



**AGENDA - TROY PLANNING COMMISSION MEETING  
WEDNESDAY, FEBRUARY 26, 2020, 3:30 P.M.  
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 2-12-2020
3. Historic District Application - 221 S. Market Street for the installation of a wall sign on the north side of the building  
Owner: Solutions Real Estate Investments, LLC, - Jim and Judy Kaster  
Applicant: T&G Howard Enterprises, LLC - Meraki: A Salon and Spa  
-Commission to make decision
4. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to 0.05 acre parcel with a 4,212 square foot multi-story building at 25 S. Plum Street (between W. Main Street and W. Franklin Street) to allow residential usage on all floors of the building. The current B-3, Central Business District, zoning permits residential uses on the second floor and above. The DR-O District would allow for a residential use on the first floor as well.  
Owner/Applicant: MVP 619 Lincoln Inc. (Greg Taylor)  
-No action can be taken at this meeting  
-The application will go on the March 11 agenda for a required Public Hearing and decision by the Planning Commission
5. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held Wednesday, February 12, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Others present: Members: Oda, Titterington, Wolke, McGary, and Westmeyer; Zoning Inspectors Watson and Brandon; Assistant Development Director Harris; Development Director Davis.

Upon motion of Mr. McGary, seconded by Mr. Westmeyer, the minutes of the January 22, 2020 meeting were approved.

**HISTORIC DISTRICT APPLICATION FOR 201 E. WATER STREET (OVERFIELD TAVERN); TO REPLACE EXISTING CEDAR SHAKE ROOF WITH ENVIROSHAKES (ENGINEERED ROOFING MATERIAL); OWNER/APPLICANT IS OVERFIELD TAVERN MUSEUM BY CHRIS MANNING EXECUTIVE DIRECTOR.** Representatives of the applicant were present. Staff reported – property was built as a hand-hewn log cabin built in 1808; building has been used as a tavern, courthouse, Masonic lodge, and now a museum; it is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark; the applicant has requested Enviroshakes, an engineered roofing material that mimics the look of taper-split cedar shingle that has a lifetime warranty of up to 50 years; and staff recommends approval based on the findings of:

- The roof is in bad shape and needs replaced in order to prevent further damage to the interior of the building;
- The change of roof material from cedar shakes to Enviroshakes will not detract from the historic appearance of the building, or buildings within the same block front;
- The State Historic Preservation Office has previously suggested and approved, engineered roofing to replace older, less common roofing material.

It was noted that at one time a building had been constructed over the Overfield Tavern.

A motion was made by Mr. Wolke, seconded by Mr. Titterington to approve the application for 201 E. Water Street as submitted based on the material viewed by the Commission, and based on the findings of staff that:

- The roof is in bad shape and needs replaced in order to prevent further damage to the interior of the building;
- The change of roof material from cedar shakes to Enviroshakes will not detract from the historic appearance of the building, or buildings within the same block front;
- The State Historic Preservation Office has previously suggested and approved, engineered roofing to replace older, less common roofing material.

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION FOR 101 S. MARKET STREET TO REFACE (CHANGE LETTERING ONLY) SEVEN EXISTING SINGLE-FACED WALL SIGNS; OWNER – ROB & HEATHER DAVEY; APPLICANT - KELLI SZAKAL OF ECHO BOUTIQUE.** The applicant was present. Staff reported: address is located at the south east corner of East Franklin Street and South Market Street; zoning is B-3 Central Business District; brick structure was built between 1814 and 1832 with major changes in 1860; colors of the existing signs are black PVC with a 5mil luster, with white lettering; application is to only change the lettering on the signs; with no change in colors, materials, and size of the signs; and staff recommends approval of the proposed wall sign, based on the following:

- The signs are appropriate in scale to the building with which it is associated; and
- The signs are appropriate in design to the architectural style or period of the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and
- The signs are located so as to reasonably minimize adverse aesthetic effects on the architectural design of the building with which it is associated.

It was discussed that there are two signs on Franklin Street, and two on each side of the door facing S. Market Street that would be replaced, with the building actually holding three boutiques – Echo, Poppy Lane and September Sky, with September Sky being clothing for kids. When asked about the background of the initial name Ark and Echo, own of the owners Shelle Kessler stated that Echo Boutique is from a Bible verse regarding hope as the word echo is Greek for hope, and ARK stands for acts of random kindness.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda to approve the historic district application for 101 S. Market Street as submitted, and based on the findings of staff that:

- The signs are appropriate in scale to the building with which it is associated; and
- The signs are appropriate in design to the architectural style or period of the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and
- The signs are located so as to reasonably minimize adverse aesthetic effects on the architectural design of the building with which it is associated.

MOTION APPROVED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION FOR 310 W. FRANKLIN STREET TO INCLUDE: REPLACEMENT OF ROOF OF ACCESSORY GARAGE, REPAINTING BUILDING TRIM AND ACCESSORY STRUCTURE SIDING, INSTALLATION OF PRIVACY FENCE, INSTALLATION OF MASONRY PAVERS FOR DRIVEWAY AND PATIO AREA, ADDITION OF A COVERED PORCH; OWNER/APPLICANT: DAVID & CHRISTINA FARRALL.** Staff reported: property is zoned R-5, Single Family Residential; construction was around 1910; the property is not on the National Historic Registry; the application includes:

**Roof:** replacement of the existing shingled roof of the accessory structure, due to damage from the storms on January 19th. The shingles are, Iko Shingles, asphalt style in the color Weathered Wood. The shingles match what the current roof of the home, which will also be repaired and replaced due to damage from the January 11 tornado:

**Paint:** The applicant requests approval for the repainting of the trim and accessory structure siding from the current color of Mustard Yellow to the color Muslin Wrap, Sherwin Williams -SW6133. This is a close match to the previous color choice prior to the yellow.

**Fence:** The applicant seeks approval on installing a six-foot privacy fence, built and stained (Cabot, Burnt Hickory) to match the existing privacy fence. Replacing the four-foot chain link along the East property line of the neighboring property at 116 S. Short St. The chain link and portions of the existing privacy fence were damaged in the storm.

**Pavers:** The applicant is requesting approval for the installation of masonry pavers for the driveway and patio areas that are currently concrete in various stages of deterioration. The applicant agreed to the additional requirements to allow the use of pavers for parking. Those requirements are that the pavers must be installed on a four-inch compacted gravel base. With the paver's having no more than a quarter of an inch separation, and must have a masonry type filler between the pavers. The applicant has chosen the Panorama brand, Demi, in both Chicago and Eddington Blend colors. These pavers are two and three-eighths thick, both colors are to be used to create one of the patterns in the attachment, and were chosen to compliment the house color.

**Addition:** The final request for approval is the addition of a covered porch that will connect to the rear portion of the home at the existing flat roof. This covered porch will have a slightly more contemporary style with post frame construction, with a trellis system to connect the patio cover to the home. The roof will match using the same shingles as proposed on the accessory garage and home.

Staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building products will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.
- All requests follow the Secretary of the Interiors Guidelines for Treatment of Historic Properties.

Mr. Kappers asked about the covered porch being of contemporary style when in the Historic District, with staff advising that guidelines are not to match but to complement. It was noted that there is little view of the porch and that is from Short Street.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the application for 310 W. Franklin Street as submitted, based on the materials/specific colors viewed by the Commission, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building products will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.
- All requests follow the Secretary of the Interiors Guidelines for Treatment of Historic Properties.

MOTION PASSED, UNANIMOUS VOTE

OTHER. Mr. Davis commented that a webinar would be emailed to the Commission Members to view.  
There being no further business, the meeting adjourned at 3:46p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary



<b>TO:</b>	Troy Planning Commission
<b>FROM:</b>	Shannon Brandon
<b>DATE:</b>	February 26, 2020
<b>SUBJECT:</b>	Historic District Review: 221 S. Market St.
<b>CASE #:</b>	HR-06-20
<b>OWNER:</b>	Solutions Real Estate Investments, LLC-Jim and Judy Kaster
<b>APPLICANT:</b>	T&G Howard Enterprises, LLC - Meraki: A Salon and Spa

**PROPOSAL:**

Terri Howard of Meraki: A Salon and Spa is asking for the Planning Commission to review a wall sign for 221 S. Market St.

**DISCUSSION:**

The OHI form describes this building as a two-story vernacular commercial building with a gable roof over half the building and a flat over the remaining half. All trim and windows look original. Three storefronts survive in close to original form.

This building is currently painted a light grey with white trim around the windows, black awnings and accessories, and black metal work on the second story.

The block in which this building resides, in the Historic District, consists of the following: an automotive repair shop, a beverage drive-thru, and a parking lot. There are no OHI forms for the repair shop and the drive-thru. However, based on observation, both buildings have gone through renovations in the past that have resulted in the possible loss of historic architecture. Both buildings are very plain with no character defining features that contribute to an overall historic feel within the whole block.

The applicant is now proposing to install a wall sign on the north side of the building. The material of the sign is AlumaCorr. The background color is white and will have black lettering.

Staff spoke with the applicant concerning the white background of the sign, and explained that the sign may have too much contrast in relation to the color of the building and the existing signs on the building. The applicant chose to stay with the white background and black lettering.

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

**RECOMMENDATION:**

Staff recommends denial based on the following:

- The proposed sign is in contrast to the existing colors of the building and the existing signs on the building;
- The proposed sign is not cohesive with the existing elements of the building.

Planning Commission  
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: 2/5/2020

Case #: HR-06-20

Date of Meeting:

2/26/2020

**CITY OF TROY PLANNING COMMISSION  
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT**

(Must be typed or printed legibly)

**(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)**

Date 2/5/2020

Applicant TR Meraki A Salan and SPA Telephone No. 937 573 6029

Owner of Property Jim + Judy Kaster Has the Owner been Notified? yes

Address of Project 221 S. Market St Troy

Contact Address (if different than Project Address) \_\_\_\_\_

Name of Architect/Engineer and/or Contractor \_\_\_\_\_

Application for renovation to include the following:

- |  |   |
|--|---|
| <input type="checkbox"/> Alteration        | <input type="checkbox"/> Repair                         |
| <input type="checkbox"/> Construction      | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input type="checkbox"/> Painting          | <input type="checkbox"/> Other: <u>Retace</u>           |

**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.

SIGNATURE OF APPLICANT:

Jim L Howard

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

*Send  
e mail*

## Shannon Brandon

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**From:** Judy Kaster <jkaster@woh.rr.com>  
**Sent:** Wednesday, February 5, 2020 2:39 PM  
**To:** Shannon Brandon  
**Subject:** Re: 221 S. Market St. Troy, Ohio

Yes we do. Judy Kaster

Sent from my iPhone

On Feb 5, 2020, at 12:59 PM, Shannon Brandon <shannon.brandon@troyohio.gov> wrote:

Hello,

Do you give permission for the owner of Meraki Salon to install a sign on the north side of the building?

Thank you,

Shannon Brandon  
City of Troy, Ohio  
Zoning Inspector  
937-339-9481  
<image001.jpg>

**From:** jkaster@woh.rr.com <jkaster@woh.rr.com>  
**Sent:** Wednesday, February 5, 2020 10:24 AM  
**To:** Shannon Brandon <shannon.brandon@troyohio.gov>  
**Subject:** 221 S. Market St. Troy, Ohio

Shannon,

We are the owners of the building that Meraki resides in currently at 221 . S. Market St. in Troy.  
Thank you,  
James & Judith Kaster

# APPLICATION FOR SIGN PERMIT

20200043

(A SEPARATE APPLICATION MUST BE FILED FOR EACH TYPE OF SIGN)

Address of Project: 221 S. Market St Troy

Name of Business: Meraki A Salon and Spa

Applicant Name: Teri Howard

Mailing Address: 1517 Brookfield Lane

Daytime Phone: 937 573 6029

Email: merakiasalonandspa@yahoo.com

Contractor Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Property Owner Name: Jim & Judy Kaster

Mailing Address: 501 Flagstone Way Tipp City, OH

Daytime Phone: 937-271-9603

Are you a New Tenant? Yes  No

Lot Frontage: \_\_\_\_\_

Materials: Alumicore

Building Frontage: \_\_\_\_\_

Building Setback: \_\_\_\_\_

Number of Faces: \_\_\_\_\_

Top of New Sign from Grade: \_\_\_\_\_

Manner of Fastening: \_\_\_\_\_

Cost of Sign: \_\_\_\_\_

### Type of Proposed Sign (circle)

- Free Standing
- Wall
- Roof
- Other

- Projecting
- Marquee
- Off-Site
- Internal Illumination

- Billboard
- On-Site
- Canopy/Awning
- Reface Only

### Actual Dimensions of Proposed Sign(s)

Quantity: \_\_\_\_\_ Length: \_\_\_\_\_ Width: 4 Height: 4 Total Area: 16

### Actual Dimensions of Similar Existing Sign(s) (if applicable)

Quantity: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Total Area: \_\_\_\_\_

**Sign Full Name** \*Processing time: 7-10 business days

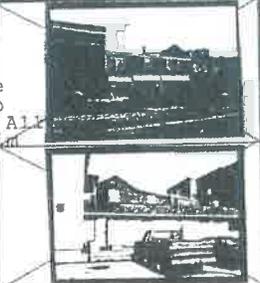
By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: Teri Howard

Date: 2/5/2020

Development Department  
 102 S. Market St.  
 Troy, OH 45373  
 Phone: (937) 339-9481  
 Fax: (937) 339-9341  
 www.troyohio.gov

