



AGENDA - TROY PLANNING COMMISSION MEETING

THURSDAY, AUGUST 13, 2026, 3:30 P.M.

CITY HALL, COUNCIL CHAMBERS

This meeting date has been changed to Aug. 13,

1. Roll Call
2. Approval of Minutes - July 22, 2026
3. Fox Harbor Subdivision Section 12 - Final Plat and Dedication of Right-of-Way, located west of the Kings Chapel neighborhood, just south of West Main Street (State Route 41). This is the final section for the subdivision.
Owner - Harbor West Land Company
Applicant - Brumbaugh Engineering & Surveying LLC
-Commission to make decision
4. Subdivision Name Change Request - Sycamore Pointe Subdivision to Smiths Grove.
-Commission to make decision
5. Cybersecurity Related to Online Planning Commission Packets - Recommendation to consider redacting identifying information of applicants from the staff packet posted online and sent the Commission members.
6. -Commission to make decision
7. Unified Development Code (UDC)
 - A. Review of staff comments regarding 7-22 public input session
 - B. Next Steps
8. Other
9. Adjourn

Next Meeting Date - 8-26-2026

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

July 22, 2026

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

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Westmeyer, the minutes of the July 8, 2026, meeting were approved by unanimous voice vote.

UNIFIED DEVELOPMENT CODE (UDC) UPDATE: Staff provided a presentation on the UDC update. Staff noted the following update regarding the UDC: At the July 8 meeting, Commission members requested staff to suggest alternatives to the proposed automobile fuel dispensing station language and tattoo parlors. Staff are proposing the following alternatives (UDC Page 77):

1. Reducing the required square feet of the principal building from 50,000 square feet to 10,000 square feet.
2. Automobile Fuel Dispensing Stations only permitted as an accessory use to a grocery and/or a restaurant. This also adds a floor area requirement of these uses to fifty-one (51%) percent of the building.
3. The canopies will be required to be in the rear yard, so staff removed the limitation on the fuel number of fuel pumps. If a Traffic Impact Study demonstrates an unsafe maneuverability of the site, the Planning Commission could approve an alternative location for fuel pumps.
4. Adding a dimensional requirement of 2,000 feet away from another automobile fuel dispensing station.
5. Updated the definition of a grocery and restaurant using the American Planning Association (APA) Planners Dictionary.

Staff proposed the following alternative for tattoo parlors (UDC Pages 85-86):

1. Removing the use type from the prohibited uses list. This would allow Tattoo Parlors as an accessory use to a principally permitted barber or beauty shop. A personal service use includes barber shops, beauty salons, etc.

Chairman McGarry then opened the meeting to public comment as advertised for this meeting with the following commenting:

Madison Hickman, 3rd Ward Councilmember - Data Centers should be banned; tattoo parlors should be permitted as an independent business; marijuana dispensaries should be permitted.

Katie Koehler Wagner, 2955 Hickory Wood Drive – The Planning Commission should be required to hold public hearings, not have them as conditional, as she is concerned a data center could too easily come into Troy. Mr. Titterington noted that Council must hold public hearings on all zoning changes. She also expressed concern that the Chamber of Commerce is supporting AES rate hikes and how those rate hikes could be related to data centers.

Susan Westfall, 305 W. Water Street – concern that data centers could be permitted; supports more public hearings; tattoo businesses are legitimate businesses and should be allowed; and staff should be able to approve items such as paint color instead of taking those items to the Commission, as that would be more business friendly.

Dana Schilling, 1 W. Franklin Street – does not support data centers being permitted; supports permitting marijuana dispensaries; there should be more allowance for affordable housing.

Bardley Boehringer, 105 Crestwood Drive – data centers should be prohibited; supports less gas station regulations.

Aaron Weaver, 45 Fox Harbor Drive – there should be supportive data for recommendations/decisions; if marijuana dispensaries will continue to be prohibited, provide factual supportive data.

Rebecca Simpson, Finney Law Firm, Cincinnati, Ohio, representing Troy Station LLC – the owner of Troy Station LLC supports the proposed changes regarding gas stations and would like to move forward with plans for that station based on the investment already made.

Jim Cowser, 504 E. Main – asked how data centers would be powered and if they would result in contaminated water. Mr. Titterington advised that a data center would have to be submitted as a Planned Development and those would be matters that would have to be addressed as part of any such application.

Steve Hendriksen, 975 Dickerson Drive – does not support permitting data centers. (2)

Julie Carter, 17 E. Water Street – concerns related to the central downtown area and how detached structures are addressed; that the 180 days for re-establishing a non-conforming use may not be long enough; not having the ability to rebuild an accessory structure than may be partially destroyed; and there should be partnering with entities that have background in determining the significance of a structure.

Deb Hogshead, 421 S. Plum Street – if the Commission is not willing to ban data centers then establish a moratorium on them; the Commission should be required to hold public hearings.

Paul Oberdorfer, representing the Troy Development Council and Troy Area Chamber of Commerce – both entities appreciate the work on the UDC, and believe it can be even stronger by focusing on four principles — predictability, speed, flexibility, and objective standards. Businesses and developers need a clear, efficient, and consistent process to reduce risk and drive development. Expanding administrative approvals for compliant projects, reducing unnecessary delays, and providing greater flexibility for redevelopment, parking, and temporary signage will help Troy compete for new investment while maintaining a high standard our community expects. We're not asking you to lower standards — we're asking you to adopt a code that fully supports the comprehensive plan's vision by making Troy a community where quality development can happen with confidence. Mr. Oberdorfer presented a supporting document.

Richard Grant, 549 Summit – asked if information has been presented regarding a data center in Troy. The Commission and staff indicated that has not happened. Mr. Grant stated his concerns about data centers.

Katie Koehler Wagner, 2955 Hickory Wood Drive – stated concern about Mr. Oberdorfer using the words speed and efficiency and asked for assurance that there be no NDAs signed whereby there could be secrecy regarding data center discussions. Mr. Titterington noted that state law prohibits NDAs. Ms. Wager commented that NDAs were executed in Piqua, with Mr. Titterington stating City officials were not party to NDAs but were done through an improvement corporation.

Bill Whitten, 1778 SR 718 – suggested that if there were data centers, environmental studies be required.

