



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JULY 8, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

REVISED 7-7-2026 TO PROVIDE MEMO AND LINK RELATED TO UDC (ITEM 5)

1. Roll Call
2. Approval of Minutes - June 24, 2026
3. Minor Amendment to the amended General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) for 6' composite privacy fence to be installed on the patio outside Ernst Café (south side of APAC).
Owner - Arbogast Performing Arts Center
Applicant - Western Ohio Fence & Supply
-Commission to make decision
4. Rezoning Application - 28 W. Canal Street from B-3, Central Business District, to R-5, Single-Family Residential District.
Owner/Applicant - Heather Sturgill
-Commission to determine whether or not to hold a public hearing
-Commission to make recommendation to Troy City Council
5. Review of the Unified Development Code (UDC)
Link to review draft UDC is below

<https://troyohio.gov/DocumentCenter/View/8770/DRAFT---Full-UDC---Planning-Commission-Draft---REDLINE-7-6-26-Edits>
6. Other
7. Adjourn

Next Meeting Date - 7-22-2026

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

A regular session of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 24, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Titterington, Westmeyer and Emerick; Development Staff – Eidemiller and Burgei; Development Director Tim Davis; Director of Law Grant Kerber, Member of Troy City Council – Hickman; and citizens.

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the minutes of the June 10, 2026 regular meeting and the June 18, 2026 Workshop; motion approved by unanimous voice vote.

REVIEW OF DRAFT UNIFIED DEVELOPMENT CODE (UDC). Staff provided the following memo to discuss policy items as follows

- Principal Buildings (pg. 16). Add language in the draft UDC to ensure that agricultural buildings in the agricultural district associated with agricultural uses are considered principal structures and not accessory structures.
- Gateway Overlay District (pg. 32). This new chapter is intended to provide guidance to architects and designers when developing commercial property along major thoroughfares. Clarify language in the UDC by removing "and intersecting street" to ensure only properties that have frontage on main thoroughfares are included.
- Wireless Communication Facilities (pg. 59). Language being finalized by American Structurepoint to comply with federal law.
- Wind Energy System (pg. 73). The draft UDC does not allow wind facilities as an accessory use. Discuss whether the PC wishes to allow wind facilities in certain zoning districts.
- Beekeeping (pg. 75). Add "as determined by the DCA" to the end of the 1104(E)(6)(j).
- Solar Energy System Accessory (pg. 80). Remove the first sentence in 1104(E)(22)(a)(7) that reads "Roof-mounted solar energy systems shall be placed only on the roof of a conforming structure."
- Nursery Parking (pg. 96). The UDC states "one (1) space per six hundred and fifty (650) gross square feet; if there is no building then one space per employee on the largest shift". Clarify language to require one space per five hundred square feet of retail space and in the case of no retail space, require 10 parking spaces.
- Cross Access (pg. 104). Section 1105.04(G)(3) of the draft UDC allows two or more adjoining commercial properties to have cross access. Add language to cite traffic safety and traffic flow as criteria for cross access.
- Fences (pg. 118). Section 1105.04(1)(7) sets regulations regarding chain link fences. Add language to the first sentence to clarify that property owners cannot install a chain-link fence within any front yard setback.
- Sign Code (pg. 121). Section 1105.05 - Language being reviewed by American Structurepoint to review sign colors vs. copy right laws.
- Sign Code (pg. 147). Fix Table 1105.26, Temporary Signs, maximum duration from 30 days to 28 days in a calendar year which may be split into a maximum of four (4), seven (7) day increments.
- Sign Code (pg. 148). Alter Table 1105.27, Temporary Yard Signs, to allow 2 temporary yard signs on residential lots in the UCDistrict.
- Completeness Review of Applications (pg. 204). This section highlights the process for which the Development Code Administrator determines whether an application is complete or not.
- Staff Review following Completeness Review of Applications (Page 205). This section highlights the process by which the Development Code Administrator (DCA) proceeds with the various applications.
- Inactive Applications (pg. 206). Process and procedures for when an application goes dormant and voiding procedures.
- Planned Unit Developments (pg. 227). Outlines the process for Planned Unit Development. Staff would like to highlight the key changes between the existing Zoning Code and the Draft UDC below:
 1. The Final Development Plans have been merged into the same step as the Record Plan. This option creates a more efficient approval pathway for smaller projects while maintaining appropriate review standards. This takes the PUD Process from a total of three steps down to two steps to keep up with the development community.
 2. The draft UDC establishes clear procedures for major amendments, minor amendments, and administrative modifications to approved PUDs. The existing code contains amendment provisions; however, the new framework provides more detailed criteria and review procedures, improving consistency and predictability for future modifications.