1. No.		2. County		3. Present Name(s)	
Miami		Troy United Fund Inc.		<input type="checkbox"/> Coded	
4. Historic or Other Name(s)		5. Present Name(s)			
J. Pfeiffer Building		S. Cooper LMT, Insurance Agency, Troy United Fund Inc.			
6. Specific Address or Location		16. Thematic Association(s)		28. No. of Stories	
229-35 S. Market St.		Commercial		2	
7. Lot, Section or VMD Number		17. Date(s) or Period		29. Basement?	
		1880		Probably <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8. City or Village		18. Style or Design		30. Foundation Material	
Troy		N/A		Ashlar	
9. Site Plan with North Arrow		18a. Style of Addition or Element(s)		31. Wall Construction	
		N/A		Frame	
10. U.T.M. Reference		19. Architect or Engineer		32. Roof Type & Material	
Troy				Gable/Flat/Metal/Tar paper	
11. Quadrangle Name		19a. Design Sources		33. No. of Bays	
Troy				Front 4 Side Unknown	
12. Easting		20. Contractor or Builder		34. Exterior Wall Material(s)	
7394				Aluminum Siding	
13. Northing		21. Building Type or Plan		35. Plan Shape	
4435260		Commercial		Rectangular	
14. Site		22. Original Use, if apparent		36. Changes	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Object		Commercial		(Explain) <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved	
15. On National Register?		23. Present Use		37. Window Type(s)	
No <input checked="" type="checkbox"/>		Commercial		<input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other 1/1	
16. Part of Estab. Hist. Dist.?		24. Ownership		38. Building Dimensions	
No <input type="checkbox"/> Potential? No <input type="checkbox"/>		Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		60 x ?	
17. Name of Established District (N.R. or Local)		25. Owner's Name & Address, if known		39. Endangered?	
Troy Historic District		James Kaster 1537 Brookfield Ln Troy, OH		By What? Yes <input type="checkbox"/> No <input type="checkbox"/>	
18. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)		26. Property Acreage		40. Chimney Placement	
Two story vernacular commercial building with a gable roof over half of the building & a flat roof over the remaining, including a new concrete block addition on the rear. All trim & windows look original, however, the entry door is new. Three storefronts survive in close to original form, transoms are covered but may exist. CDF: All storefronts, all trim & windows, brackets, soffits & trim in gable.		27. Other Surveys in Which Included		Unknown	
19. History and Significance (Continue on reverse if necessary)				41. Distance from and Frontage on Road	
The building was constructed by J. Pfeiffer in 1880.				15 x 70	
20. Description of Environment and Outbuildings (See #52)		42. Prepared by		46. Prepared by	
Downtown commercial core area.		J. Darbee/N. Recchie		J. Darbee/N. Recchie	
21. Sources of Information		47. Organization		47. Organization	
Field observation City of Troy Miami Co. property records		F. Conaway & Assoc.		F. Conaway & Assoc.	
		48. Date Recorded in Field		48. Date Recorded in Field	
		5/97		5/97	
		49. Revised by		50a. Date Revised	
		50b. Reviewed by			



Brackets?

*Meraki*

A Salon and Spa





02.12.2020 11:28



THE  
LOFT

*Meraki*  
A Salon and Spa  
937.703.1122

02.12.2020 11:29



ARKHOUSE

ARKHOUSE

02.12.2020 11:29



TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	February 26, 2020
SUBJECT:	(DR-O) Consideration for 25 S. Plum St.
OWNER:	MVP 619 Lincoln Inc.

APPLICANT:	MVP 619 Lincoln Inc., Greg Taylor
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**BACKGROUND:**

The applicant and property owner, Greg Taylor, of MVP 619 Lincoln Inc., is requesting the Planning Commission to review the proposed plan for the building at 25 S. Plum St., using the Downtown/ Riverfront Overlay District to allow for residential use on all floor levels.

**DISCUSSION:**

The applicant is proposing for the property of 25 S. Plum St., to use the existing building for residential use. The property is currently zoned B-3 Central Business District. This property is listed for sale, consists of 0.05-acre with a 4,212 square foot multi-story building. Located on S. Plum St, between W. Main St, and W. Franklin St, is currently vacant and was most recently used for various commercial uses.

In the B-3 District, residential use is permitted only on the second story and above. The proposal is to allow the property to be used for residential use on all floors. The applicant's plan for the building is to renovate the interior of the building, creating four apartments. The floor plan and exterior elevations of the existing building have been attached.

After review by city staff, the property currently meets the existing underlying district as a legal non-conforming lot. All other aspects of the project do meet the requirements of the Zoning Code and have been reviewed by the Development, Engineering, Fire and Utilities Departments.

Using the DR-O process outlined in the Zoning Code, the proposed use will need to be approved by the Planning Commission (through the DR-O process) for the property at 25 S. Plum Street to continue forward as residential use.

As stated in section 1143.25(q)(1)(c) of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of the improved real property.
2. To assure adequate light, air, and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.

4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy. The property at 25 S. Plum Street, zoned B-3 Central Business District allows for residential use on second story and above. The proposed reuse of the building as a residential use is less intense than commercial uses which this property was in the past. The applicant will come back to the Planning Commission for Historic Review once exterior modifications and materials are known.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood, as this property is an existing property, reusing the existing structure, parking is on-street and a portion of the property used for residential is permitted by right. The proposed use will allow for a less intensive use, promoting more in-fill residential space in the downtown, and re-using an existing, vacant property. The City's comprehensive Plan states that its Economic Development Goal #4 is to "use or reuse vacant or underutilized commercial and

industrial structures.” This property has been vacant and underutilized for the past couple years and is currently listed for sale. Based on the above criteria this project will promote the use of the land, and the economic vitality of business in the area. In addition, the MKSK Riverfront study also suggests in the Development Phase 0-2 years to have additional residential infill development. The study also mentions in the Market Summary section that the downtown of Troy is a great location to provide more housing options, which this application would accomplish both points.

**NEXT STEPS:**

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for public input on the project. Planning Commission can only take action after the second hearing as required by the DR-O process and a decision will be requested by the Planning Commission at the second meeting.

Planning Commission  
DR-O Application

Revised 04/02/18

OFFICE USE ONLY

Date Filed: \_\_\_\_\_

Case #: \_\_\_\_\_

Date of Meeting: \_\_\_\_\_

**CITY OF TROY PLANNING COMMISSION**  
**APPLICATION FOR DOWNTOWN/RIVERFRONT OVERLAY DISTRICT**  
(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 1-31-2020

Applicant Greg Taylor Telephone No. 937-572-9542

Owner of Property Ohio State Career Training Center Inc.