Mr. McGarry closed the public comment session as there were no further comments, noting that all comments made as well as written comment received considered. [note – a more detailed transcript of comments, plus written comments will be filed with the original minutes.]

Discussion of the Commission. Mr. Titterington discussed separating the proposed service station language from the rest of the UDC based on staff's earlier comments on service stations, and ask Council to proceed to amend the current zoning code to reflect the provisions regarding service stations outlined by staff at this meeting. Mr. Titterington further suggested that he would recommend the Commission not hold a public hearing on that subject as Council will be required to do so.

A motion was made by Mr. Titterington, seconded by Mr. Emerick, that the Planning Commission not hold a public hearing on zoning code changes related to service stations as Council will be required to hold a Public Hearing.

MOTION PASSED BY UNANIMOUS ROLL CALL VOTE – COMMISSION NOT TO HOLD A PUBLIC HEARING

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that Council amend the current Zoning Code related to service stations based on at least the below criteria and that the amendment be considered as an emergency measure so that a moratorium on service stations can be ended as soon as possible, noting that the moratorium has been extended by Council:

1. Reducing the required square feet of the principal building from 50,000 square feet to 10,000 square feet.
2. Automobile Fuel Dispensing Stations only permitted as an accessory use to a grocery and/or a restaurant. This also adds a floor area requirement of these uses to fifty-one (51%) percent of the building.
3. The canopies will be required to be in the rear yard, so staff removed the limitation on the fuel number of fuel pumps. If a Traffic Impact Study demonstrates an unsafe maneuverability of the site, the Planning Commission could approve an alternative location for fuel pumps.
4. Adding a dimensional requirement of 2,000 feet away from another automobile fuel dispensing station.
5. Updated the definition of a grocery and restaurant using the American Planning Association (APA) Planners Dictionary.

MOTION PASSED BY UNANIMOUS ROLL CALL VOTE

Next Steps on the UDC: Staff will summarize and comment on the comments made at this meeting for the next Commission meeting which will be held on Thursday, Aug. 13. (not the 12th).

There being no further business, the meeting adjourned at 5:08 p.m. upon motion of Mr. Emerick, seconded by Mayor Oda, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 13, 2026

SUBJECT: Fox Harbor Section 12 – Final Plat

DISCUSSION:

A request by applicant, Brumbaugh Engineering and Surveying LLC, on behalf of Harbor West Land Company for the Planning Commission to consider Fox Harbor Section 12 Final Plat. The Fox Harbor Subdivision is located west of the Kings Chapel Neighborhood and south of West Main Street (State Route 41). This is the eleventh section of the multi-phase development. Attached to this report is a copy of the final plat which contains a vicinity map to show the area of development:

PROPOSAL:

The applicant is seeking approval for the Final Plat of Fox Harbor Section 12. The details are as follows:

Development Area:

Section 12 encompasses a total of 7.393 acres. There are 26 developable lots on 7.393 acres of land.

Right-of-way:

The development will dedicate 1.284 acres of public street Right-of-Way. The street names of the roads in this section are New Castle Drive and Angela Circle.

Zoning lot size:

The zoning of this property is R-4 Single-Family Residential which requires a minimum lot size of 9,000 square feet. The proposal indicates the buildable lots range from .208 acres (9,060 square feet) to .294 acres (12,806 square feet).

Parkland:

Parkland fees will be paid in lieu of the dedication of parkland as approved by the Planning Commission and Board of Park Commissioners.

RECOMMENDATION:

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and Dedication of Right-of-Way. As it is in general accordance with the approved Preliminary Plan with the condition that the escrow agreements are provided and accepted prior to going before City Council.

DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF 7.393 ACRES OF LAND, BEING PART OF INLOT NUMBER 7446 AND ALL OF INLOT NUMBER 11548 IN THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS FOX HARBOR, SECTION 12, 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.

UTILITY EASEMENT

UTILITY EASEMENT ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINS, OPEN CHANNELS, CABLE TELEVISION, TELEPHONE 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. 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.

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 LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FOX HARBOR 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, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HARBOR WEST LAND CO., LLC
FRANK D. HARLOW JR.
MANAGING MEMBER

LIEN HOLDER:

ANNETTE BAKER
GREENVILLE FEDERAL BANK

COUNTY OF MIAMI, STATE OF OHIO

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 THE OWNER, BY ITS MANAGING MEMBER, FRANK D. HARLOW JR. AND PERSONALLY CAME THE LIEN HOLDER, GREENVILLE FEDERAL BY ANNETTE BAKER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES: _____

COUNTY OF MIAMI, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC., BEING DULY SWORN THIS _____ DAY OF _____, 20____, SAY THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW JR., MANAGING MEMBER
HARBOR WEST LAND CO., LLC.

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

NOTARY PUBLIC IN AND FOR MIAMI COUNTY, OHIO
MY COMMISSION EXPIRES: _____

FOX HARBOR SECTION 12

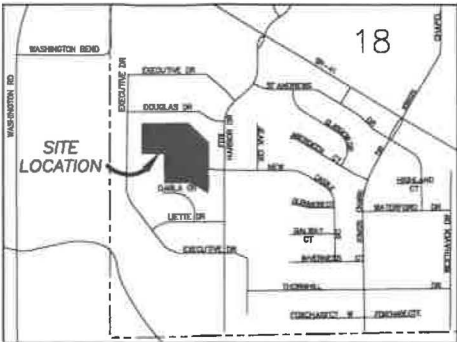
LOCATED IN

CITY OF TROY, MIAMI COUNTY, OHIO

PT. INLOT 7446 & INLOT 11548

7.393 ACRES

JULY 24, 2026



VICINITY MAP

~NTS~

DESCRIPTION

BEING A SUBDIVISION CONTAINING A TOTAL OF 7.393 ACRES COMPRISED OF PART OF THE 14.987 ACRE TRACT II AS DESCRIBED TO HARBOR WEST LAND COMPANY, LLC BY 2024OR-08567 OF THE MIAMI COUNTY RECORDER'S OFFICE.

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE FOX HARBOR HOME OWNERS ASSOCIATION, AS RECORDED IN 2018OR-10028 OF THE MIAMI COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

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

FEE \$ _____

DAVID E. NORMAN, MIAMI COUNTY RECORDER

DEPUTY RECORDER

TRANSFERRED ON THE _____ DAY OF _____, 2026.