3. The draft UDC introduces a formal waiver procedure that allows the Planning Commission to approve deviations from specific PUD standards when the alternative design better achieves the intent of the development regulations or when practical difficulties exist. This provides a transparent mechanism for flexibility while maintaining oversight.

- 1109-06(4)(b)(6) (pg. 229). There was a typo in referring to the Planning Commission as the Planning Board.
- Demolition by Neglect (pg. 246). Section 1109k(l)(b), add the word "severe," prior to the word permanent.
- Non-Conformities (pg. 265). The UDC adds two classes of non-conformities to address non-conforming signs and site standards. The current Zoning Code does not address these classes.
- Non-Conformities (pg. 265). The UDC addresses the concern of discontinuance of a non-conformity by stating an abandoned structure that remains vacant for 180 days cannot be re-established. The current Zoning Code uses the term "voluntary discontinued" which means an act of one's own choice or will.
- Non-Conformities (pg. 265). The UDC eliminates the BZA's authority to allow for a substitution for a non-conforming use in a building. The current Zoning Code allows substitution by the BZA.
- Additional Terminology. (pg. 280). Added additional terminology to the Fourth Degree Misdemeanor classification to include "after proper notice."
- Definition (pg. 316). Site Development Plan renamed Subdivision Development Plan to be relocated in alphabetical order.
- Definition "Subdivision" (pg. 319). Update the definition to match the ORC.

Regarding "demolition by neglect" there was discussion about how the word "severe" would be interpreted and that the wording may be too vague. The Director of Law advised that courts would refer to the definition of *Webster's Dictionary*. It was stated that the Director of Law will work further on the definition.

Council Member Hickman commented that during a recent open meeting she held with ward members, concern was expressed regarding Data Centers and residents seemed to believe that tattoo parlors should be permitted in any commercial or business district.

Comments were made by Brad Boehringer (105 Crestwood), Dan Swank (702 Old Newton Pike), and Katie Wagner, primarily related to data centers and if they should be banned. Mr. Swank offered to provide information related to how Cuyahoga County handled this subject. Mr. Kerber advised that standards would need to be established for data centers; Mr. Titterington commented that data centers could be handled only under PD provisions; and it was commented that this is a subject the state legislature continues to review.

During the public comment session, Brad Boehringer referenced his understanding of a situation in Piqua, Ohio where public officials signed NDAs, much took place in secret, and there will be a negative environmental impact and extensive water use that would impact private wells and he asked about Troy officials signing NDAs. Both Mr. Kerber and Mr. Titterington stated that they have not been involved in signing NDAs for the City and did not know how that would be allowed. Mr. Titterington also advised that he is not aware of the situation described in Piqua, but that with technology, data centers use less water than may be thought and noted that golf courses use more water than data centers.

The Commission determined to set a public comment session on the draft UDC for July 22. Staff stated that the UDC draft on the City's website will be updated prior to the next meeting for the Commission to view.

There being no further business, the meeting adjourned at 4:40 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: July 1, 2026

SUBJECT: Troy Christian Planned Development – Minor Amendment

BACKGROUND:

A request by the applicant, Western Ohio Fence & Supply, on behalf of the owner, Arbogast Performing Arts Center (APAC), for a minor amendment to the General Plan of the Planned Development as approved by City Council (Ordinance O-43-2021).

PROPOSAL:

This requested minor amendment is for the installation of a 6-foot composite privacy fence, located on the patio outside of Ernst Café (south side of APAC). The applicant is proposing to install a total of 43 linear feet of fencing atop the existing 2-foot retaining wall, which necessitated this request. The primary purpose of the fence is to shield the patio area from high winds.

This minor amendment may be approved by the Planning Commission without the submission of the revised general plan to City Council. Section 1145.17 of the City of Troy Zoning Code, does not require a revised Final Development Plan to be submitted.

RECOMMENDATION:

Staff recommends that Planning Commission approve the minor amendment as requested as the amendment will not have any negative effects on the Planned Development or adjoining properties.



Troy Development Department
www.troyohio.gov
937.339.9481

FENCE PERMIT APPLICATION

Address of Project: 500 S. Dorset Rd.

