



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 11, 2021, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 7-28-2021
3. Preliminary Plan application for new subdivision, Liberty Meadows, located along Troy-Urbana Road, east of Hunters Ridge Drive. Plat consists of parcel numbers K30-042400, K30-042407, R50-005100 and R50-004800, an area of 86.275 acres. Zoning of parcels is R-3-B, Single-Family Residential.
-Commission to make decision
4. Other

Next Meeting -- AUG. 25, 2021

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 in Council Chambers, City Hall on Wednesday, June 28, 2021, with Chairman, Mr. Kappers presiding. ATTENDING: Members – Kappers, Titterington, Wolke, Westmeyer, Oda, McGarry and Ehrlich; Staff – Assistant Development Director Harris, Development Director Davis, Zoning Inspectors Eidemiller and Bruner; and Engineering Technician Watson.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the July 11, 2021 meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION, 210 S MARKET STREET FOR INSTALLATION OF WALL SIGN; OWNER – MARKET STREET MANAGEMENT LLC – DOUG LINS; APPLICANT BRUCE HAAS OF HAAS SIGNS. Staff reported: property is zoned B-3, Central Business District; this multi-tenant mixed use building is permitted to have a total of 75 square feet in signage; applicant is requesting a total of 6.00 square feet for the business Caliber Home Loans; currently there is no signage on this side of the building suite; proposed location is a 36"x24" sign located at the south entrance wall; sign is described as a cast aluminum plaque, with brushed aluminum finish letters and a duranodic bronze background; and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign is consistent with the existing adjacent sign on the north end and the sign compliments the existing colors of the building.

A motion was made by Westmeyer, seconded by Mayor Oda, to approve the historic district application for 210 S. Market Street as submitted based on the exact size, materials and finish stated in the application and based on the findings of staff that:

- The proposed sign will meet all City of Troy sign code requirements;
- The proposed sign is consistent with the existing adjacent sign on the north end and the sign compliments the existing colors of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 224 AND 226 S. MARKET STREET FOR EXTERIOR ALTERATIONS (REPLACEMENT OF FRONT DOOR AT 226 S. MARKET STREET AND AT 224 S. MARKET STREET; FOR 224 S. MARKET STREET – REPLACEMENT OF TWO FRONT SCONCES, REMOVAL OF CENTER FLAG POLE AND TWO PROJECTING SIGN BRACKETS, WINDOW REPLACEMENTS ON THE NORTH ELEVATION, AND PAINTING OF NORTH AND WEST ELEVATIONS); OWNER: INNISFREE ENTERPRISES, ERIN TWISS; APPLICANT: MT STUDIO AND LEVEL MB. Staff reported: property is zoned B-3, Central Business District; structure was built in 1929 and has a 1970 era addition; structure is not listed on the National Historic Register; structure had been the newspaper publishing location until a few years ago; the Commission had approved applications for painting, siding, a new roof, and signs; the current application is for:

1. Replacement of front doors, both at 224 and 226 S. Market St. entrances:
 - o 226 entrance changed from 1980's black aluminum commercial store front entry to a 11.33 foot by 7.92 foot pivot door entry system, which includes 3 panel columns with a combination of solid wood and clear glass panels.
 - o 224 entrance replaced black aluminum commercial store front with a single door and side panel with similar but with a single door in center with two side panels.
 2. Replace two front outdoor lights at 224 S. Market St. with (2) 24"Hx6.5"W lighting fixtures that have a black rectangular backplate and an opal color glass-globe shade. (*note – this replaced the reference in the initial application for two front sconces with two 22.25"Hx7.5"Wx5"D brushed dark copper bronze sconces*)
 3. Remove center flag pole and 2 projecting sign brackets at 224 S. Market St.
 4. Window replacements on the north elevation of 224 S. Market St.
 - o Replace combination of 11 wood, metal and partially bricked in windows with all metal black aluminum window frames.
 - o Replace and install 9 windows at the rear or west elevation of 224 S. Market St. as indicated. One upper floor rear window was blocked.
 5. Paint 224 S. Market Street north and west elevation from light tan to HGSW1481 carbonized color.
- Staff recommends approval of the application based on the findings of:

- The proposed improvements meet the City of Troy code requirements; and
- The proposed alterations and colors do not detract from the existing building or streetscape.