Address of Project 25 S. Plum Street

Contact Address (if different than Project Address) 4810 Monroe - Concord Rd Troy, Oh

Name of Architect/Engineer and/or Contractor Jason Hunt Architect / MVP 614 Lincoln  
*Contractor*

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- |   |   |
|---|---|
| <input type="checkbox"/> Setbacks Requirements          | <input type="checkbox"/> Landscaping Requirements       |
| <input type="checkbox"/> Lot Size/Coverage Requirements | <input type="checkbox"/> Open Space Requirements        |
| <input type="checkbox"/> Parking Requirements           | <input type="checkbox"/> Pedestrian/Bicycle Circulation |
| <input type="checkbox"/> Signage Regulations            | <input type="checkbox"/> Other: _____                   |

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

- (a) A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- (b) A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- (c) A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- (d) Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.

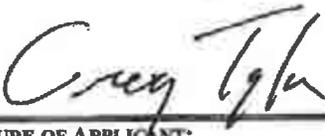
DR-O Application

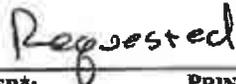
Planning Commission Review

- (e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- (f) The Zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- (g) The Planning Commission and/or City Council shall review any proposed declaration of restrictions and covenants.
- (h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- (i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

**REQUIRED SIGNATURES**

By signing this application, I acknowledge that I am authorized by the owner to make this application. 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

	Greg Taylor	1-31-2020
SIGNATURE OF APPLICANT:	PRINTED NAME	DATE

		
SIGNATURE OF PROPERTY OWNER*:	PRINTED NAME OF PROPERTY OWNER:	DATE

\*A LETTER OR EMAIL FROM PROPERTY OWNER GRANTING PERMISSION FOR THE DR-O REQUEST WILL SUFFICE IN-LIEU-OF SIGNATURE

**PLANNING COMMISSION RESULTS (OFFICE USE ONLY):**

## Robert Watson

---

**From:** Tim Davis  
**Sent:** Saturday, February 1, 2020 7:02 PM  
**To:** Robert Watson  
**Subject:** Fwd: 25 S Plum Street - Permission for Rezoning

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Daisy Deng <dpdaisy@gmail.com>  
**Date:** February 1, 2020 at 1:53:53 PM EST  
**To:** Tim Davis <tim.davis@troyohio.gov>  
**Subject:** 25 S Plum Street - Permission for Rezoning

Hi Mr. Davis,

Please find attached my permission to allow Mr. Greg Taylor to seek the rezoning of our property located at 25 S Plum Street to residential use.

Thank you!

*Dr. Daisy Deng*  
*Director*  
*Ohio State Career Training Center*  
*P: (937) 567-8880*  
*F: (937) 567-8881*

<OSCTC - Permission for Rezoning 25 S Plum St.pdf>

DR-O Application for 25 S. Plum Street, Troy, Ohio - **Amended**

***(a) A complete description, in narrative form....***

25 S. Plum Street is currently a vacant office building in the B-3 Central Business District. However, office space is no longer appropriate for this building. Most of the B-3 permitted uses are businesses that would request or require handicap access. The financial investment required to make the building handicap accessible would restrict the renovation of the building for office use. The building is unique in that there is no "ground floor". The first floor is 5 feet above street level. The lot does not have enough room for ramps and an elevator is cost prohibitive.

We request to utilize the DR-O process for approval of residential apartments on all floors of the building. Converting the building to apartments would not require handicap access per our architect and the Miami County Building Department.

Our plans are to convert the interior space to apartments while leaving the historic nature of the exterior. The site will be "cleaned up". The ivy removed and the building painted.

We are proposing 4 apartments in the building. One on the lower level, one on the first floor and two on the second floor. The lower level apartment would include two bedrooms, one bath, and a combined living area with a kitchen. The first floor apartment would be similar with two bedrooms, a shared bath and a large living area with a kitchen and island. The second floor would have a small one bedroom studio apartment with a bath and also a one bedroom apartment with a bath and common kitchen/living area.

MVP 619 Lincoln inc has a signed contract to purchase the property conditioned on approval of the DR-O request. We have requested an email from the property owner approving of this DR-O request.

***(b) A complete site plan, including locations, sizes and descriptions of all ground surfaces...***

Attached is the property card and aerial photograph of the site. No substantial changes are planned for the site. The building is 27' by 52' and almost fully occupies the 34' by 63' lot. The front yard consists of a small strip of landscaping from the building face to the sidewalk. There is one larger tree between the sidewalk and street. The rear yard is grass and abuts to a city parking lot.

***(c) A complete floor plan of the proposed and/or existing buildings and structures...***

Attached is the buildings current floorplan and proposed apartment layouts.

***(d) Complete elevation views of all exteriorsides...***

Attached are pictures of the building elevations. The planned changes to the building exterior are to repaint the building with an approved color. Preliminary drawings have us removing windows on the north face of the building that look into the neighboring house. Any removed windows would be bricked in with matching block.

The front door would be replaced with a secure commercial entry door. We also hope to install rear balconies if DP and L agrees to move their power lines that cut diagonal across the back of the building. We do not have engineering or architectural designs for the balconies at this point as it is only a concept that we would like to include. We understand exterior improvements are subject to the historic district requirements.

The AC compressors for the lower level and the first floor will be installed at the rear of the building. Currently one AC compressor exists at the back of the building and we would install another. The second floor AC compressor is on the roof and not visible from the street.

No underground utilities would be removed or added. We may request DP and L to reroute their power cable as it cuts diagonally across the back of the building and should enter along the properly line.

We do not propose any exterior signage or lighting at this time.