Type & Material of Fence: Aluminum posts composite boards

Applicant/Contractor Name: Western Ohio Fence & Supply

Address: 9895 N. Co. Rd. 25-A Piqua, OH 45356

Phone: 937-773-0215 Email: westernohiofence@gmail.com

Property Owner Name: Arbogast Performing Arts Center

Address: 500 S. Dorset Rd.

Phone: 937-418-8392 Email: jsaka1@tcmail.org

Is the fence to be built on: ☐ Corner Lot ☒ Through Lot ☐ Alley to the rear ☐ Limited Access

Do the adjoining properties have an existing fence? ☒ Yes ☐ No

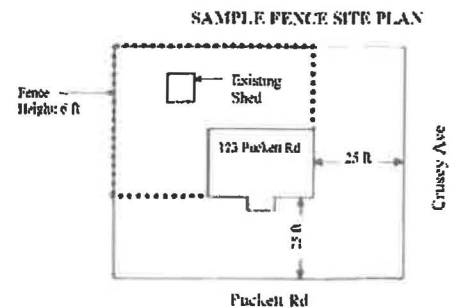
Will this fence add to or connect to an existing fence? ☐ Yes ☒ No

If Yes, what are the type and material of the existing fence(s)?

Height of proposed fence: Rear yard: _____ Side Yard: 6' Front Yard: _____

Each application must have a simple plot plan, drawn to scale, showing the proposed fence location in relationship to property lines, streets, buildings and structures located on the property