MATTHEW W. GEARHARDT
AUDITOR, MIAMI COUNTY, OHIO

BY: DEPUTY AUDITOR

APPROVALS

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF FOX HARBOR, SECTION 12, ON THE _____ DAY OF _____, 20____.

THIS PLAT WAS REVIEWED AND APPROVED BY ORDINANCE No. _____

MAYOR

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THE _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRPERSON

SECRETARY

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH MARCH, 2026. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218

2 WORKING DAYS
BEFORE YOU DIG

CALL: 811

OHIO
Utilities Protection
SERVICE

Click, Call or Tap Before You Dig
CALL TOLL FREE 800-362-2764

DEVELOPER
HARBOR WEST LAND CO., LLC.
701 NORTH MARKET STREET
TROY, OHIO 45373

PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 1 OF 2

BES JOB #687.25 DRAWN BY: SES CHECKED BY: JJB

FOX HARBOR SECTION 12
LOCATED IN
CITY OF TROY, MIAMI COUNTY, OHIO
PT. INLOT 7446 & ALL OF INLOT 11548
7.393 ACRES
JULY 24, 2026

REFERENCES

LAND SURVEY VOL. 58, PAGE 37
LAND SURVEY VOL. 58, PAGE 72
LAND SURVEY VOL. 62, PAGE 175

RECORD PLAT BOOK 12, PAGE 115
RECORD PLAT BOOK 13, PAGE 20
RECORD PLAT BOOK 16, PAGE 59
RECORD PLAT BOOK 17, PAGE 57
RECORD PLAT BOOK 26, PAGE 94
RECORD PLAT BOOK 27, PAGE 53
RECORD PLAT BOOK 27, PAGE 74-74A
RECORD PLAT BOOK 27, PAGE 97-97A
RECORD PLAT BOOK 29, PAGE 13-13A
RECORD PLAT BOOK 29, PAGE 96-96A
RECORD PLAT BOOK 30, PAGE 91-91A
RECORD PLAT BOOK 31, PAGE 44-44A

LEGEND

- 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- 5/8" IRON PIN FOUND

ACREAGE SUMMARY

7.388 ACRES IN PT INLOT 7446
+0.005 ACRES IN INLOT 11548
7.393 ACRES TOTAL

6.109 ACRES IN LOTS
1.284 ACRES IN RIGHT OF WAY

PARCEL D08-099868 - PT II 7446
7.382 AC. (PER TAX MAP)
- 7.382 AC. (PER TAX MAP)
0.000 AC. REMAINING

PARCEL D08-107384 - IL 11548
0.005 AC. (PER TAX MAP)
- 0.005 AC. (PER TAX MAP)
0.000 AC. REMAINING

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH DECEMBER, 2025. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS ARE 5/8" X 30" REBAR.

JOHN J. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR #8218
PREPARED BY
BRUMBAUGH
ENGINEERING &
SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 698-3000
PAGE 2 OF 2

NOTES:

EACH LOT IS SUBJECT TO A 10' UTILITY EASEMENT ALONG EACH LOT STREET RIGHT OF WAY.

THERE IS A 5' UTILITY EASEMENT ALONG EACH LOT'S SIDE LOT LINE, UNLESS OTHERWISE NOTED.

OTHER EASEMENTS ARE SHOWN HEREON

WHERE RECORD PLAN DENOTES A STORM SEWER & DRAINAGE EASEMENT ONLY, THE EASEMENT SHALL NOT BE USED AS A UTILITY EASEMENT.

FRONT YARD BUILDING SETBACK LINE: 30 FT.
REAR YARD BUILDING SETBACK LINE: 30 FT.
SIDE YARD BUILDING SETBACK LINE: 7 FT. WITH A TOTAL MINIMUM COMBINED SIDE YARD DISTANCE OF 15 FEET. SETBACKS ARE TYPICAL UNLESS OTHERWISE NOTED

MAXIMUM BUILDING COVERAGE: 40%

CURVE	ARC LENGTH	RADIUS	CURVE DATA		
			DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.55'	175.00'	19°49'22"	S 80°26'34" E	60.24'
C2	46.99'	30.00'	89°44'33"	S 44°46'29" W	42.33'
C4	36.14'	50.00'	41°24'35"	N 68°56'28" E	35.36'
C6	36.14'	50.00'	41°24'35"	S 69°38'58" E	35.36'
C8	14.38'	225.00'	3°39'46"	S 01°44'05" W	14.38'
C9	38.80'	30.00'	74°05'51"	N 33°28'57" W	36.15'
C10	69.19'	200.00'	19°49'22"	S 80°26'34" E	68.85'
C11	56.28'	200.00'	16°07'27"	S 07°57'56" W	56.10'
C12	315.06'	200.00'	90°15'27"	S 45°13'31" E	283.48'
C13	24.78'	175.00'	8°06'43"	N 04°09'09" W	24.76'
C14	129.78'	175.00'	42°29'21"	S 29°27'11" E	126.82'
C15	121.12'	175.00'	39°39'23"	S 70°31'33" E	118.72'
C16	34.65'	50.00'	39°42'25"	N 68°05'23" E	33.96'
C17	40.00'	50.00'	45°50'12"	S 69°08'19" E	38.94'
C18	40.00'	50.00'	45°50'12"	S 23°18'07" E	38.94'
C19	40.00'	50.00'	45°50'12"	N 22°32'05" E	38.94'
C20	40.00'	50.00'	45°50'11"	N 68°22'17" E	38.94'
C21	34.70'	50.00'	39°45'57"	S 68°49'39" E	34.01'
C22	53.29'	224.70'	13°35'17"	S 83°33'53" E	53.16'
C23	59.68'	224.76'	15°12'46"	N 69°11'25" W	59.50'
C24	61.04'	225.00'	15°32'41"	S 53°48'56" E	60.86'
C25	60.99'	225.00'	15°31'50"	N 38°16'40" W	60.80'
C26	60.98'	225.00'	15°31'46"	N 22°44'52" W	60.80'
C27	58.46'	225.00'	14°53'11"	N 07°32'23" W	58.29'

NOTE:
C3, C5 & C7 NOT USED



2 WORKING DAYS
BEFORE YOU DIG
CALL: 811
OHIO
Utilities Protection
SERVICE
Click, Call or Tap Before You Dig
CALL TOLL FREE 800-362-2764



0' 60' 120' 180'
GRAPHIC SCALE IN FEET 1"=60'

THE BASIS OF BEARING IS THE OHIO STATE PLANE
COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS).