Discussion. In response to Mr. Kappers, Mr. Harris advised that all the work in the application was completed prior to an application being submitted and he does not know why an application was not submitted. Mr. Kappers commented that the applicant took quite a risk, including a financial risk, if the Commission does not approve the application after the fact. Staff advised that there is not a fee schedule for an historic district application, including a provision for an extra fee when an applicant does not seek prior approval. Mr. Kappers suggested staff review establishing a fee with a penalty for performing unpermitted work. Members of the Commission commented that they may like the work that has been done in this case, but noted the risk taken by the applicant.

A motion was made by Mayor Oda, seconded by Mr. Wolke, to approve the historic district application for 224 and 226 S. Market Street as submitted, for all elements of the application, and based on the exact size, materials, finish and colors stated in the application and based on the findings of staff that:

- The proposed improvements meet the City of Troy code requirements;
- The proposed alterations and colors do not detract from the existing building or streetscape.

MOTION PASSED, UNANIMOUS VOTE

Discussion. Mr. Titterington, to clarify the comments of Mr. Kappers, stated he understands the request is that staff look into recommending Council establish a fee associated with work being done in the historic district without an application being filed. Mr. Kappers concurred, but also asked about the Commission being able to waive a fee if simpler work is done, but commented that with the level of expertise of this applicant, work should not have proceeded without an application being submitted and approved prior to starting work. Mr. Davis noted that staff is currently in the process of reviewing all fees to provide a recommendation to Council for any adjustments, and a fee regarding historic district applications could be include. Mr. Kappers asked that the Commission see any recommendation of staff prior to it being submitted to Council as the recommendation should include a fee and wording for enforcement. Mr. Titterington commented that staff would also confer with the Director of Law regarding the ability to waive a fee if one is established.

FINAL PLAT APPROVAL AND DEDICATION OF RIGHT-OF-WAY FOR THE RESERVE AT WASHINGTON SUBDIVISION, SECTION TWO: OWNER: TROY LAND DEVELOPMENT, INC.; APPLICANT: CHOICE ONE ENGINEERING. Staff

reported: location is on the east side of Washington Road near the McCurdy Road intersection; this final plat is in general conformance with the Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- o Section Two encompasses 14.351 acres with 24 building lots, on 10.9853 acres, and three open space lots consisting of 5.4569 acres.
- o Includes dedication of 2.252 acres of right-of-way (Chapel Drive West, Chapel Court, Westminster Place);
- o The zoning is R-3, Single-Family Residential District, with a minimum lot size of 15,000 square feet, with actual lot sizes ranging from 15,115 square feet to 31,319 square feet.
- o Fees-in-lieu of dedicated green space have been accepted for this development and will be collected with each new housing permit.
- o Staff recommends approval.

Mr. Davis commented that a recommendation would not be forwarded to Council until details of the escrow agreement are finalized.

A motion was made by Mr. Westmeyer, seconded by Mr. McGarry, that the Troy Planning Commission recommends to the Troy City Council that the final plat of the Reserve at Washington, Section Two be approved, including the dedication of right-of-way.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:45 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: Planning Commission
FROM: Austin Eidemiller, Zoning Inspector
DATE: August 11, 2021
SUBJECT: Liberty Meadows Subdivision

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Troy-Urbana Road, Parcel ID's K30-042400, K30-042407, R50-005100, & R50-004800 (86.275 ac.). The land is currently undeveloped and is located East of Hunters Ridge Drive. The land is controlled by Liberty Lots Sales LLC.

PROPOSAL:

Recently, City Council approved a rezoning request on this parcel from City Administered County Zoning to City of Troy Zoning of R-3-B Single-Family Residential (minimum lot size of 12,000 square feet). The applicant wishes to create a new subdivision named Liberty Meadows. The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a six-phase development is proposed). Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Final Plat.

Uses & Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 86.275 acres and includes 179 buildable lots that range from .275 acres to .674 acres and will be developed in a six-phases. The first phase will create 31 lots and the second phase will create 37 lots.