Processing time is 7-10 Business Days

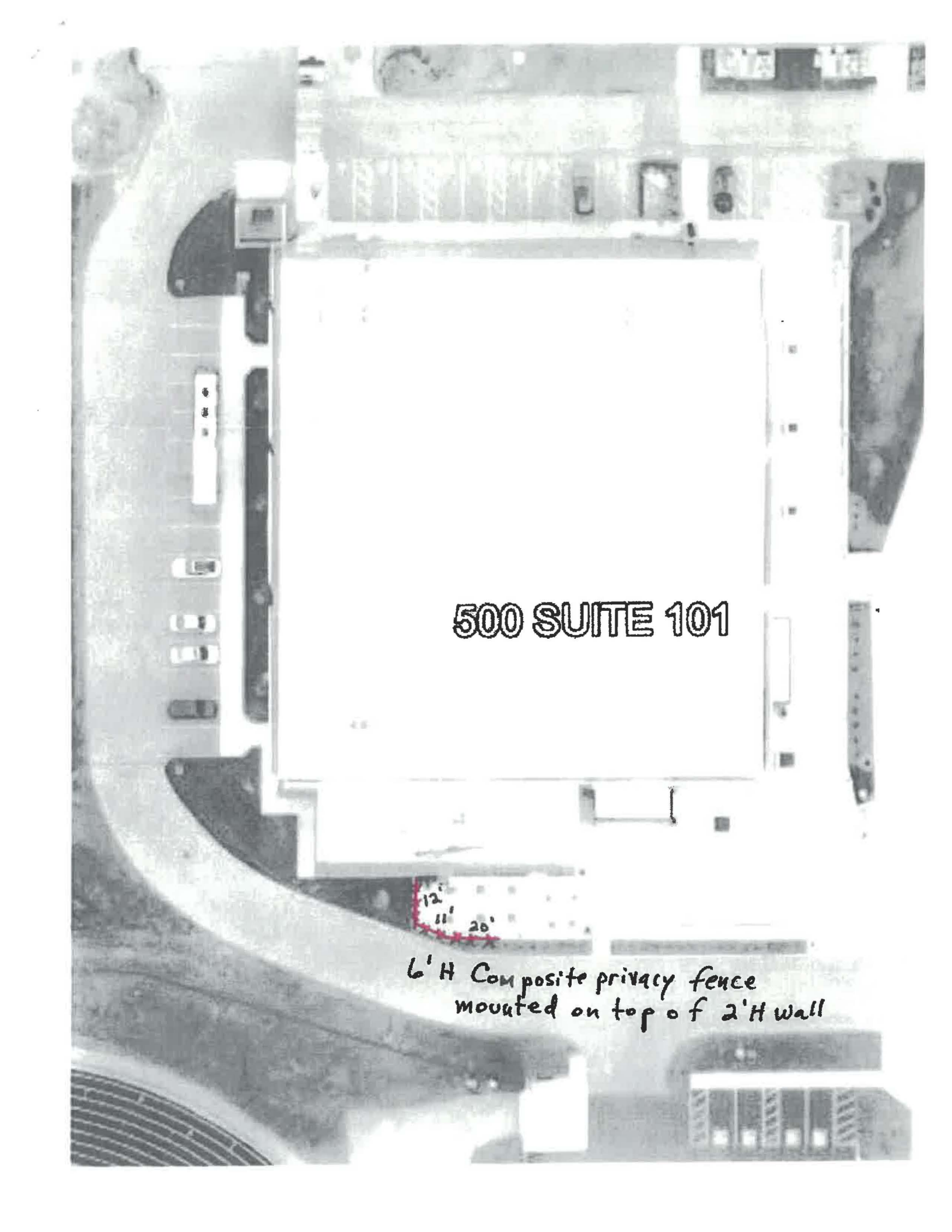


By signing this application, I acknowledge I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City. The City of Troy does not enforce covenants and restrictions.

Signature: [Signature] Date: 06-22-26

Checklist: Site Plan - ☐ Signed Application - ☐ Fee: \$25 - ☐

100 South Market Street, Troy, OH 45373-7303



500 SUITE 101

12'
11' 20'
6' H Composite privacy fence
mounted on top of 2' H wall



Jun 30, 2026 at 1:31:54 PM

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: July 2, 2026
SUBJECT: 28 W. Canal Street – Rezoning Request

BACKGROUND:

A request by the owner, Heather Sturgill, for the Planning Commission to consider the rezoning of 28 W. Canal Street (Parcel ID: D08-011550) from split zoning of B-3 Central Business District and R-5 Single Family Residential District to R-5 Single Family Residential. The property is located west of S. Market Street.

The land is currently used as a single-family dwelling. The surrounding zoning districts include the B-3 General Business district to the east, M-2 Light Industrial District and B-3 General Business district to the south and the R-5 Single Family Residential District to the west. Please see attached Exhibit A – Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed R-5 zoning district as “designed to accommodate single-family dwellings on lots with areas of at least six thousand (6,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future.”

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

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

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The changing condition that led to this rezoning request is the property owner wishes to fix the split zoning issue on the property. The principal structure is split between two zoning districts, the B-3 Central Business District and the R-5 Single Family Residential District.

(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 is compatible and similar to the residential uses that currently exist to the west.

(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.

Adequate utilities are being provided to the property in reference.

(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, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land for development with the R-5 zoning classification.

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

Not applicable in this request.

