



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 26, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - Aug. 13, 2026
3. Historic District Application - Certificate of Appropriateness, 10 E. Franklin Street, installation of a projecting sign
Owner - [REDACTED]
Applicant - [REDACTED] for The Arbogast Collective LLC
-Commission to make decision
4. Approval of Archer Park Replat (combining parcels of the Park into name of Board of Park Commissioners)
5. Unified Development Code (UDC)
 - A. Review of draft document
 - B. Provide a recommendation to Troy City Council Regarding Approval of the Unified Development Code (UDC)

<https://trovohio.gov/DocumentCenter/View/8770/DRAFT---Full-UDC---Planning-Commission-Draft---7-20-2026?bidId=>

6. Other

Next Meeting Date - 9-9-2026

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

August 13, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Thursday, August 13, 2026, at 3:30 p.m. with Vice-Chairman Larry Wolke presiding. ATTENDING: Members – Wolke, Ehrlich, Titterington, Oda, and Emerick; Development Staff – Eidemiller, Bruner and Burgei; Development Director Tim Davis; and Director of Law Grant Kerber.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mayor Oda, the minutes of the July 22, 2026, meeting were approved by unanimous voice vote.

FOX HARBOR SUBDIVISION SECTION 12 – FINAL PLAT AND DEDICATION OF RIGHT-OF-WAY, LOCATED WEST OF KINGS CHAPEL NEIGHBORHOOD, JUST SOUTH OF WEST MAIN STREET (STATE ROUTE 41): Staff reported: 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 final plat of a multi-phase development and encompasses a total of 7.393 acres with 26 developable lots on 6.109 acres of land and 1.284 acres of public street Right-of-Way. 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 fees will be paid in lieu of the dedication of parkland as approved by the Planning Commission and Board of Park Commissioners.

RECOMMENDATION OF THE COMMISSION: A motion was made by Mr. Emerick, seconded by Mayor Oda, to recommend to City Council to accept the Final Plat of the Fox Harbor Subdivision Section 12 and the Dedication of Right-of-Way, with the approval to Council to be submitted when the Escrow Agreement has been finalized. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

SUBDIVISION NAME CHANGE REQUEST – SYCAMORE POINTE SUBDIVISION TO SMITHS GROVE: Staff reported: 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.

RECOMMENDATION OF THE COMMISSION: A motion was made by Mr. Titterington, seconded by Mr. Emerich, to approve the name change from Sycamore Pointe to Smiths Grove Subdivision. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

CYBERSECURITY RELATED TO ONLINE PLANNING COMMISSION PACKETS: Staff reported: Nationwide, 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 identifying information of applicants be redacted from the staff packet that is both posted online and sent to the Planning Commission, with the redacted information to include names, emails, phone numbers, and addresses.

COMMISSION DISCUSSION:

Mr. Wolke questioned the information that will be provided to the Commission and staff stated the Commission will be provided the address but the identifying name of the applicant, phone number, and email address will be redacted from what is posted online not what is provided to the Commission. By redacting the information, it will be more difficult for the scammers to retrieve information. Mr. Emerick questioned how many times this has happened in Troy and Mr. Davis stated he is aware of it happening to applicants within Troy as recent as last week.

Heather Sturgill, 323 E. Main Street, Troy, Ohio stated she was a victim and received an invoice via email and it seemed legitimate to her. She stated she did not complete the transaction.

RECOMMENDATION OF THE COMMISSION: A motion was made by Mayor Oda, seconded by Mr. Titterington, to approve redacting information that includes names, emails, phone numbers, and addresses on the city's website. YES – Oda, Titterington, Wolke, and Ehrlich. NO – Emerick.