Roadways: Access to this development will be provided by three separate points. The North access point off of Troy Urbana Road will serve as the main entrance to the proposed subdivision. The remaining access points, located to the west of the proposed development, connects to existing roads named Wyatt Road and Lee Road. The internal roadway system consists of four cul-de-sacs (Trump Court, Patriot Court, Freedom Way Court, & Constitution Court) which stem off the main road named Liberty Bell Way and a horseshoe road that also connects to the existing Wyatt Road and Lee Road. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two retention areas located in the northwest and south west portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

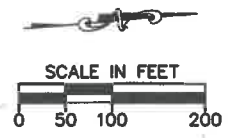
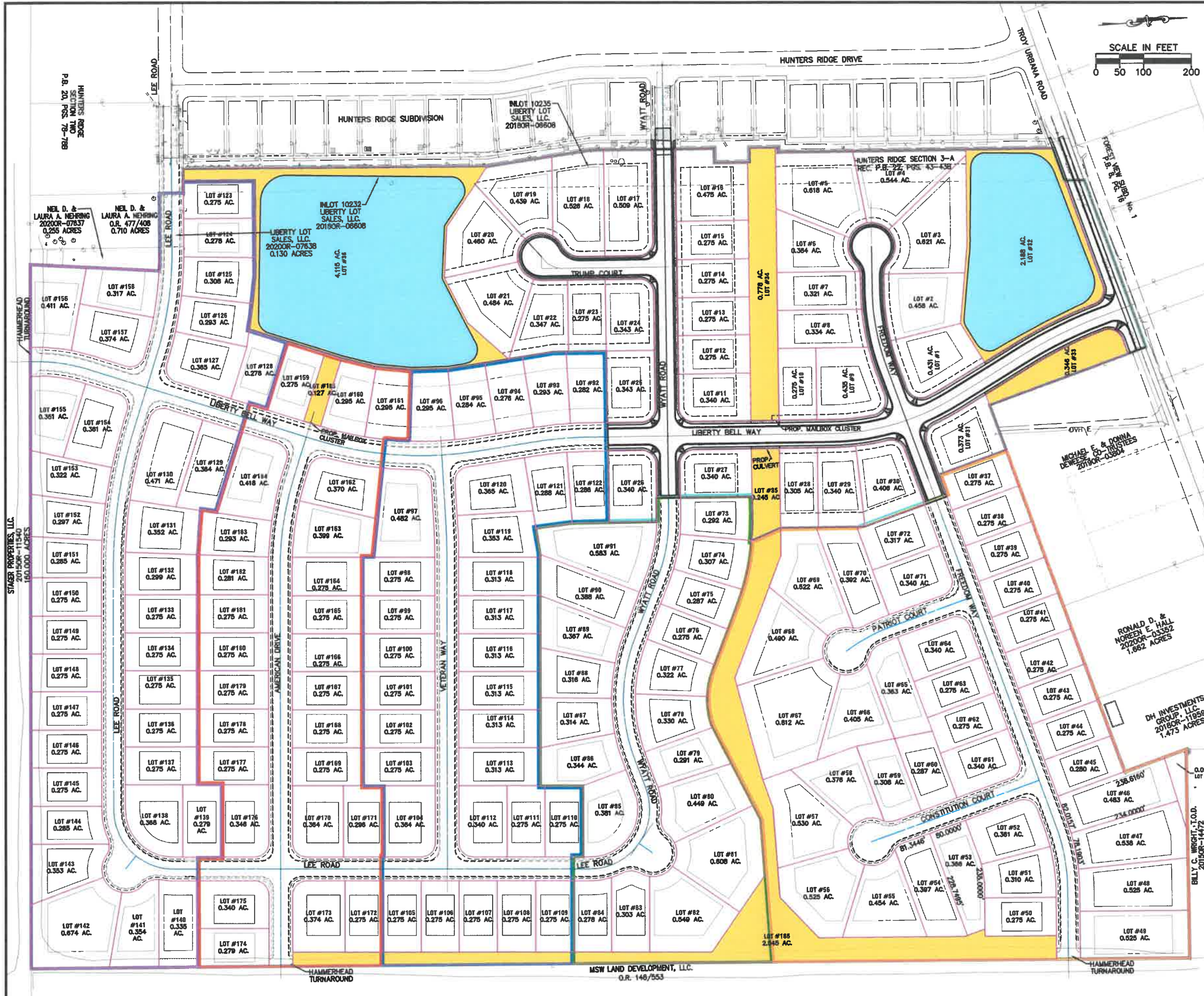
Parkland: The developer is not proposing to provide any parkland within the subdivision and received a unanimous positive recommendation from the Park Board to pay fees-in-lieu-of parkland, instead of providing the required 3% (2.58 acres) as required by the Subdivision Regulations.