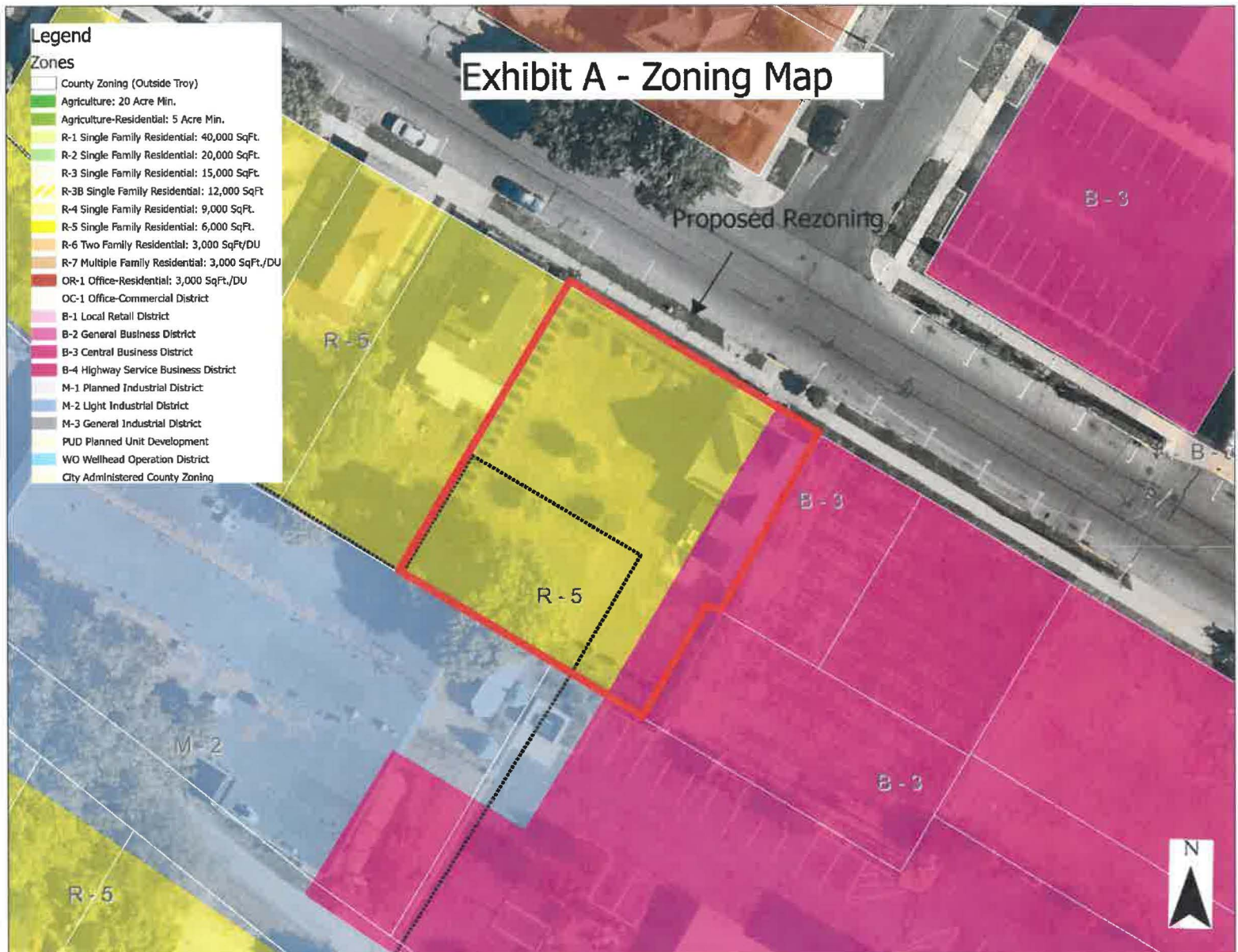
PUBLIC HEARING:

Due to the straightforward nature of the rezoning request 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.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will correct the issue of split zoning on the subject property. Staff recommends the Planning Commission provide a positive recommendation to City Council for the proposed rezoning based upon the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- The proposed use is consistent with permitted uses in the R-5 Single Family Residential District.



Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: 06-16-2026
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 6/16/26
Accepted by [Signature]
Filing Fee Pd. _____
Receipt # 20260312

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 28 W Canal St.

being lot number(s) D08-011550 from B-3 to R-5
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name Heather Sturgill
Address 323 E Main St
City Troy
State Ohio
Zip Code 45373-3410
Phone No. 5138858666
Fax No. _____
Email Sturgill.Heather@gmail.com

APPLICANT

Name Heather Sturgill
Address _____
City Troy
State Ohio
Zip Code 45373-3410
Phone No. 5138858666
Fax No. _____
Email Sturgill.Heather@gmail.com

The applicant is the owner of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

Kathryn Stungell
(Applicant Signature)

Subscribed and sworn to before me this 22nd day of June, 2026

My Commission Expires July 07, 2029
(Month/Date/Year)



KIERRA HOPKINS
Notary Public
State of Ohio
My Comm. Expires
July 7, 2029

Kierra Hopkins
(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|--------------------------|------------|--|
| ☐ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☐ | EXHIBIT B | Legal Description |
| ☐ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☐ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☐ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☐ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☐ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☐ | Map(s) | One (1) County Tax Map(s) |
| ☐ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit A

Reasons for Seeking a Change in the Zoning Classification

We are requesting that the zoning classification of this parcel be changed to more accurately reflect its long-standing residential use, surrounding land uses, and the character of the immediate area. The proposed zoning change would not introduce a new use to the property; rather, it would align the zoning designation with how the property has historically existed and been used.

Until only a few months ago, this property consisted of four separate parcels. Of those four parcels, only two—the parcel containing the house and the parcel directly behind it—were partially zoned B-3 Central Business District, while the remaining parcels were zoned R-5 Single Family Residential. Despite the partial B-3 designation, neither the house nor the property has ever been used for commercial purposes. The property has consistently functioned as a residential property.