MOTION ADOPTED

UNIFIED DEVELOPMENT CODE (UDC) UPDATE: At the July 22 Planning Commission Meeting comments were received from residents, property owners, businesses, and other stakeholders. Staff provided a presentation on the UDC update including the information received at the July 22 meeting. Staff noted the following update regarding the UDC:

DATA CENTERS: Staff stated that 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 Planning Commission 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, and utility capacity; and 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. After considering the public comments (both on July 22 and in writing) to the language included in Section 1103-03 of the current recommended UDC, Staff recommend 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.

HOUSING: The proposed UDC advances the City's housing objectives by addressing both Accessory Dwelling Units (ADUs) and micro-units by identifying them as permitted residential use in applicable zoning districts and referencing specific accessory use standards governing their development.

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."

"Manufactured Homes" 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. This provides greater clarity and predictability than the current zoning code.

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.

TATTOO BUSINESSES: 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. The following was presented to be considered:

1. Terminology be 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 away from another

Planning Commission members indicated support of the above to be added to the proposed UDC.

MARIJUANA DISPENSARIES: 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 by dispensaries, which would make it highly unlikely that an operator could establish a dispensary in Troy. Planning Commission members indicated support of City Council's action regarding marijuana dispensaries in accordance with adopted Ordinance No. O-1-2025.

There being no further business, the meeting adjourned at 4:01 p.m. upon motion of Mr. Titterington, seconded by Mayor Oda, followed by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: August 20, 2026

SUBJECT: Historic District Review – 10 E Franklin Street

PROPOSAL:

A request by the applicant, The Arbogast Collective LLC, on behalf of the owner, [REDACTED], for the installation of a projecting sign at the property located at 10 E Franklin Street, Parcel ID: D08-002250. The property is Zoned, B-3 Central Business District. The applicant has received authorization from the property owner for the proposed request.

This building is a two-story brick commercial building with openings set within recesses; there are three recesses across the front, and six equal-sized recesses along the north side. Significant features mentioned in the OHI form include wire-cut brick on the façade and some decorative brickwork on the piers along the north and west elevations. This property is not listed on the National Register of Historic Places.

DISCUSSION:

This multi-tenant space is permitted to have a total of thirty-five and one-half (35.5) square feet of building signage. The applicant is proposing to install a projecting sign that totals six (6) square feet. The proposed projecting sign will be mounted to the existing hardware, have raised dimensional acrylic lettering, and be made from an aluminum composite material. Colors to be used are charcoal ink lettering, antique gold/botanical leaf accent lines, and a white background.

DESIGN MANUAL:

The Design Manual section 5.7 states, "Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest". The proposed projecting sign will meet section 5.7 of the Design Manual.

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

RECOMMENDATION:

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

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.7 of the Design Manual.



Troy Development Department
www.troyohio.gov
937.338.8481

APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ New Industrial ☒ New Commercial ☐ New Residential ☐ Temporary ☐ Reface of Existing

Address of Project: [REDACTED]

Applicant/ Business Name: [REDACTED] The Arbogast Collective LLC

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Contractor Name: Vantage Signs

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Property Owner Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

New tenant? ☒ Yes ☐ No

Building setback: _____ Height & Stories of Building: 2

Building/Tenant Frontage (linear feet): 10 lin ft. Top of New Sign from Grade: 11 ft.

Number of Faces: 1 Cost of Sign(s): _____

Type of Proposed Sign:

- | | | |
|--|---|---------------------------------|
| ☒ Awning | ☐ Development I.D. | ☐ Window |
| ☐ Billboard | ☐ Freeway Oriented | ☐ Other |
| ☐ Building | ☐ Ground | |
| ☐ Canopy | ☐ Projecting | |

☐ Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐ Internal ☐ External ☐ Electronic Changeable ☒ No

Historic District: ☒ Yes ☐ No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 1 Length: _____ Width: _____ Height: _____ Total Sq.ft.: _____

☒ Provided separate drawings w/ dimensions

Fees: ☒ New Signs - \$50 ☐ Temporary Signs - \$25

By signing this application, I acknowledge that 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.

