker

Email: Val@FlawlessSigns.com



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CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8 May 2026

Applicant B.S. Preston Enterprises Telephone No. 937-416-0185

Owner of Property Sharon Preston Has the Owner been Notified? _____

Address of Project 6 E Main Street. Troy

Contact Address (if different than Project Address) 1234 Walton Ct. Troy Oh 45373

Name of Architect/Engineer and/or Contractor Level MB

Application for renovation to include the following:

- ☒ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

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

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

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

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

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

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

SIGNATURE OF APPLICANT:

Sharon Preston

SIGNATURE OF PROPERTY OWNER:

V.P. Sharon Preston/B.S. Preston Enterprises

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 19, 2026

SUBJECT: Certificate of Appropriateness – 19 S. Cherry Street

RECOMMENDATION:

Based on the staff analysis of 1143.22(m) (6) C., as discussed below, Staff recommends that the Planning Commission waive the standards found in 1143.22 (n) and approve the demolition of 19 S. Cherry Street.

BACKGROUND AND DISCUSSION:

A request by the applicant, Bakehouse Bread & Cookie Co., on behalf of the owner, Allen County Leasing, for the demolition of the structure at 19 S. Cherry Street. The applicant has received authorization from the property owner for this request.

The Ohio Historic Inventory (OHI) form lists this property as a “Two-Story vernacular frame residence with some Queen Anne elements. The character defining features include: interesting gable roof line, irregular massing; decorative trim around windows and doors; side porches; angled window in the front; front entrance doors. Alterations include: vinyl siding; single story rear wing; a two-story front wing that if not original is an early alteration”. See Exhibit A for the OHI form.

Historical Archive:

The Troy Historic Library provided a timeline related to the history of this property. The earliest news mention was in 1916 and it was an advertisement for a rental for 4-5 rooms. The advertisement referenced “4-5 rooms, gas, electric lights, both waters in kitchen, newly prepared” Six (6) additional times the property was listed as a rental from 1917 to 1941. In between, there were several different beauty shops and doctors offices. From 1970 into the 1980’s, the latest commercial use was “Ressie’s Beauty Salon”. See Exhibit B for the full timeline.

Professional Engineer Inspection:

The City performed an analysis of the integrity of the structure with professional engineer Bruns Consulting. Based on this analysis, Bruns Consulting identified the following key points:

1. The foundation walls have shifted and are significantly leaning to the North (especially in the NW corner of the structure).
2. The block/stone foundation walls around the entire perimeter have significantly deteriorated.
3. The floor system of the first-floor room in the NW corner of the structure is structurally unstable. It has shifted due to the foundation shift.

4. There are significant cracks and holes in the interior walls and ceilings.
5. The Electrical system includes junction boxes that are not sealed in compliance with the National Electric Code.
6. The two exterior porches have settled.

Based on these factors, Bruns Consulting estimates the total repair budget between \$180,000 - \$250,000. This estimate only addresses the structural and safety concerns and does not consider a full restoration to a productive use. See Exhibit C for the full report.

STAFF ANALYSIS: (Staff analysis can be found following each code section criteria in red below:)

Compliance with the Zoning Code. Zoning Code 1143.22 (m)(6) C. states: "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; **There is no value of the structure as it relates to the cultural or archaeological heritage. The demolition application satisfies this criteria.**
- 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; **There is no identification with a person(s) who significantly contributed to the development of the City. Joseph Baines originally purchased the property in 1873 and built the house in 1880. Baines was a merchant and council member. The demolition application satisfies this criteria.**
- iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; **There is no identification of work of a master builder, designer, or architect with any influence. Baines was a merchant and council member. The demolition application satisfies this criteria.**
- v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; **There is minimal value of the quality of this architecture. The OHI form references a two-story vernacular frame residence with some Queen Anne Elements. The contributing features referenced include: "interesting gable roof line, irregular massing, decorative trim around windows and doors, angled window in the front, and front entrance doors." While there is no measurable metric for "interesting gable roof line", The trim around the windows and doors are significantly deteriorated and many of which are not original to the building. The exterior has been covered in vinyl siding. The only "angled window in the front" is likely due to the structural issues on the norther façade as referenced by Bruns Consulting. The demolition application satisfies this criteria.**
- vi. Example of an architectural style or period; **This is a marginal example of Queen Anne architecture, Most defining architectural features of this style are missing. Common architectural features of this style include patterned masonry or textured wall surfaces including half timbering, Single pane**

windows, some with small decorative panes or stained glass, steeply pitched irregular roof lines, abundance of decorative elements and often a Round or Polygonal corner tower. See below visual examples: The only remaining element is the irregular roof shape and asymmetrical façade. There is no patterned masonry, the windows are not original, there is no stained glass, no abundance of decorative features, and no polygonal corner tower. The demolition application satisfies this criteria.