- D08-011530 = R-5
- D08-011535 = R-5
- D08-011555 = R-5 & B-3
- D08-011550 = R-5 & B-3

The block containing the subject parcel is significantly longer than the blocks immediately to the north. The eastern block to the north is zoned B-3 Central Business District, while the western block is zoned OR-1 Office-Residential. We believe the partial B-3 designation may have resulted from a mapping or boundary decision made many years ago. The B-3 zoning line that partially crossed D08-011555 and D08-011550 (now consolidated as D08-011550) appears to align with the edge of the city block across the street that is zoned B-3 Central Business District rather than with the historical use or development pattern of this property. As a result, the current zoning does not appear to reflect how the property has ever actually been used.

The zoning pattern in the surrounding area is mixed, with multiple zoning classifications located within the same block. Properties adjacent to and near the subject parcel are zoned B-3 Central Business District, OR-1 Office-Residential, M-2 Light Industrial, and R-5 Single Family Residential. This variety of zoning classifications demonstrates that the area is not exclusively commercial in nature and supports consideration of a zoning designation that better aligns with the property's actual use and location.

Given these differing zoning patterns and the unique size and configuration of the subject block, revisiting the zoning classification would help create a more logical and consistent zoning transition within the area.

For these reasons, we respectfully request approval of the proposed zoning change. The requested zoning would more accurately reflect the property's historic and continued residential use, provide consistency with the surrounding development pattern, and correct a zoning designation that does not appear to correspond with the property's actual use or character. Approval of this request would better align the zoning map with existing conditions while supporting a logical and orderly zoning pattern within the neighborhood.

Exhibit B

Parcel	Address	Owner	Appraised
D08-011550	28 W CANAL ST	STURGILL HEATHER & GERALD	\$251,500.00
510 - Single family Dwg owner occup		510 - 6/3/2026 \$2,400,000.00	510 - 11/2025
LOCATION VALUATION LEGAL NOTES RESIDENTIAL AGRICULTURAL COMMERCIAL SALES LAND IMPROVEMENTS TAX			
PRC			
Legal			
Legal Acres	0.0800	Homestead Reduction	N
Legal Description	IN LOT 888 5 IN LOT 889 32	Owner Occupied	N
Land Use	510 - Single family Dwg owner occup	Foreclosure	N
Neighborhood	01300	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0
Annual Tax	\$3,094.94	Divided Property	N
Routing Number	050628.1-18-010-00		

Exhibit C

Existing Zoning:

- B-3 (*Central Business District*) to the east; and
- R-5 (*Single Family Residential: 6,000 SqFt.*) to the west

Existing and Proposed Uses:

- Existing use: single family residential
- Proposed use: single family residential

ZEMAITIS REPLAT

PLAT BOOK 31 PAGE 72
MIAMI COUNTY RECORDER'S RECORD OF PLATS

Pt. 7-Pt. 8 OUTLOT Pt. 888-Pt. 889 INLOT TROY CORPORATION MIAMI COUNTY OHIO STATE

MIAMI COUNTY RECORDER
DAVID E. HOSAN
2026-00020
PREPARED FOR RECORD
MIAMI COUNTY, TROY, OHIO
02/29/2024 01:51:54 PM
REFERENCES 0
RECORDING FEE
FEE 1



0 10 20 40
Graphic Scale in Feet
1"=20'