**Parking**

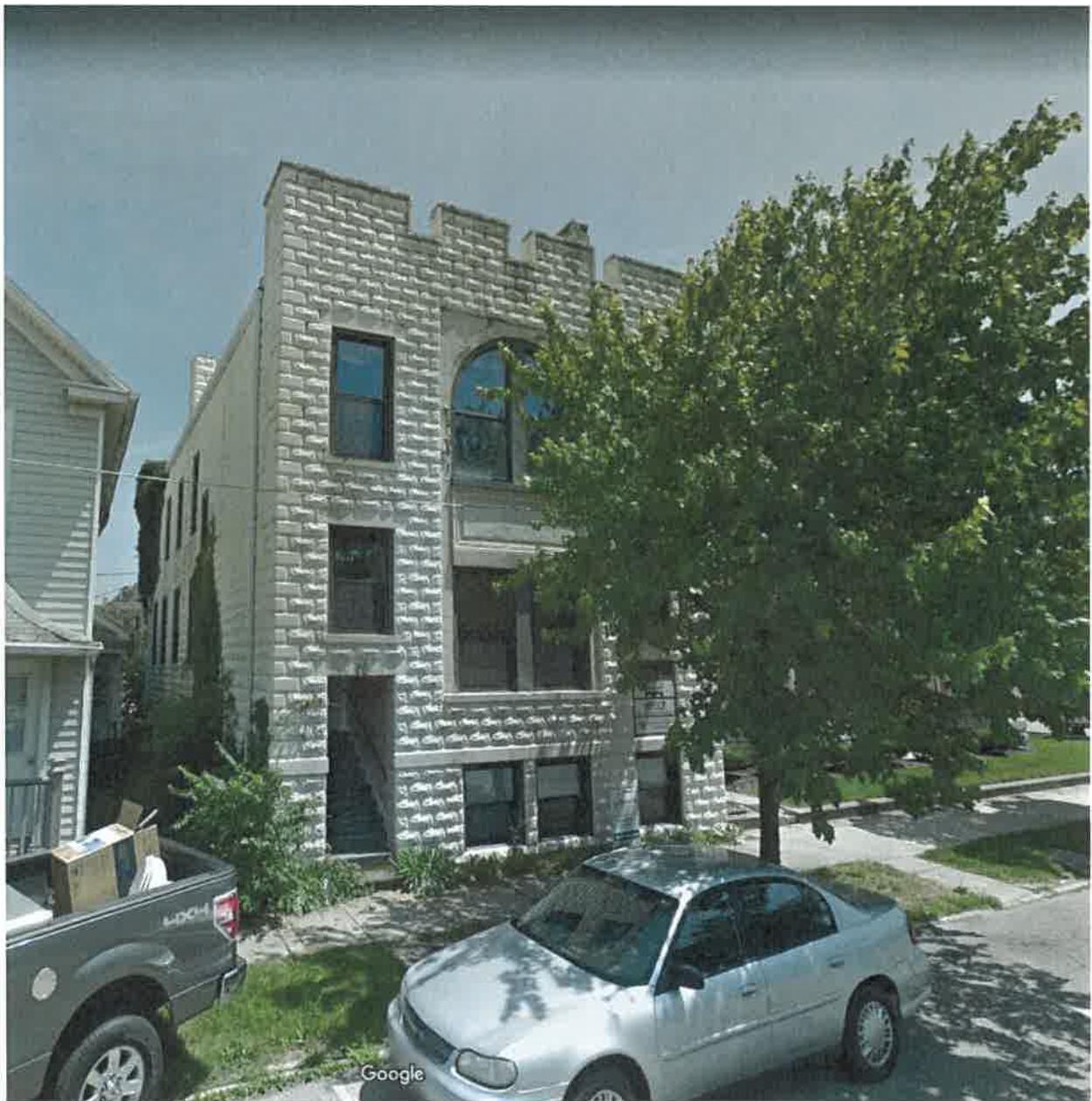
The site does not have any on-site parking. We expect each apartment to have 2 vehicles thus adding 8 vehicles to the on street parking load in the area. We do not have a parking study for Plum Street. For years the building held three offices, one on each floor. The employees and customers of those offices certainly included at least 6 vehicles throughout the day.

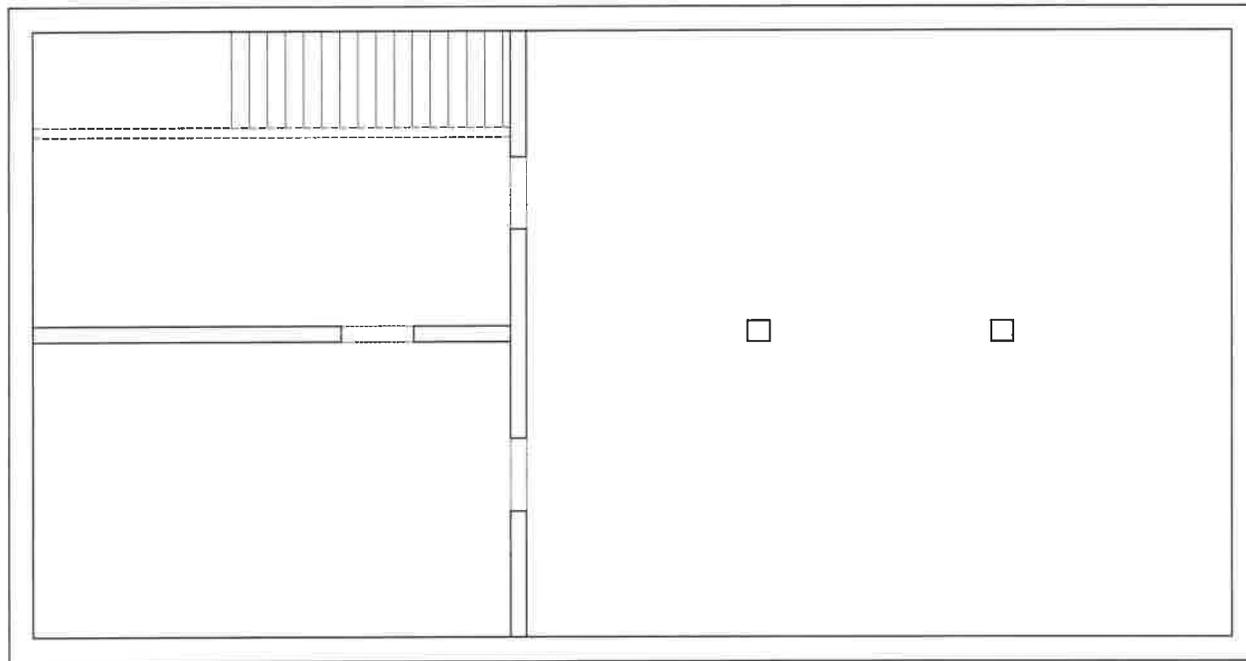
For apartments, the tenants would likely be gone during the day at work, and park on the street at night when there are more spaces available.