- vii. Contribution to the historical nature of the overall site; and/or There is minimal contribution to the historical nature of the overall site. The demolition application satisfies this criteria.
- viii. Character as a contributing element in the Historic Preservation Overlay District. There is minimal character as a contributing element in the HPO District. See above iv. – vi. The demolition application meets this criteria.

When using criteria from 1143.22(m) (6) C. It is Staff's opinion that the structure is not historically significant.

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". Based on the staff analysis in 1143.22(m) (6) C., Staff recommends that the Planning Commission waive the standards found in 1143.22 (n) and approve the demolition.

RECOMMENDATION:

Staff recommends approval of the proposed demolition based on the following:

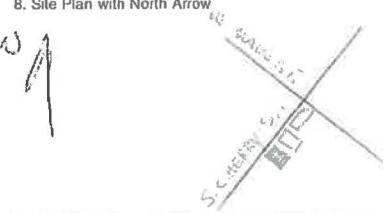
- The structure is not significant based on Zoning Code 1143.22 (m) (6).

Exhibit A – Ohio Historic Inventory Form

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Vetma Avenue
Columbus, Ohio 43211
614/297-2470



1. No.		2. County Miami		4. Present Name(s) Lee House		☐ Coded	
3. Location of Negatives City of Troy Devel Dept				5. Historic or Other Name(s) Joseph Baines House			
Roll No. J		Picture No.(s) 19					
6. Specific Address or Location 19 S. Cherry St				16. Thematic Association(s)		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1880		29. Basement? Yes ☒ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Stone	
8. Site Plan with North Arrow 				18. Style or Design Vernacular w/Q.A.		31. Wall Construction Wood frame	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Interior gable Asphalt Shingle	
				19. Architect or Engineer		33. No. of Bays Front 2 Side 2	
				19a. Design Sources		34. Exterior Wall Material(s) Vinyl siding	
				20. Contractor or Builder		35. Plan Shape Irregular	
				21. Building Type or Plan N/A		36. Changes Addition ☒ Altered ☒ Moved ☐	
				22. Original Use, if apparent Residence		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 4 over 4 ☒ Other 1/1	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Residence		38. Building Dimensions 30 x 50	
Zone 16		Easting 758550		24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ No ☒	
10. Site ☐ Building ☒		Northings 4433670		25. Owner's Name & Address, if known Montgomery, June & James 1057 E. Main St Troy, OH		40. Chimney Placement Off center/ridge/ side flush	
11. On National Register? Yes ☐ No ☒		12. N.R. Potential? Yes ☐ No ☒		26. Property Acreage		41. Distance from and Frontage on Road 15 x 40	
13. Part of Estab. Yes ☒ No ☐		14. District Potential? Yes ☐ No ☒		27. Other Surveys in Which Included N/A			
15. Name of Established District (N.R. or Local) Troy Historic District							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story vernacular frame residence with some Queen Anne elements. CDF: include interesting gable roof line, irregular massing; decorative trim around windows and doors; side porches; angled window in the front; front entrance doors. Alterations include: vinyl siding; single story rear wing; a two story front wing that if not original is an early alteration.							
43. History and Significance (Continue on reverse if necessary) Built by Joseph Baines in 1880.							
44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J. Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by 50a. Date Revised							
50b. Reviewed by							



PHOTO

Exhibit B – Historic Timeline

19 S. Cherry for Brian Begg.

- Earliest news mention is 1916. - Most are adds for rental "4-5 rooms (several) gas, ^{electric} lights, both waters in kitchen, newly papered"
- 1917 - Miss Russell ~~(1917-1918)~~ Mrs. Lowe
- 1917 - "10 room house Modern conveniences" Rental " "
- 1917 - "House of 5 rooms "
- 1917 - "C.M. Jacobs" - 19 S. Cherry
- 1917 - List of Miami Co men-reg. for military service - Thys Zylenan - 19 S. Cherry
- 1930 - Four rooms at 19 S. Cherry St. Mrs. M. Lowe
- 1932 - Seven-room house and bath, 19 S. Cherry For Rent.
- 1933 - "Notice- Your clothing alterations and remodeling of furs satisfactorily resolved. Mrs. Maude Dillings, formerly of Cable's, will serve old and used patron at her home, 19 S. Cherry St.
- 1933 - For Rent, 19 S. Cherry St. Inquire of Mrs. Lowe
- 1937 - Grey Beauty Shoppe closed Mon., March 15th to move to new location at 19 S. Cherry St.
- 1937 - Dr. D.L. Wenrick, Osteopath phys announces new office in Troy - 19 S. Cherry St.
- 1938 - 4% Loans - The Federal Land Bank of Louisville through the Miami Co. Nat'l Farm Loan Assoc. 19 S. Cherry St.
- 1939 - Herbert G. Mole, Optometrist. 19 S. Cherry Sept. 1
- 1941 - "The Mayme Clark apartment, 19 S. Cherry St. 1-4 room, w/ bath; 1-3 room w/ bath; 1-2 room and laundry. very good investment buy.
- 1944 - "Shatto Novelty Shop, 19 S. Cherry St."
- 1970 - "Ressie's Beauty Salon" - 19 S. Cherry St. (into 1980's)
- ✓ Vinyl siding added c. 1996