MEMORANDUM

TO: Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 13, 2026

SUBJECT: Sycamore Pointe Subdivision – Name Change

BACKGROUND:

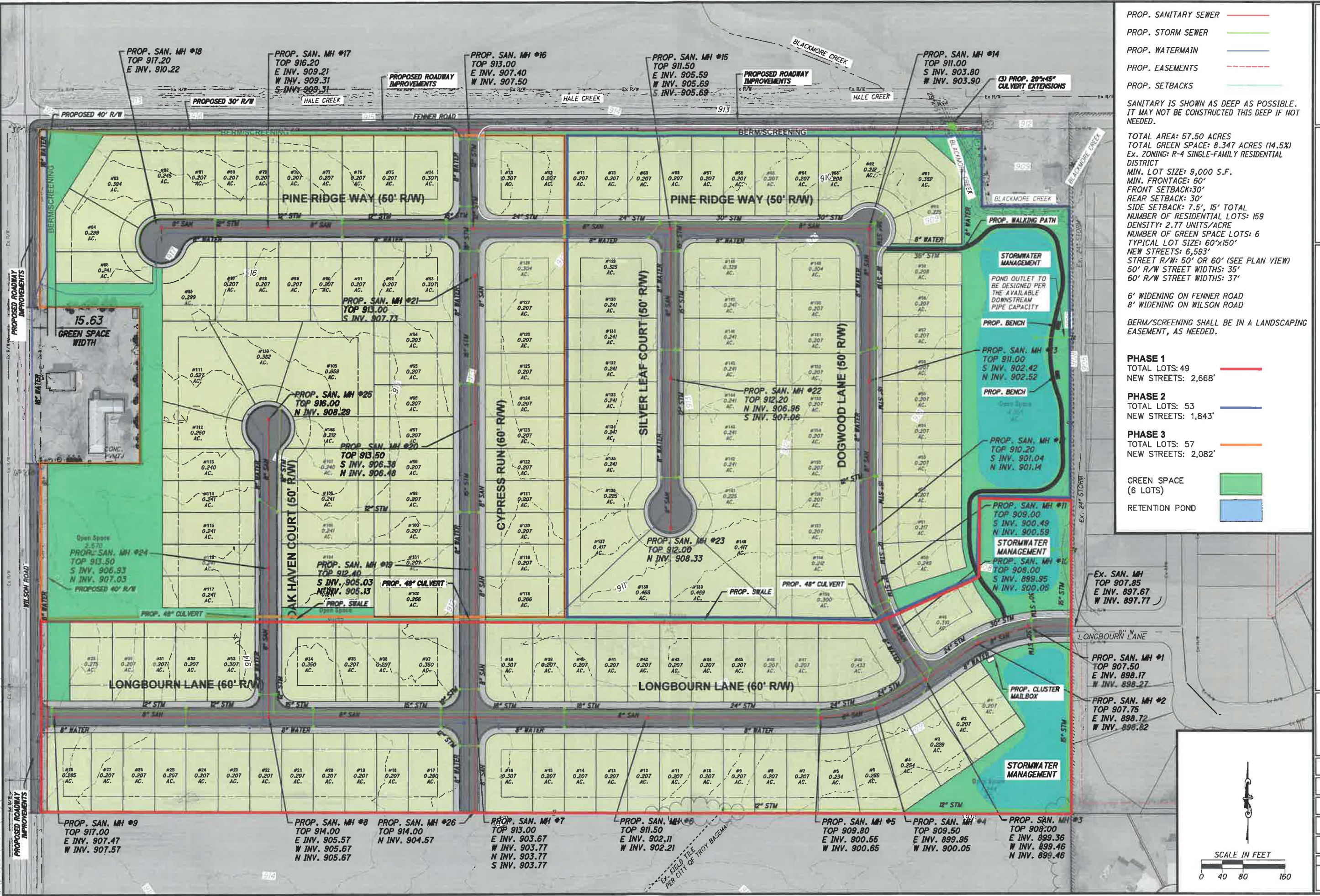
The Planning Commission approved the Sycamore Pointe Subdivision on February 5, 2026. A new developer is under contract to purchase the property and wishes to change the name of the subdivision to Smiths Grove. No additional changes are being proposed.