**Parcel ID: D08-001937**  
**Property Address: 25**  
**PLUM ST**

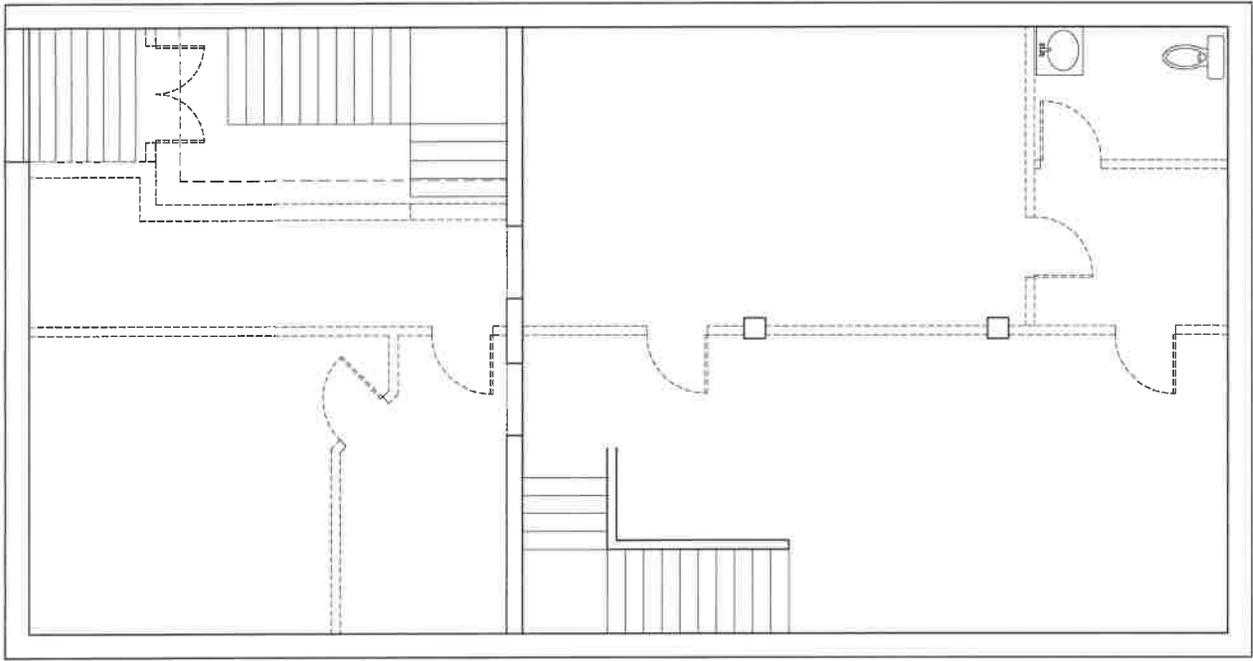


25 S. Plum Street  
Troy, OH

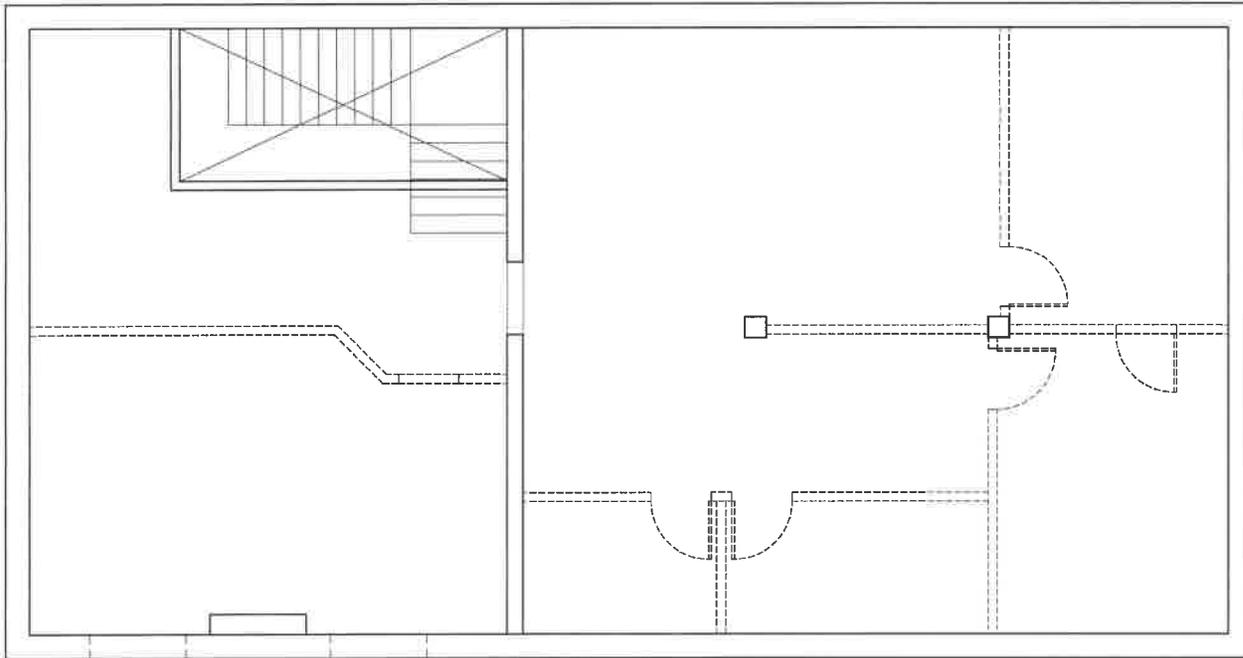




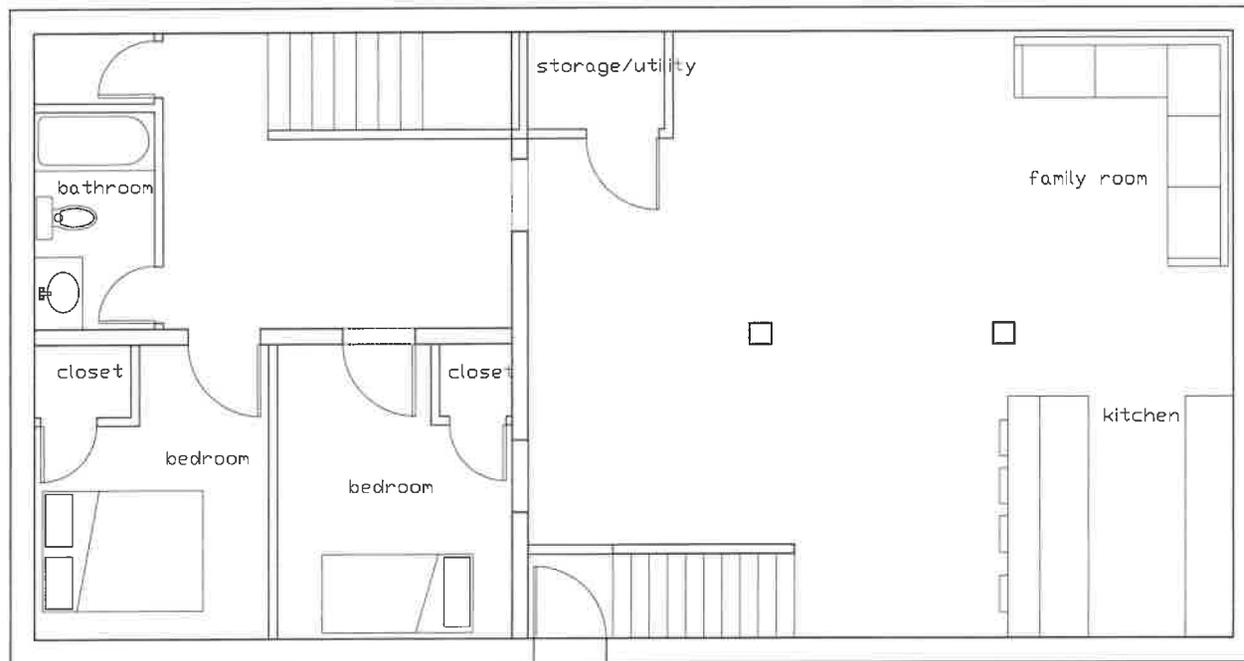
basement demolition plan



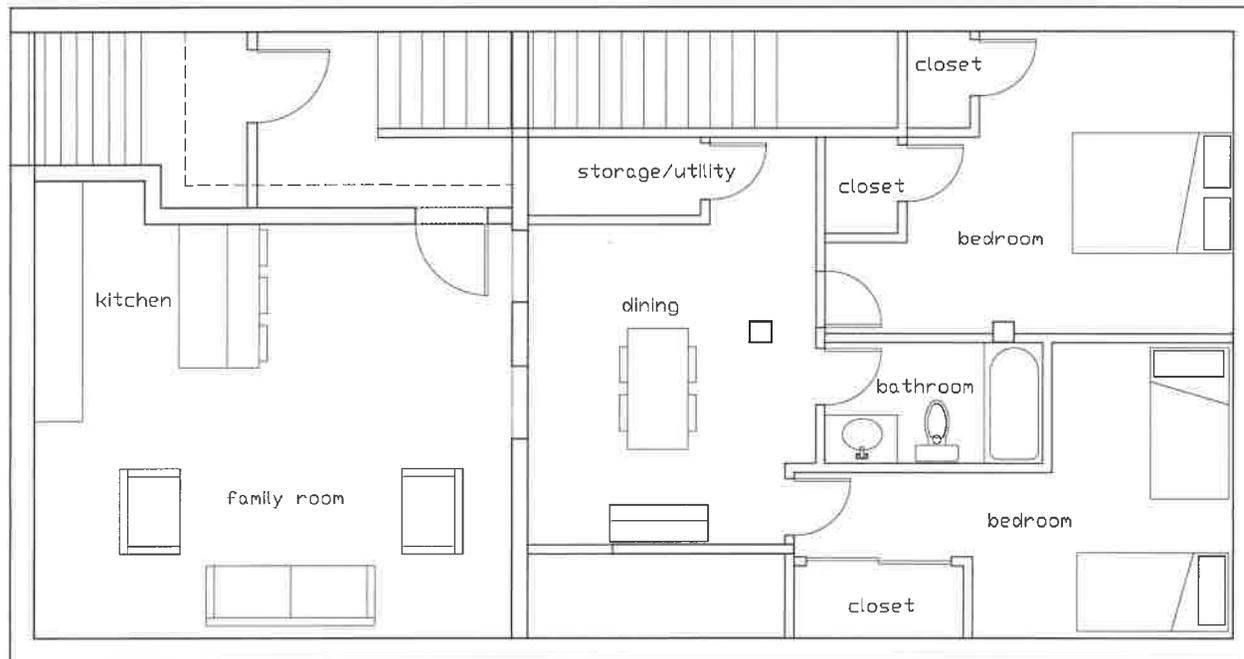