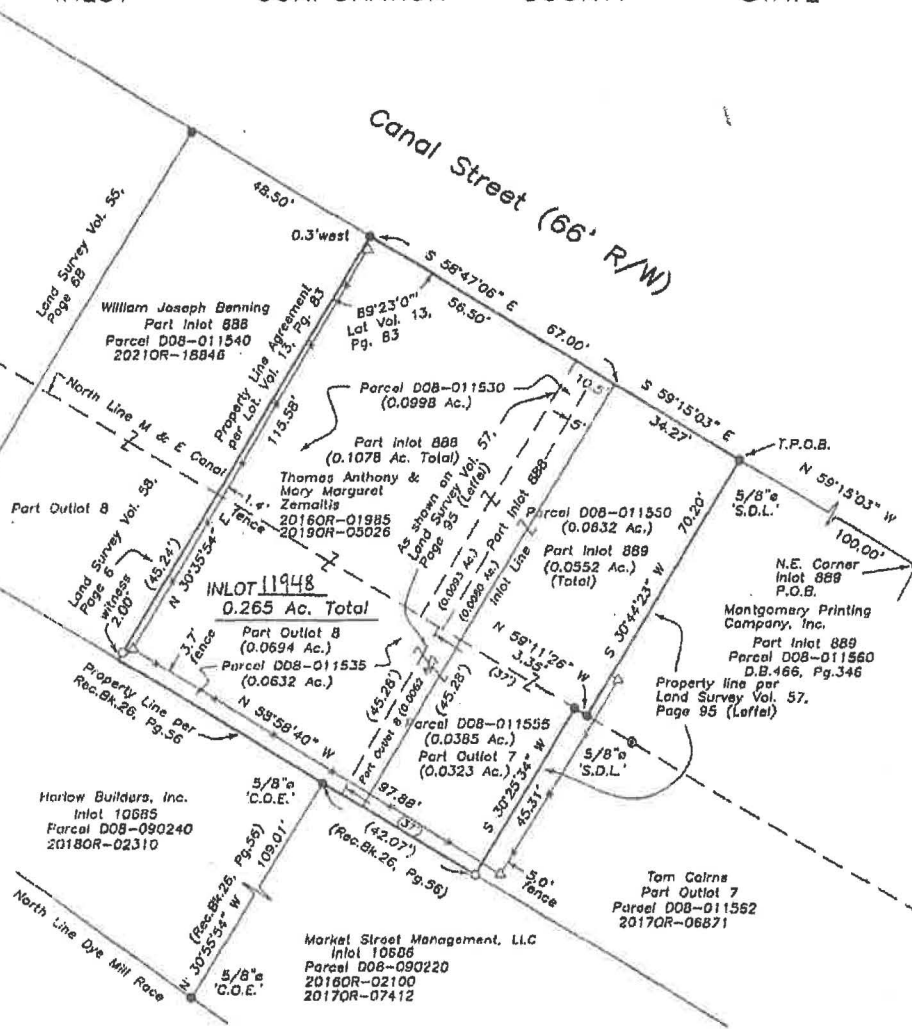
Legend

- Iron Pipe Found
- Iron Pin Found
- 5/8" Capped Iron Pin Set (Cozatt, S6001)
- ✱ P.K. Nail Found
- ✱ Mag Nail Set
- ✱ Mag Nail Found
- ✱ R.R. Spike Found
- ✱ Gin Spindle Set
- ✱ Gin Spindle Found
- Stone Found
- ⊕ Monument Found
- ⊕ Pin in Monument Box
- △ Metal Fence Post

References

Miami County Engineer's Record of Land Surveys
Volume 55, Page 68
Volume 57, Page 95
Volume 58, Page 6
Volume 81, Page 14
Miami County Engineer's Record of Lot Surveys
Volume 13, Page 83
Miami County Recorder's Plat Records
Volume 26, Page 56

Basics of Bearings:
GPS State Plane Coordinate System, NAD83(2011) Adjustment, Geoid18, Ohio South Zone, O.D.O.T. RTN/CDRS Network.



FEE 43.20

David E. Hosan BY: [Signature] DEPUTY
MIAMI CO. RECORDER

APPROVED AND TRANSFERRED
THIS 28th DAY OF May, 2024

Matthew W. Cozatt BY: [Signature] DEPUTY
MIAMI CO. AUDITOR

Acknowledgment

Be it remembered that on this 28th day of May, 2024, Thomas Anthony and Mary Margaret Zemaitis, acknowledged this replat, in the City of Troy, Miami County, Ohio, to be their free and voluntary act and deed.

[Signature] Thomas Anthony Zemaitis
[Signature] Mary Margaret Zemaitis

Notary Public, State of North Carolina-Iredell County

Be it remembered that on this 28th day of May, 2024, before me, the undersigned, a notary public in and for said county and state, personally appeared Thomas Anthony and Mary Margaret Zemaitis, representative of the above signed, to me known, and acknowledged the signing and execution of the within plat to be their 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.

TANIA GABRIELA GAYOSO QUINONES
NOTARY PUBLIC
IREDELL COUNTY, NC
My Commission Exp: 12/29/2030

I hereby certify that the above plotted land is accurately represented as based on a field survey completed under my direct supervision. In accordance with the State of Ohio minimum requirements for boundary surveys.