Signature: [REDACTED] Date: 8/13/24

100 South Market Street, Troy, OH 45373-7303



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/13/20

Applicant

Telephone No.

Owner of Property

Has the Owner been Notified? yes

Address of Project

Contact Address (if different than Project Address)

Name of Architect/Engineer and/or Contractor

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.



OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours





Signage Plan

10 E. Franklin Street
Troy, OH

Brand Guidelines



VINTAGE • HOME • LIFESTYLE



botanical/leaf



Linen Cream
Primary Background



Charcoal Ink - Primary Text



Antique Gold - Accent Lines



French Sage- Secondary Text

Accent Script: Parisienne or Allura

Primary Serif: Cormorant Garamond
or Playfair Display or Libre Baskerville

BLADE SIGN

SO#:
 Date: 8/20/26
 Client: The Arbogast Collective Project Address:
 Project: Exterior Signage

Revision History: v1»v3: Flat signage in center



Project Details:

Sign Type: Blade Sign

Illuminated:

☐ Internal ☐ External ☒ No

Mounting Type:

☐ Flush Mount ☐ Raceway
☐ Pan/Cabinet ☒ Blade Sign

Wall Type:

☐ EFIS ☒ Siding
☐ Block/Brick/Stone

Sq. Ft. Signage: 3 ft² per side

Sq. Ft. Allowance:

Permit Required:

☒ Yes ☐ No TBD

Engineering Required:

☐ Yes ☐ No ☒ TBD

Installed by Vantage Signs:

☒ Yes ☐ No TBD

Remove Existing Signage:

☒ Yes ☐ No TBD

Site Survey Required:

☒ Yes ☐ No Complete

Anticipated Lifespan (Years):

☐ Temp. 1-5 ☐ 6-10 ☒ 10+

Materials:

Notes:

Color Specs:

N/A N/A N/A N/A N/A
☐ ☐ ☐ ☐ ☐



Exterior Wall Blade Sign:

QTY: 1x (Double-Sided)

18"h x 24"w Overall (3 ft²)

Mounted to Existing Hardware

Existing Conditions:



- Sign is 92.5" From Sidewalk to Bottom of Sign.
- Sign Bracket Sticks out 36" From Building
- Sign Panel Sticks out 29.5" From Building