first floor demolition plan



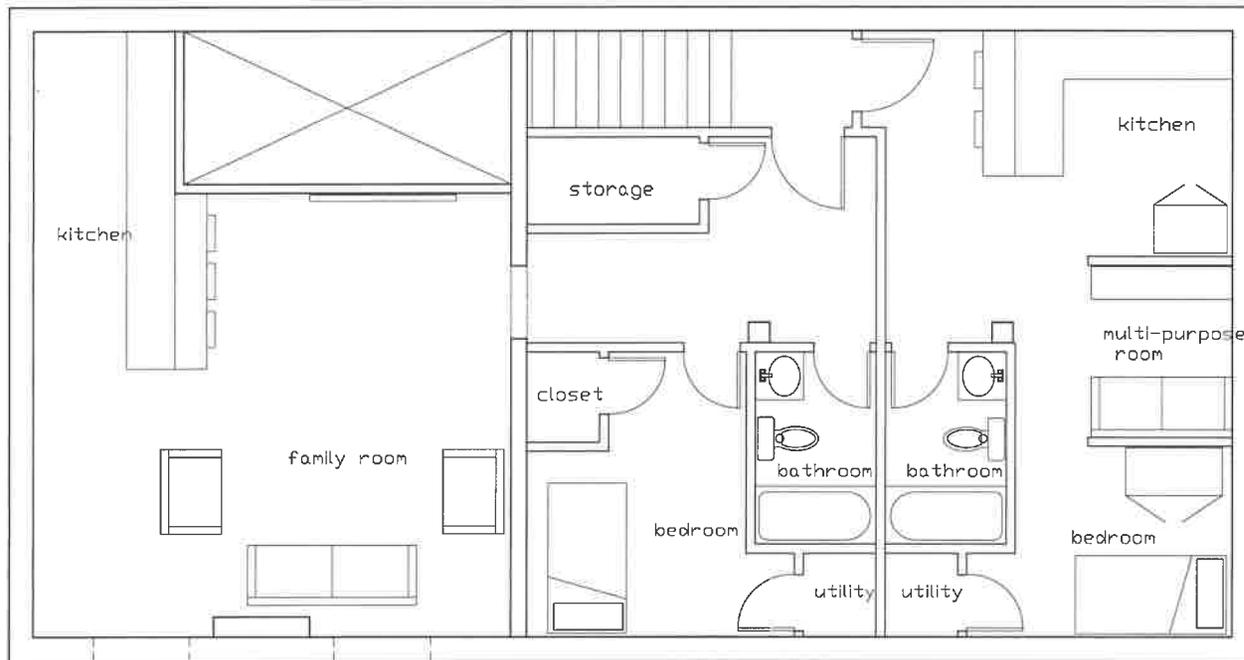
second floor demolition  
plan



basement test fit



first floor test fit



second floor test fit

25 S. Plum St. – DR-O Application



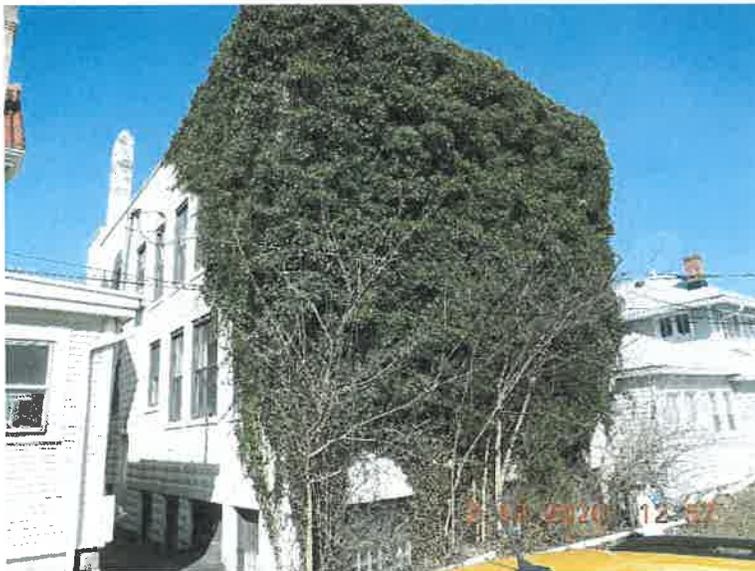
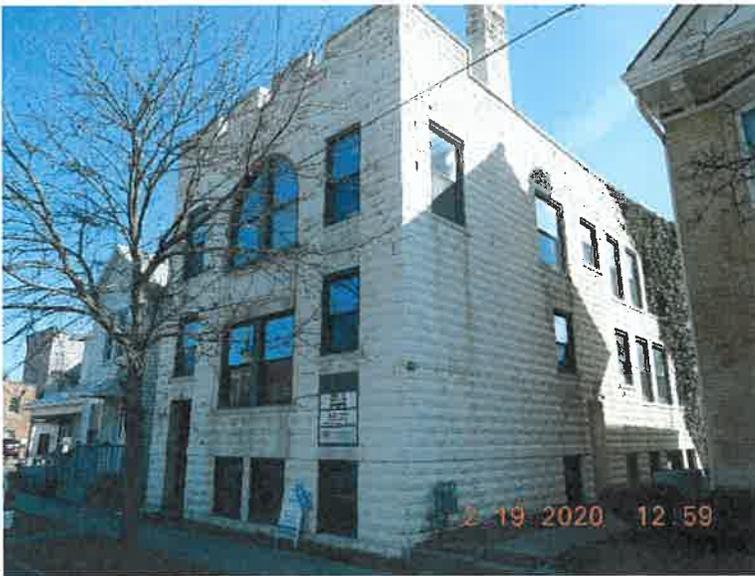
25 S. Plum St. – Streetscape