Easements: A landscape easement has been provided along Troy-Urbana Road to prevent properties from having direct access. A storm sewer & drainage easement is proposed along the middle of the development for a drainage swale. Easement areas are the responsibility of the Homeowners Association.

Housing Values: The applicant has estimated the costs of the single-family homes to be valued around \$350,000 to \$450,000.

RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.



PROP. EASEMENTS -----
 PROP. SETBACKS -----
 TOTAL AREA: 86.275 ACRES
 PROPOSED ZONING: R-3B
 MIN. LOT SIZE: 12,000 S.F.
 MIN. FRONTAGE: 80'
 FRONT SETBACK: 30'
 REAR SETBACK: 35'
 SIDE SETBACK: 10'
 NUMBER OF RESIDENTIAL LOTS: 179

TYPICAL LOT SIZE: 80'x150'
 LOT #187 TO BE DONATED TO NEIGHBORING PROPERTY (BILLY C. WRIGHT)
 NEW STREETS: 10,336'
 LIBERTY BELL WAY R/W 60':
 LIBERTY BELL WAY STREET WIDTH 37':
 ALL OTHER NEW STREET R/W: 50'
 ALL OTHER NEW STREET WIDTHS: 35'
 TROY URBANA ROAD R/W: 70'
 TROY URBANA WIDENING TO MATCH EXISTING WIDENING

- PHASE 1
TOTAL LOTS: 31
NEW STREETS: 2,740'
- PHASE 2
TOTAL LOTS: 37
NEW STREETS: 1,762'
- PHASE 3
TOTAL LOTS: 19
NEW STREETS: 972'
- PHASE 4
TOTAL LOTS: 24
NEW STREETS: 1,407'
- PHASE 5
TOTAL LOTS: 35
NEW STREETS: 1,814'
- PHASE 6
TOTAL LOTS: 27
NEW STREETS: 1,641'

DRAINAGE LOTS (NON-BUILDABLE)
 (7 LOTS MAINTAINED BY HOA)

RETENTION POND (NON-BUILDABLE)

LIBERTY MEADOWS SUBDIVISION TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF TROY URBANA ROAD AND HUNTERS RIDGE DRIVE. PROPOSED STREETS TO TIE INTO LEE ROAD, WYATT ROAD, AND TROY URBANA ROAD.