BLADE SIGN - DIMENSIONS

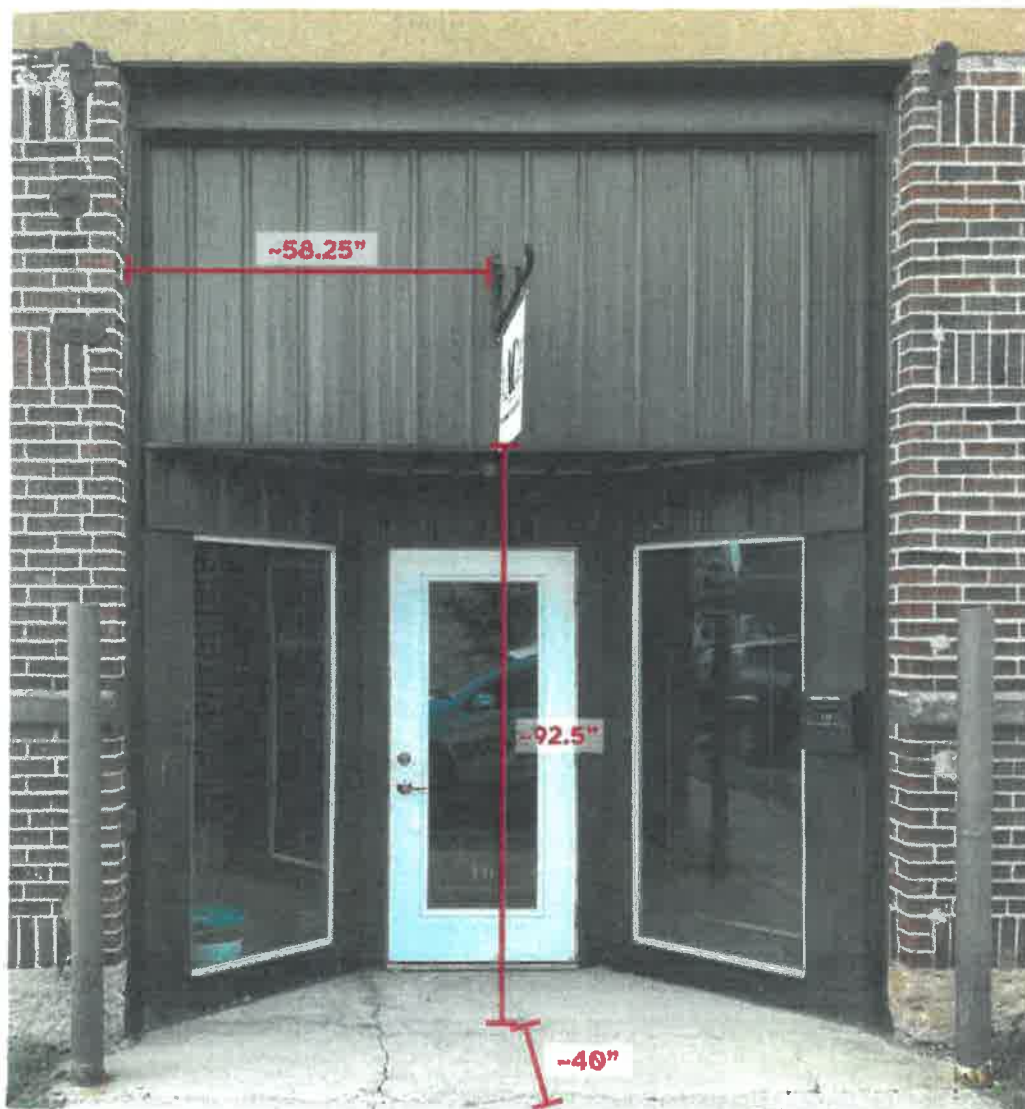
SO#:

Date: 8/20/26

Revision History:

Client: The Arbogast Collective Project Address:

Project: Exterior Signage



Designer: *Evan Kurtz*
Project Sheet Template: v2.6.5



Note: All Electric Signs Are
UL Listed And Labeled.

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Voluntary Generative AI Use Disclosure:
Unless noted below, Generative AI was NOT used in the creation of this artwork.
☐ GenAI Used Tool: _____ Reason for Use: _____

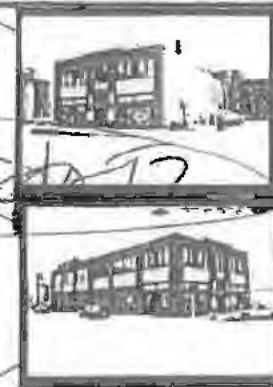
OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Veima Avenue
Columbus, Ohio 43211
614/297-2470