Prepared By: Michael W. Cozatt 5/20/26
MICHAEL W. COZATT
P.S. #6001 Date



COZATT ENGINEERING COMPANY
Civil Engineer 1100 Wayne St. Suite 1140 Land Surveyor
Troy, OH 45373
Job No. 01024 837 J39-2821
File Name: C:\Jobs\2024\01024\01024survey.dwg
Drawn by: DMC - Checked by: MWC

Approval by the City of Troy Engineer

This plat was reviewed and approved by the City of Troy Engineer this 28th day of May, 2024.

[Signature]
City of Troy Engineer

Description

Replat of Part of Outlot 7, Part of Outlot 8, Part of Inlot 888, and Part of Inlot 889, City of Troy, Miami County, Ohio. As deeded to Thomas Anthony and Mary Margaret Zemaitis by 2016OR-01985 and 2016OR-05026

Certified to conform with
Miami County Survey Requirements
Paul P. Hurlburt, P.E.
Miami County Engineer
05/18/2026
Deputy Date

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Tim Davis, Development Director
Austin Eidemiller, Planning & Zoning Manager

DATE: July 6, 2026

SUBJECT: Draft Unified Development Code (UDC)

A Workshop Session of the Troy Planning Commission (PC) on the Unified Development Code (UDC) was held on June 24, 2026. During this workshop, Staff presented various policy items that needed to be discussed with the Planning Commission. Staff have made edits to those sections. Additions in code text can be seen in red or green. Deletions in code text can be seen via a ~~strike through~~. Please note that these changes are pending legal review with the Law Director.

A summary of the June 24th discussion items can be seen below (please note that the page numbers have changed from the previous meeting due to the editing):

- Principal Buildings (pg. 16). Add language in the draft UDC to ensure that agricultural buildings in the agricultural district associated with agricultural uses are considered principal structures and not accessory structures.
- Gateway Overlay District (pg. 32). This new chapter is intended to provide guidance to architects and designers when developing commercial property along major thoroughfares. Clarify language in the UDC by removing “and intersecting street” to ensure only properties that have frontage on main thoroughfares are included.
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- Wind Energy System (pg. 73). The draft UDC does not allow wind facilities as an accessory use as determined by the Planning Commission.
- Beekeeping (pg. 77). Added “as determined by the DCA” to the end of the 1104(E)(6)(j).
- Solar Energy System Accessory (pg. 80). Removed the first sentence in 1104(E)(22)(a)(7) that reads “Roof-mounted solar energy systems shall be placed only on the roof of a conforming structure.”
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- Cross Access (pg. 107). Section 1105.04(G)(3) of the draft UDC allows two or more adjoining commercial properties to have cross access. Added language to cite traffic safety and traffic flow as criteria for cross access.
- Sign Code (pg. 124). Section 1105-05 – Removed the sign color provisions to comply with copyright laws.
- Sign Code (pg. 150). Fixed Table 1105-26, Temporary Signs, maximum duration from 30 days to 28 days in a calendar year which may be split into a maximum of four (4), seven (7) day increments.
- Sign Code (pg. 151). Altered Table 1105-27, Temporary Yard Signs, to allow 2 temporary yard signs on residential lots in the UC district.
- Completeness Review of Applications (pg. 206). This section highlights the process for which the Development Code Administrator determines whether an application is complete or not as determined by the Planning Commission.
- Staff Review following Completeness Review of Applications (Page 206). This section highlights the process by which the Development Code Administrator (DCA) proceeds with the various applications as determined by the Planning Commission.
- Inactive Applications (pg. 210). Process and procedures for when an application goes dormant and voiding procedures as determined by the Planning Commission.
- Planned Unit Developments (pg. 232). Outlined the process for Planned Unit Development.
- 1109-06(4)(b)(6) (pg. 233). Corrected the typo in referring to the Planning Commission as the Planning Board.
- Demolition by Neglect (pg. 252). Section 1109k(1)(b), added the language that was recommended by the Law Director.
- Non-Conformities (pgs. 274-280). Merged the existing Zoning Code language into the draft UDC. New sections include:
 1. Zoning Permit requirements to prove that the nonconformity was legally established.
 2. Nonconforming Signs.
 3. Replat requirements for nonconforming lots.
 4. Iconic Sign exemptions for the downtown.
- Added Terminology. (pg. 290). Added additional terminology to the Fourth-Degree Misdemeanor classification to include “after proper notice.”
- Definition (throughout UDC). Site Development Plan renamed Subdivision Development Plan and relocated in alphabetical order.
- Definition “Subdivision” (pg. 327). Updated the definition to match the ORC.