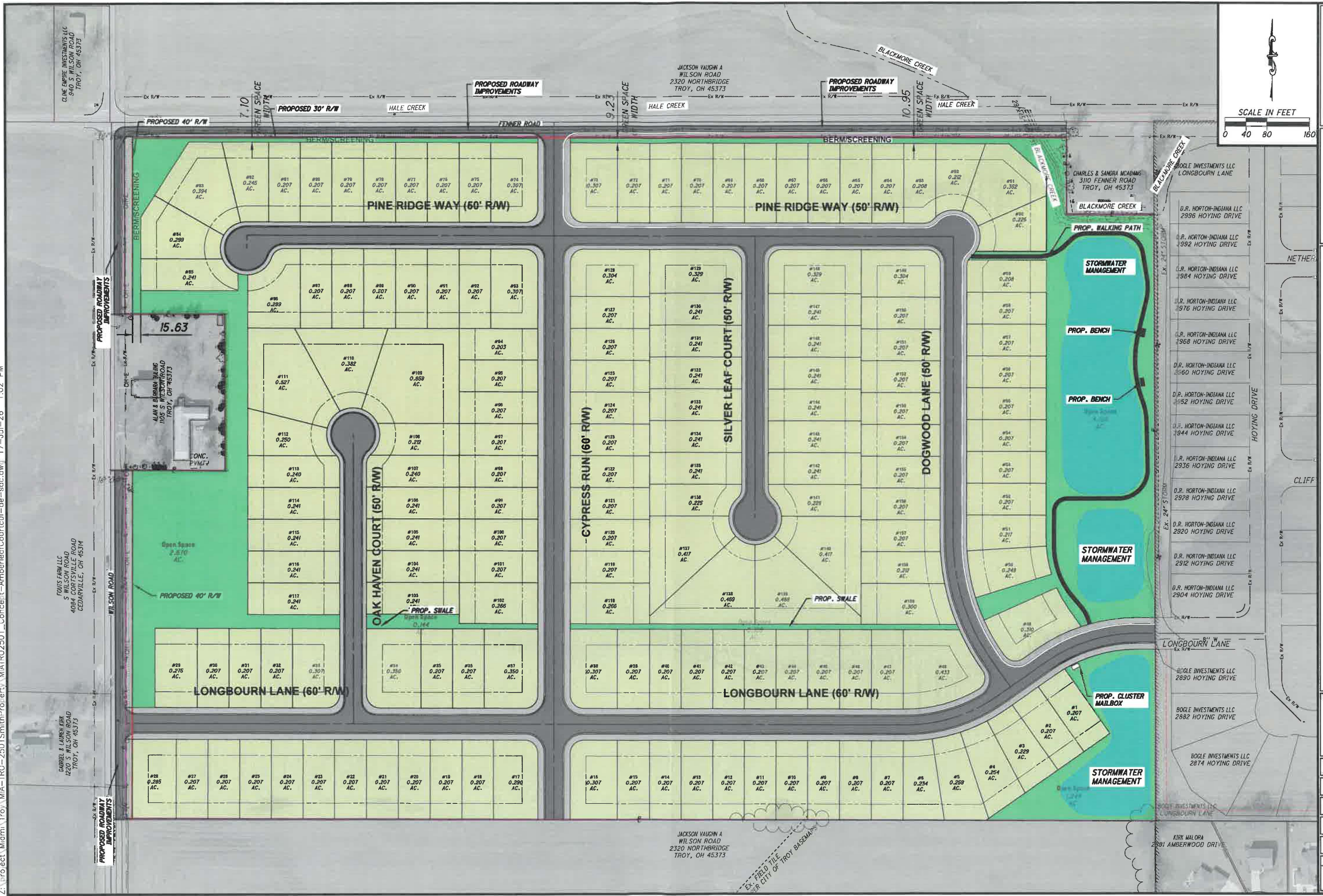
RECOMMENDATION:

It is requested that the Planning Commission approve the name change from Sycamore Pointe to Smiths Grove.



1 OF 3





MEMORANDUM

TO: City of Troy Planning Commission Members

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

DATE: August 13, 2026

SUBJECT: Cybersecurity Related to Online PC Packets

The Multi-State Information Sharing & Analysis Center in partnership with the Federal Bureau of Investigation (FBI) and Cyber Threat Intelligence (CTI) has provided an update on a nationwide scam that targets Planning and Zoning residents and businesses utilizing information that is received from online Planning Commission packets (see attached .pdf).

Scammers have been sending fraudulent invoice attachments posing as City Staff and Planning Commission Members. In an effort to improve security, Staff is recommending that the identifying information of our applicants be redacted from the staff packet that is both posted online and sent to the Planning Commission. This includes names, emails, phone numbers, and addresses.

Update: Nationwide Zoning and Planning Scam Targeting SLTT Residents and Businesses

July 2026 • OCAR-2026-6

TLP:GREEN

Executive Summary

The Federal Bureau of Investigation (FBI) and the Center for Internet Security (CIS) Cyber Threat Intelligence (CTI) team are publishing this product to provide updates to State, Local, Tribal, and Territorial government entities (SLTTs) about a scam in which threat actors masquerade as local and county planning and zoning departments to extract illegitimate land use application renewal payments from local businesses and residents. CIS CTI first reported this scam in the December 2025 advisory OCAR-2025-8 titled, "Nationwide Zoning and Planning Scam Targeting SLTT Residents." In March 2026, the FBI released Public Service Announcement I-030926-PSA titled, "Criminals Impersonating City and County Officials in Phishing Emails for Planning and Zoning Permits."

Since this report, the FBI and CIS CTI have continued to observe widespread examples of this activity across the United States, including variations featuring several new shifts in tactics. Many SLTT entities have independently released advisories on this activity. Readers can identify these advisories by running a simple search engine query for "scam zoning and planning email." SLTTs should consider disseminating messaging about this activity to their constituents and the companies with whom they have business, noting their official government email domains for correspondence.

Email Formatting

In the previous December 2025 report, CIS CTI highlighted the following email syntax that was present across scam efforts: `planning.[SLTT-Identifier]@usa.com`. Since December 2025, the FBI also has continued to observe this email syntax, as well as several variations provided in Appendix A.

As first reported in the December 2025 advisory, these emails continue to leverage the Mail.com service, which is a web-based flexible email provider that enables users to register customized email addresses using domains such as `usa[.]com` with little verification. While the specific wording in the email body varies slightly across examples, much of the lure's overall narrative remains the same (see Appendices B and C for redacted examples of the some of these emails observed in February and March 2026).

Fraudulent Invoice Attachments

As detailed in the December 2025 report, the malicious emails have included fraudulent invoice attachments tailored to appear as if they originated from the SLTT entities the actors are impersonating (Figure 1 for examples of those invoices). Metadata analysis of the fraudulent invoices from both 2025 and 2026 suggests that the actors may create some of these PDF invoices using Google Docs. The metadata in some of the observed examples listed the Skia/PDF Google Docs Renderer as the PDF generators.

Examples of these invoices have contained some legitimate information, sourced from publicly available SLTT data, to legitimize the attempts. In April 2025, an SLTT entity reported that threat actors may have sourced information used for a fraudulent invoice from that SLTT entity's publicly available portal, referred to as Civic Access or Citizen Self Service portal. These platforms are used to apply, manage, and pay for development permits, plans, and business licenses.

Note that the specific invoice attachment appears to vary across samples, but the below example captures the intended lure and wording observed. Identifying text and SLTT entity seals have been redacted. The invoice also had a large and slightly opaque SLTT logo in the background of the invoice, which has been removed to protect the impersonated entity's identity:


CITY OF [REDACTED] - PLANNING COMMISSION

INVOICE
Invoice Number: [REDACTED]
Invoice Date: February 3, 2026
Due Date: Due Upon Receipt
Billed To:
[REDACTED]
Phone: [REDACTED]
Email: [REDACTED]

Description	Amount (USD)
Application Review & Processing Fee	\$2,800.00

Zoning & Compliance Assessment	\$700.00
Legal & Administration Fees	\$600.00
Public Notification & Documentation	\$700.00
Total Amount Due	\$4,800.00

Purpose of Fees:
This invoice represents fees associated with the review, processing, and approval of the Full Civil & Landscape Plan submittal for the proposed new daycare facility. These fees support:

- Administrative management and record keeping of applications
- Comprehensive technical and regulatory review of plans
 - Site inspections and verification of compliance
 - Public hearings and community notifications
- Maintenance of technological platforms for submissions and tracking
- Compensation for infrastructure impacted by new development

Remittance Instructions
Wire Transfer Instructions: Provided upon request.
Important: A signed copy of this invoice must be returned along with your wire payment receipt to this email for confirmation.