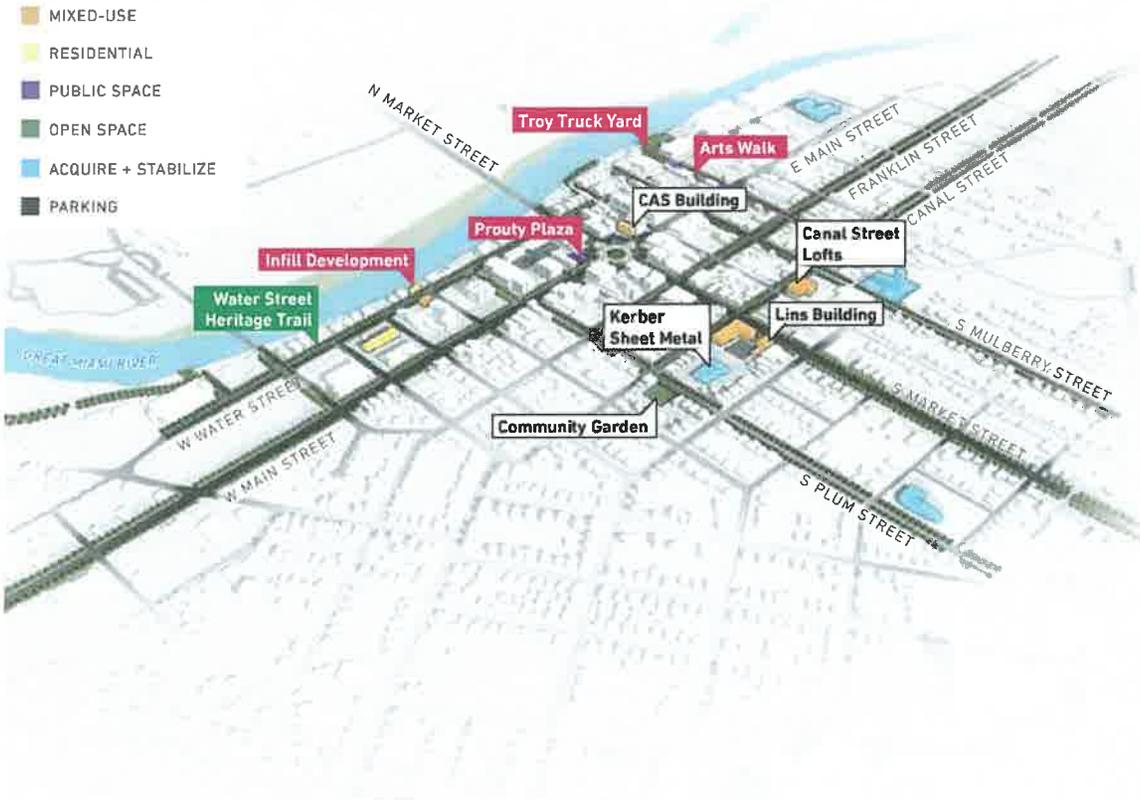
# 25 S. Plum St. – Elevations



Entrance from S. Plum St. sidewalk



# DEVELOPMENT PHASES 0-2 YEARS



## SHORT-TERM PROTOTYPING, INFILL DEVELOPMENT & KEY PUBLIC SPACES

- » Activation and public space prototyping
- » Water Street Heritage Trail
- » Infill residential and commercial development
- » Prouty Plaza Upgrades
- » Clay Street Arts Walk
- » Troy "Truck Yard"



PROPOSED CANAL STREET LOFTS, TROY, OH



PROPOSED WATER STREET INFILL DEVELOPMENT



PROPOSED TROY TRUCK YARD



LINS BUILDING RENDERING, MT STUDIO

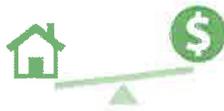
# MARKET SUMMARY

## X-FACTORS FOR DOWNTOWN TROY



### DEMOGRAPHIC SHIFTS

An aging population's needs must be balanced against attraction of younger households



### SUPPLY SHORTAGE

New real estate demand will not be captured if there is not sufficient supply at the right price



### DOWNTOWN & RIVERFRONT MOMENTUM

Troy should continue to build on the momentum of Downtown to attract new investment



### REDEVELOPMENT OF KEY DOWNTOWN SITES

Limited infill sites should be leveraged to diversify and amplify demand for Troy's housing options and provide new commercial space

The above X-factors have the ability to change Troy's trajectory beyond the normal growth in demand. Those listed here are not comprehensive, but represent some of the largest opportunities or impediments that are likely to affect Downtown and the riverfront.

Downtown Troy is a great location to offer more housing options to more segments of Troy's population. Building off its momentum, Downtown Troy can be solidified as a play to live, work, and play. Troy is among many communities struggling to attract new working age residents due to a lack of entry level housing options, transportation, late night entertainment options, and local educational resources.

The following top factors could inform future workforce attraction and retention in Troy:

- » Millennials prefer to rent or buy smaller homes, but much of what Troy builds are larger, single-family detached homes.
- » Troy needs to offer a variety of apartments, including some that are affordable and located Downtown.
- » Land use regulations and lack of available land restrict developers' ability to build apartments and smaller single family attached and detached residential despite demand.



VAN CLEVE SCHOOL, TROY, OH



DOWNTOWN, TROY, OH

- » Despite the 12,000 available jobs in the seven-county region, employers are often not able to find potential employees with the necessary skills in advanced manufacturing.
- » Public transportation is insufficient for the transit-dependent (those without cars) living in Miami County and the counties to the north and east. In addition, Dayton's bus service does not come into Miami County.
- » Bicycle commuting is only available for the most advanced bicyclists, limiting bicycle mobility for younger, older, and more casual riders.