1. No.		2. County Miami		4. Present Name(s) Award / Waco Museum		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 3,4					
6. Specific Address or Location 101 S. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 2	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1925		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				18. Style or Design N/A		30. Foundation Material Not visible	
8. Site Plan with North Arrow				19. Architect or Engineer		31. Wall Construction Brick	
				17b. Alteration Date(s) Unknown		32. Roof Type & Material Flat/Blt Up	
				18a. Style of Addition or Element(s) N/A		33. No. of Bays Front 3 Side 6	
9. U.T.M. Reference Quadrangle Name TROY				19a. Design Sources		34. Exterior Wall Material(s) 9 course running bond front	
Zone 16 Easting 738540 Northing 4435560				20. Contractor or Builder		35. Changes Addition ☐ Altered ☒ Moved ☐	
10. Building ☒ Structure ☐ Object ☐				21. Building Type or Plan Commercial		36. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☒ 4 over 4 ☒ Other altered	
11. On National Register? Yes ☐ No ☒				22. Original Use, if apparent Commercial		37. Building Dimensions 50 x 125	
12. N.R. Potential? Yes ☐ No ☐				23. Present Use Commercial		38. Endangered? Yes ☐ No ☐	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☐				24. Ownership Public ☐ Private ☒		40. Chimney Placement None visible	
14. District Potential? Yes ☐ No ☐				25. Owner's Name & Address, if known [Redacted]		41. Distance from and Frontage on Road 15 x 60	
15. Name of Established District (N.R. or Local) Troy Historic District				26. Property Acreage		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick commercial building with openings set within recesses, three recesses across the front (entrance recess is narrower), and six equal size recesses along the north side of subject. CDF: Wire cut brick on the facade and some decorative brickwork on the piers are present on the north and west elevations. Openings are	
43. History and Significance (Continue on reverse if necessary) The original brick structure on this site was built between 1814 and 1832 by Asa Coleman. Major changes to the structure were done in 1860 by W.H.K. Dye. The current building dates from about 1925.				44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		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			



MEMO

TO: Troy Planning Commission
DATE: August 21, 2026
FROM: Jillian Rhoades, City Engineer
SUBJECT: Replat of Archer Park

Archer Park consisted of a number of parcels, some of which were titled in various forms, i.e., City of Troy; City of Troy, Ohio; Park Board; Board of Park Commissioners. Troy City Council authorized combining 19 of the parcels into a single parcel. One parcel will still be separate as it is located within the Miami East School District and cannot legally be combined with the 19 that are located within the Troy School District. All parcels will be deeded in the name of the Board of Park Commissioners.

The replat has been approved by Council. However, the form of the replat requires the approval of the Troy Planning Commission as well.

It would be appreciated if the Planning Commission would consider approval of the Replat of Archer Park so that the replat can be recorded with the County.

Encl. – Replat Copy

Archer Park

Being a replat of parts of inLots 4721, 4722, and 4723, all of inLots 4724 through 4739 of
 Outlot 409 (Replat of Outlot 331, Plat Book 7, Page 136), and
 all of the vacated part of Foss Way, Plat Book 9, Page 136

lying in
 Section 18, Township 1, Range 10
 City of Troy, Miami County, Ohio

- LEGEND**
- 1/4" = 100' Scale
 - 1/4" = 100' Scale
 - 1/4" = 100' Scale
 - 1/4" = 100' Scale



- GENERAL NOTES**
1. The location of the property is shown on the map.
 2. The location of the property is shown on the map.
 3. The location of the property is shown on the map.
 4. The location of the property is shown on the map.

PLAT BOOK

The plat book is a book containing the plat of the property. The plat book is a book containing the plat of the property. The plat book is a book containing the plat of the property.

PLAT BOOK

- | | | | | | |
|---|---|---|--|--|--|
| 1. Deed Book 101 Page 101
Deed of Part Conveyance
of Troy
101-101-101
101-101-101 | 2. Deed Book 101 Page 101
Deed of Part Conveyance
of Troy
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101-101-101 | 3. Deed Book 101 Page 101
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of Troy
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101-101-101 |



NOTARIZATION

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat of the property.

PLAT BOOK _____ PAGE _____
 MIAMI COUNTY RECORDS DEPARTMENT
 COLUMBUS, OHIO

THE CITY OF TROY, OHIO, HAS REVIEWED AND APPROVED THIS PLAT AS SHOWN ON THE PLAT ON THE DAY OF _____, 2001.

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF TROY, OHIO, ON THE DAY OF _____, 2001.

ATTEST:

CITY OF TROY, OHIO

CITY OF TROY, OHIO

CITY OF TROY, OHIO

CITY OF TROY, OHIO

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