Payment Terms:

- Payment is due upon receipt.
- All correspondence regarding this case must be conducted via email only to ensure proper documentation and inclusion on relevant agendas.

Notes:

- Staff have recommended approval of your application. Settlement of this invoice will streamline the remainder of the approval process.
- Failure to remit payment may result in delays to application review and approval.

ISSUED BY:
CITY OF [REDACTED] - PLANNING COMMISSION



Figure 1: Redacted fake invoice example

MITRE ATT&CK Patterns Observed

Resource Development

T1585 - Establish Accounts

Initial Access

T1566.001 - Phishing: Spearphishing Attachment

Impact

T1657 - Financial Theft

Recommendations

The FBI and MS-ISAC recommend SLTT entities disseminate information about this activity to their constituents, specifically noting the official government email domains used for business correspondence. The FBI and CIS CTI recommend SLTT agencies prioritize disseminating this information to businesses and residents currently undergoing land use renewal applications. The following are specific items to highlight:

- A common red flag of this scheme and related schemes is urging victims via email to issue payment;
- Malicious email requests originate from the email domain usa[.]com—provided by the service Mail.com—and not from legitimate SLTT agency domains;
- Malicious emails may arrive shortly before or concurrent to the time of hearings, in order to add legitimacy to the lure;
- Malicious emails and attached invoices often include some legitimate information, which the actors may source from publicly available documents on Citizen Access or Citizen Self Service portals

Response

The FBI and CIS CTI request victims and notified SLTTs report incidents to local law enforcement, including their local FBI Field Office or the FBI's Internet Crimes Complaint Center (IC3) at www.ic3.gov. SLTT entities can report incidents to the local FBI Field Office, IC3, and the MS-ISAC at soc@cisecurity.org or 866-787-4722.

Appendix A: Full List of Observed Email Syntax

In the previous December 2025 report, CIS CTI highlighted the following email syntax that was present in all attempts: `planning.[SLTT-Identifier]@usa.com`. Since December 2025, the FBI also has continued to observe this email syntax, as well as variations wherein the SLTT identifier is the associated county or municipality name. Both variations are included below:

Sender name	Sending domain
[SLTT-Identifier].boardofzoningappeals.gov	@usa.com
[SLTT-Identifier].plancommission.gov	@usa.com
[SLTT-Identifier].planning	@usa.com
[SLTT-Identifier].planningcommission.gov	@usa.com
[SLTT-Identifier]areaplancommissionboard.gov	@usa.com
[SLTT-Identifier]-gov	@usa.com
cityclerk.[SLTT-Identifier].[SLTT-Identifier].org	@usa.com
county.[SLTT-Identifier]planning	@usa.com
dept.[SLTT-Identifier]	@usa.com
pc.[SLTT-Identifier]	@usa.com
planning.[SLTT-Identifier]	@usa.com
planning.[SLTT-Identifier]-org	@usa.com
planning.dept.[SLTT-Identifier]	@usa.com
planning.zoning.[SLTT-Identifier].gov	@usa.com
planning[SLTT-Identifier]	@usa.com
planning-[SLTT-Identifier].org	@usa.com
planning_[SLTT-Identifier]	@usa.com
planning_[SLTT-Identifier]commission	@usa.com
planning_dept.[SLTT-Identifier]	@usa.com
planningboard.[SLTT-Identifier].gov	@usa.com
planningco.[SLTT-Identifier]	@usa.com
planningcom_[SLTT-Identifier]	@usa.com
planningcommission.[SLTT-Identifier].gov	@usa.com
planningdepartment[SLTT-Identifier]	@usa.com
planning-dept.[SLTT-Identifier]	@usa.com
planning-dpt.[SLTT-Identifier]	@usa.com

Appendix B: Email Format Example 1 – Observed in February 2026

Note that the specific email content appears to vary across samples, but the below example captures the intended lure and wording observed:

From: PlanningCo.[SLTT-Identifier]@usa.com
Date: [Redacted]
Subject: Invoice Settlement Required for Daycare Application Review and Approval
To: [Business]

[SLTT-Identifier] - PLANNING COMMISSION
[SLTT-Address]

Dear [Business],

We hope this message finds you well. This email is regarding your application for the **Full Civil & Landscape Plan submittal for the proposed new daycare facility**. We are pleased to inform you that **staff have reviewed your application and recommended it for approval**. To streamline the remainder of the approval process and ensure timely processing, it is necessary to settle the attached invoice, which covers the **application review and approval fee** associated with your submission.

This fee plays a critical role in facilitating an organized and efficient application process. Its importance includes, but is not limited to, the following:

- **Application Management:** Ensures proper tracking and management of all submitted materials, allowing staff to maintain accurate records for auditing and compliance purposes.
- **Comprehensive Review:** Supports thorough technical and administrative review of your civil and landscape plans, guaranteeing all regulatory and safety standards are evaluated.
- **Approval Process Facilitation:** Helps streamline internal workflows, enabling faster coordination between departments and moving your application toward approval without unnecessary delays.
- **Site Visits:** Covers the cost of on-site inspections and assessments by qualified staff to verify compliance with submitted plans and applicable codes.
- **Public Hearings:** Funds logistical support and coordination for any public hearings that may be required as part of the application review, including notifications and record-keeping.
- **Technological Maintenance:** Supports software systems and online platforms used for document submission, plan review, and internal tracking to maintain operational efficiency.
- **Infrastructural Compensation:** Contributes to the upkeep and enhancement of infrastructure necessary for safely supporting new developments in the community, including stormwater management, roadways, and utilities impacted by the proposed project.

To proceed efficiently with your application, we request the following next steps:

1. **Reply to this email** to request wire transfer instructions for the invoice payment.
2. **Settle the invoice** using the provided wire transfer instructions.
3. **Return the payment receipt** to this email address for confirmation and official documentation.