1887 Sanborn Map. - 1 residence on whole lot. (middle)
1892 " " - 2 residences
1898 " " - " " (same)
1905 " " - " " "
1911 " " - " " - added 'room/section' - ext'd porch.
1923 " " - " " (same) - + small add. feature.
1931 " " - " " (same)
1931-1947 " " - " " (same) (Lodge addition, near Southside)

* See Historic Inventory file - ✓

■ Built by Joseph Barnes in 1880 > Barnes purch. prop. 1873
estate of Barnes to Sallie M. Russell from Sarah M. John
1896

↳ Barnes was an early merchant & Council member.

1935 - Mabel Gibson
- Florence Gray

1938 - Minn. Co. Nat'l Farm Loan Assoc
- John Kline
- Wm. F. Ratcliff.

1940 - Vacant
1942 - Junior Dail
- Alf L. Jaynes

1946 Mrs. Genevieve Brown

1950 - Charles D. Williams

Exhibit C

Bruns Consulting

2120 Watkins Road
Ft. Recovery, Ohio 45846

November 14, 2025 Revised November 20, 2025

Mr. Tim Davis
City of Troy
510 West Water Street, Suite 120
Troy, Ohio 45373

Re: Residential Inspection – 19 South Cherry Street, Troy, OH

Dear Mr. Davis:

On November 5, 2025, I completed a visual inspection of the residence at 19 South Cherry Street, Troy, Ohio. The following is a summary of the existing residence:

1. Structure was built in 1920.
2. Structure consists of an 873 SF masonry block/stone basement with the remainder of the foundation being a very shallow crawl space, a 1,350 SF first floor and a 882 SF second floor.
3. The structure is divided into three separate rental units – one unit on the second floor and two units on the first floor.
4. The structure is a masonry block/stone foundation with wood stud walls, and a wood framed roof system. Refer to attached picture #1.

During the inspection, we could not access the eastern unit on the first floor. Therefore, the visual inspection was limited to the outside of the structure, the crawl space and two of the three rental units. The following is a summary of the findings:

1. The foundation walls have shifted and are significantly leaning to the North (especially in the NW corner of the structure). Refer to attached picture #2.
2. The block/stone foundation walls around the entire perimeter have significantly deteriorated. Refer to attached picture #3.
3. The floor system of the first-floor room in the NW corner of the structure is structurally unstable. It has shifted due to the foundation shift. Refer to attached picture #4.
4. There are significant cracks and holes in the interior walls and ceilings. Refer to attached picture #5.
5. The electrical system includes junction boxes that are not sealed in compliance with the National Electric Code.
6. The two exterior porches have settled. Refer to attached picture #6.

Based on my visual inspection, I would estimate the cost of repairs as follows:

Replace the existing foundation with a new concrete basement:	\$120,000 - \$150,000
Structural alterations to the wood structure:	\$50,000 - \$80,000
Electrical alterations:	<u>\$10,000 - \$20,000</u>
Total repair budget:	\$180,000 - \$250,000

This does not include any alterations to the existing plumbing or HVAC/mechanical systems. It also only includes repairing/replacing the areas that are structural and safety concerns. In this situation if you are looking for a long-term repair, I would recommend taking the entire structure down to the wood studs and floor joist so you can make sure that all items of concern are addressed. That would be more expensive than my estimate above and would most likely exceed the value of the structure.

Please let me know if you have any questions or would like me to complete a more in-depth structural evaluation.

Sincerely,

Michael Bruns

Michael J. Bruns. P.E.

Exhibit D – Condition Photos







CITY OF TROY PLANNING COMMISSION
Certificate of Appropriateness (Historical Review)

Date 05/06/2026

Applicant Bakehouse Bread & Cookie Co Telephone No. 937-339-8100

Owner of Property Allen County Leasing Has the Owner been Notified? Yes

Address of Project 19 S. Cherry St.

Contact Address (if different than Project Address) 317 Public Sq

Name of Architect/Engineer and/or Contractor Bladecutter's Lawn Service

Application for renovation to include the following:

☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

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

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

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

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

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

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

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Sam Halber Allen
County Leasing

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