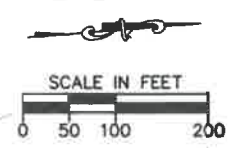
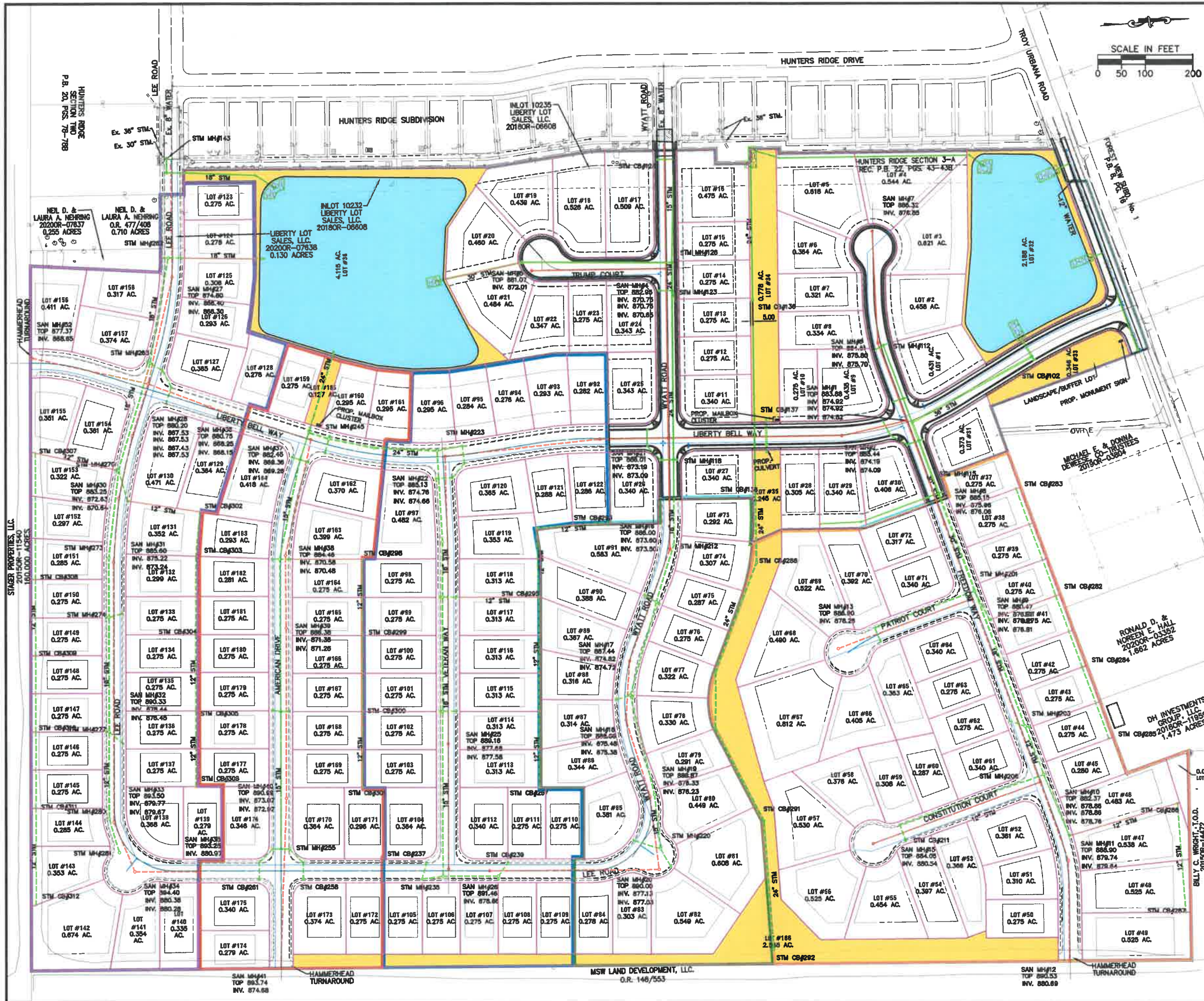
OWNER: LIBERTY MEADOWS, FRANK HARLOW
 937-339-9944
 701 N. MARKET STREET, TROY, OH 45373
 SALES@HARLOWBUILDERS.COM

ENGINEER: CHOICE ONE ENGINEERING
 937-497-0200
 440 E. HOEWISHER ROAD, SIDNEY, OH 45365



REVISIONS:

FILE NAME	PREL PLAT
DRAWN BY	KTS
CHECKED BY	JSP
PROJECT No.	MIATRO1827
DATE	08/06/2021
SHEET NUMBER	1 OF 2



- PROP. STORM ———
- PROP. 8" WATER ———
- (12" WATER ALONG TROY-URBANA ROAD)
- PROP. 8" SANITARY ———
- PROP. EASEMENTS - - - - -
- PROP. SETBACKS ———

SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

TOTAL AREA: 86.275 ACRES
 TOTAL GREEN SPACE: 10.344 ACRES (12.0%)
 PROPOSED ZONING: R-3B
 MIN. LOT SIZE: 12,000 S.F.
 MIN. FRONTAGE: 80'
 FRONT SETBACK: 30'
 REAR SETBACK: 35'
 SIDE SETBACK: 10'
 NUMBER OF RESIDENTIAL LOTS: 179
 NUMBER OF GREEN SPACE LOTS: 7
 TYPICAL LOT SIZE: 80'x150'
 LOT #187 TO BE DONATED TO NEIGHBORING PROPERTY (BILLY C. WRIGHT)
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(7 LOTS MAINTED BY HOA) ■
- RETENTION POND (NON-BUILDABLE) ■

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 440 E. HOEWISHER ROAD, SIDNEY, OH 45365
 VICINITY MAP



**LIBERTY MEADOWS
 CITY OF TROY
 PRELIMINARY PLAT UTILITIES**

REVISIONS:

FILE NAME	PREL. PLAT UTIL.
DRAWN BY	KTS
CHECKED BY	JSP
PROJECT No.	MIATRO1827
DATE	08/06/2021
SHEET NUMBER	2 OF 2