Please note that **all correspondence associated with this case must be conducted via email**. This ensures proper documentation for auditing purposes and allows us to include relevant updates on upcoming agendas and internal reviews.

We appreciate your timely attention to this matter. Settling this invoice promptly will help us maintain momentum on your application, enabling the final approval process to proceed without delay. Should you have any questions regarding the invoice or the payment process, please do not hesitate to reach out.

Thank you for your cooperation and commitment to completing all necessary steps for your new daycare project. We look forward to finalizing the approval and supporting your project's successful development.

Sincerely,

[SLTT-Identifier] - PLANNING COMMISSION
[SLTT-Address]



Update: Nationwide Zoning and Planning Scam Targeting SLTT Residents and Businesses

Appendix C: Email Format Example 2 – Observed in March 2026

Note that the specific email content appears to vary across samples, but the below example captures the intended lure and wording observed:

From: dept.[SLTT-identifier]_commission@usa.com>
Sent: [REDACTED]
To: [Business Owner]
Subject: Request for Settlement of Application Review and Approval Fee – [Business Name] COB Application

[SLTT-identifier] Planning Commission

[SLTT-Address]

Dear [Business Owner],

We hope this message finds you well.

This email is in reference to your submitted application concerning [Business Name] – **Change of Ownership (COB), Restaurant to Restaurant**. Following a comprehensive internal review, we are pleased to inform you that staff have **recommended approval** of your application, subject to the completion of all administrative requirements.

As part of the standard regulatory and administrative process, an **Application Review and Approval Fee** has been assessed. This fee is reflected in the attached invoice and must be settled promptly in order to **finalize and streamline the approval process**. Please note that processing cannot proceed to final authorization without confirmation of payment.

For transparency, the Application Review and Approval Fee supports several critical functions associated with your application, including:

- **Application Management:** Coordination, intake processing, and administrative handling of your submission from receipt through final determination.
- **Technical Review:** Detailed evaluation conducted by qualified staff to ensure compliance with applicable health, safety, zoning, and operational standards.
- **Approval Processing:** Preparation of official documentation, internal approvals, and certification required for lawful ownership transition.
- **Site Visits and Inspections:** Scheduling and execution of any necessary on-site assessments to verify operational readiness and regulatory compliance.
- **Public Hearings (if applicable):** Administrative support, documentation, and facilitation of any required public review or hearing processes.
- **Technological Maintenance:** Utilization and upkeep of secure digital systems used for application tracking, document storage, and communication.
- **Infrastructure and Administrative Support:** Compensation for personnel, facilities, and systems required to ensure efficient and compliant processing of your application.

Given that your application has already progressed to the recommendation stage, **timely settlement of this invoice is essential** to avoid delays and to ensure your approval is issued without interruption.

Next Steps

To proceed, please follow the steps outlined below:

1. **Reply to this email** to formally request the wire transfer instructions for invoice payment.
2. Upon receipt, **complete the wire transfer** in accordance with the provided instructions.
3. **Return a copy of the payment receipt** via reply to this email for confirmation and reconciliation.

Please be advised that all **correspondence related to this case must be conducted via email**. This ensures proper documentation, facilitates audit compliance, and allows for efficient inclusion in administrative records and agenda tracking.

We appreciate your prompt attention to this matter and your cooperation in completing the final steps of the approval process. Should you have any questions or require clarification, please do not hesitate to respond directly to this email.

Sincerely,

[SLTT-identifier] Planning Commission

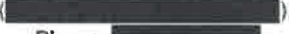
[SLTT-Address]

Appendix D: Additional Invoice Attachment Example – Observed in March 2026

Note that the specific invoice attachment appears to vary across samples, but the below example captures the intended lure and wording observed. Identifying text and SLTT entity seals have been redacted. The invoice also had a large and slightly opaque SLTT entity seal in the background of the invoice, which has been removed to protect identity:



OFFICIAL INVOICE
Invoice Number: 
Issue Date: March 19, 2026
Payment Terms: Due Upon Receipt
BILL TO

 parcel number

Phone: 
Email: 
DESCRIPTION OF SERVICES
Application Review & Processing Fee — \$2,000.00
Zoning & Compliance Assessment — \$950.00
Legal & Administrative Fees — \$600.00
Public Notification & Documentation — \$400.00
TOTAL AMOUNT DUE: \$3,950.00
PAYMENT INSTRUCTIONS
Payment may be made via wire transfer

Wire transfer instructions will be provided upon request.
Please reference Invoice #  with your payment.

CONTACT INFORMATION
For questions regarding this invoice, Please reply directly to this correspondence
Email inquiries may be directed to this correspondence for record purposes.

 Planning Commission

Thank you for your prompt attention to this payment.



Multi-State Information Sharing and Analysis Center (MS-ISAC)
1712 Rt 9 Suite 102
Clifton Park, NY 12065
SOC@cisecurity.org - 1-866-787-4722

**TLP:GREEN**

Sources may use **TLP:GREEN** when information is useful for the awareness within their wider community.

Recipients may share **TLP:GREEN** information with peers and partner organizations within their sector or community but not via publicly accessible channels. Information in this category can be circulated widely within a particular community. **TLP:GREEN** information may not be released outside of the community. If the community is not specified, assume the cybersecurity/defense community.

<https://www.cisa.gov/tlp>

MEMORANDUM

TO: City of Troy Planning Commission Members

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

DATE: August 13, 2026

SUBJECT: Draft Unified Development Code (UDC)

A public input session on the Unified Development Code (UDC) was held at the Troy Planning Commission meeting on Wednesday, July 22, 2026, to receive comments from residents, property owners, businesses, and other stakeholders. The comments reflected public interest on several topics including data centers, tattoo studios, marijuana dispensaries, gas stations, housing, signage, development incentives, household pets and Planning Commission review.

It was requested that staff provide a response to the various topics discussed. Below is a report that summarizes the primary public comments and identifies how the proposed UDC addresses these concerns. Some of the comments represent policy decisions beyond the scope of the proposed UDC.

Data Centers. The majority of comments focused on regulations governing data centers and speakers requested more regulations to address the following:

- Adoption of a complete ban on data centers.
- Adoption of a long-term moratorium to allow additional study.
- Protection of Troy's limited industrial land.
- Additional environmental review.
- Mandatory public hearings before both the Planning Commission and City Council.
- Protection of water resources, utility capacity, and surrounding neighborhoods.

Staff Response. Data Centers run all artificial intelligence and a total ban would be short-sided. However, the draft UDC provides many safeguards and conditions that give the PC and City Council a great deal of protection over future developments. Those include allowing data Centers only as a Planned Development (PD) use rather than a permitted use by right. As a result, each request is required to address setbacks, landscaping, lighting, noise, energy use, vibration, utility capacity. This process provides the city with the ability to evaluate each proposal individually before approval and allows the city to place additional requirements and public hearings as deemed necessary. Currently, the PD

process requires at least one public hearing and allows the Planning Commission to determine whether not to hold a hearing at their level.

Although the proposed UDC does not prohibit data centers, it requires extensive review through the PD process and establishes performance standards intended to ensure compatibility with surrounding development and compliance with the Comprehensive Plan, which addresses land use and environmental concerns. After considering the public comments (both on July 22nd and in writing) to the language included in Section 1103-03 of the current recommended UDC, Staff recommends that the Planning Commission require:

1. A public hearing (rather than the typical optional rezoning process);
2. A recommendation by the City Engineer based on an environmental impact study that addresses water and sewer quality and quantity of supply and/or treatment; stormwater runoff mitigation; and any other potential impacts as may be identified;
3. An energy mitigation plan, as outlined in the current draft UDC language; and,
4. Noise limitations equal to or less than those included in the Residential Source/Use of Section 1105.07.

Tattoo Businesses. Several speakers supported allowing tattoo businesses to operate as principal uses, noting that they are a legitimate and highly regulated profession.

Staff Response. The current zoning code only allows tattoo parlors in the manufacturing districts, but the proposed UDC would allow them in certain commercial zoning districts as an accessory to a barber and/or beauty shops. Should Planning Commission decide to expand the use, they should consider whether to:

1. It is important to note that the terminology has been changed from “tattoo parlor” to “tattoo studio” based on the feedback received during the public hearing.
2. Allow Tattoo Studios in the General Commercial District;
3. Cap the number of tattoo businesses to three (3);
4. Prevent tattoo businesses in the DR-O district; and/or
5. Prohibit one tattoo business from operating within 2,000 feet way from another

Marijuana Dispensaries. Several residents questioned the 2025 prohibition on adult use cannabis operators per Ordinance 1-2025.

Staff Response. The proposed UDC continues the City's existing law prohibiting Adult Use Cannabis Operators. State of Ohio code has not only limited but recently capped the number of statewide licenses for dispensaries, which would make it highly unlikely that an operator could establish a dispensary in Troy.

Non-Conforming Uses. A property owner expressed concerns regarding the non-conforming section that applies to continuation of non-conforming uses, accessory dwelling units, and the 180-day discontinuance period.

Staff Response. All communities have codified non-conformity limits, restrictions, and timeframes to enable the rational and gradual compliance with zoning code regulations as they are updated from time

to time by Planning Commissions and City Council. To suggest the elimination of “grandfathering” limits would effectively mean that no changes to zoning code regulations could ever be enforced on properties that are vacant, underutilized or otherwise out of compliance. The language recommended in the draft UDC is the same as in the current code and complies with current case law.

Housing. Comments were received on the need for additional housing opportunities for “affordable housing” and questioned restrictions affecting manufactured housing.

Staff Response. The proposed UDC advances the City's housing objectives by addressing both Accessory Dwelling Units (ADUs) and micro-units by identifying them as a permitted residential use in applicable zoning districts and referencing specific accessory use standards governing their development. This provides greater clarity and predictability than the current zoning code.

This approach is consistent with the goals of the City's Comprehensive Plan, which encourages a broader range of housing choices to meet changing market demands, improve housing affordability, and support downtown residential growth. The UDC reduces the overall number of residential districts from a total of seven (7) to four (4). Collectively, these changes allow for modest increases in residential density, encourage more efficient land utilization, and support a wider variety of housing types without compromising neighborhood character. By removing outdated dimensional constraints, the UDC provides greater flexibility for infill development, redevelopment, and “missing middle” housing, helping the City accommodate future growth in a manner that is consistent with the Comprehensive Plan's vision for sustainable, walkable, and economically vibrant neighborhoods.

The UDC does not restrict “modular homes”, which are defined as “A factory-fabricated transportable building consisting of two (2) or more units designed to be assembled into a permanent structure at a building site on a permanent foundation and used for residential purposes by one (1) family and is built to meet the standards and specifications of the Industrial Unit Standards of the Ohio Building Code.”

What the UDC does restrict is “manufactured homes”, which are defined as “A building unit or assembly of closed construction that is fabricated in an off-site facility, that conforms with the federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the Manufactured Housing Construction and Safety Standards Act of 1974, and has a label or tag permanently affixed to it, certifying compliance with all applicable federal construction and safety standards. Manufactured homes must meet the standards and definition of ORC 3781.06.”

The key differences between the definitions relate to building construction. Modular homes require a permanent foundation and compliance with the Ohio Building Code. Manufactured homes are built on a steel chassis that typically retains a vehicle-style construction type. This previously was known as a “mobile home” in the previous Zoning Code.

Proposed Planning Commission Makeup.

Staff Response. The current drafted language in the UDC regarding the Historic Preservation Overlay District was adopted in 2022 and simply carried forward into the recommend UDC as adopted in Section 1143.22. During the public hearing held by the Planning Commission on June 22, 2022, the THPA commended staff's proposed language for making the standards more objective. The UDC does not

involve the Planning Commission's makeup, which follows ORC Section 713.01 and Troy Codified Ordinances Section 1101.01.

Business-Friendly Development Review. Input was received to encourage the city to simplify the review process and reduce unnecessary discretionary approvals for clear, efficient, and consistent processes to strengthen speed, flexibility, predictability and objective standards.

Staff Response. Throughout this memo, staff have provided several examples of the alignment between the UDC and Comprehensive Plan. The draft UDC consistently uses objective standards as identified in tables and charts to guide development reviews. The majority of routine and common review are currently administrative and remain so in the draft UDC. However, the Planning Commission, City Council, and the public (where appropriate) should have a role in determining non-traditional or unique development in applications. The balanced approach will provide better and informed development growth.