TROY
OHIO

AGENDA, TROY CITY COUNCIL
MONDAY, OCTOBER 5, 2020, 7:00 P.M.
BRAVO ROOM OF HOBART ARENA
255 ADAMS STREET, TROY, OHIO

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL — Excuse Mr. Schweser — absences by motion/second/roll call vote

PRESENTATIONS — Recognition of the out-going members of the Mayors Youth Council

Mayor Oda, on behalf of Rumpke of Ohio, Inc., will make a presentation to the recipient of the Rumpke "Look Who Is Recycling" quarterly reward program

PUBLIC HEARING — O-44-2020 - Amend General Plan, Troy Christian Schools Education & Performing Arts Facility PD-R

SUMMARY OF MINUTES — September 21, 2020 Meeting — motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

R-57-2020	Agreement w/EMH&T for design of SR 41 Interconnect Project Phase 2, $59,000		1st Reading
R-58-2020	Ferryman – Kerber Annexation, 3.714 Acres Concord Township, Statement of Services	EMERGENCY	1st Reading
R-59-2020	Ferryman – Kerber Annexation, 3.714 Acres Concord Township, Buffering Statement	EMERGENCY	1st Reading
R-60-2020	Ferryman – Kerber Annexation, 3.714 Acres Concord Township, Consent	EMERGENCY	1st Reading

ORDINANCES

O-44-2020	Amend General Plan, Troy Christian Schools Education & Performing Arts Facility PD-R	2nd Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

COUNCIL MEETING

Date of Meeting: Oct. 5, 2020

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
EMH&T - Design SR 41 Interconnect Project Phase 2	R-57-2020						
Ferryman-Kerber Annex., 3.714 Ac. Concord Twp. -Statement of Services	R-58-2020						
Ferryman-Kerber Annex., 3.714Ac. Concord Twp. - Buffering Statement	R-59-2020						
Ferryman-Kerber Annex., 3.714 Ac. Concord Twp. -Consent	R-60-2020						

DESCRIPTION	ORDINANCE NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
Amend Gen. Plan, Troy Christian Schools Ed & Performing Arts Fac PD-R	O-44-2020	9/21/2020			10/5/2020		

September 21, 2020

MINUTES OF COUNCIL

A regular session of Troy City Council was held on Monday, September 21, 2020, at 7:00 p.m. at the Bravo Room of Hobart Arena.

Members Attending: Allen, Phillips, Rozell, Schilling, Schweser, Severt, Terwilliger and Twiss.
Upon motion of Mr. Rozell, seconded by Mr. Schilling, Mrs. Snee was excused from this meeting by unanimous roll call vote.

Presiding Officer:	William Lutz	President of Council
Also Attending:	Robin I. Oda	Mayor
	Patrick E. J. Titterington	Director of Public Service and Safety
	Grant D. Kerber	Director of Law
	John E. Frigge	City Auditor

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Twiss, followed by the Pledge of Allegiance.

MINUTES: The Clerk gave a summary of the minutes of the September 8, 2020 meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Twiss, seconded by Mr. Schilling, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:
Finance Committee: Mr. Schweser, Chairman, reported that Committee recommends legislation be prepared accepting the tax rates to be levied for the City of Troy as certified by the Miami County Budget Commission for both the Miami East and Troy School Districts. Committee supports emergency legislation to meet the October 1 date by which acceptance of the certifications are to be returned to the County.
Report submitted by Phillips, Severt and Schweser.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to file an application for Ohio Public Works Commission (OPWC) funds for Phase 1 of the South Stanfield Road Improvement Project, and to execute any necessary agreements if the funding application is approved. As the application deadline is October 5, Committee supports emergency legislation.
Report submitted by Phillips, Snee and Schilling.

Law & Ordinance Committee: Mr. Severt, Chairman, gave an oral report of notice of new C2 liquor permit application by Oham LLC, dba Market Street Carry Out, 809 S. Market Street.

COMMENTS ON AGENDA ITEMS: NONE

RESOLUTION NO. R-55-2020

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Severt.
Yes: Severt, Rozell, Terwilliger, Schilling, Phillips, Allen, Schweser and Twiss.
No: None.
Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.
Yes: Rozell, Terwilliger, Schilling, Phillips, Allen, Schweser, Twiss and Severt.
No: None. RESOLUTION ADOPTED

RESOLUTION NO. R-56-2020

RESOLUTION AUTHORIZING TAX LEVIES FOR THE CITY OF TROY, OHIO FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2021 AS DETERMINED BY THE BUDGET COMMISSION AND CERTIFYING SUCH LEVIES TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schilling.
Yes: Terwilliger, Schilling, Phillips, Allen, Schweser, Twiss, Severt and Rozell.
No: None.
Mr. Allen moved for adoption. Motion seconded by Mr. Twiss.
Yes: Schilling, Phillips, Allen, Schweser, Twiss, Severt, Rozell and Terwilliger.
No: None. RESOLUTION ADOPTED

ORDINANCE NO. O-44-2020

ORDINANCE AMENDING THE GENERAL PLAN OF THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT (PD-R) IN THE CITY OF TROY, OHIO AND REZONING A 0.178 ACRE PARCEL ADDED TO THIS PLANNED DEVELOPMENT AS A PART OF THE AMENDED GENERAL PLAN, FROM R-5, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, TO A RESIDENTIAL PLANNED DEVELOPMENT (PD-R)

This Ordinance was given first title reading.

COMMENTS OF THE MAYOR: Mayor Oda commented that Council is invited to tour the Arbogast Performing Arts Center.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington noted that Officer Jeff Waite was promoted to the position of Sergeant on September 21, 2020.

COMMENTS OF THE CITY AUDITOR: Mr. Frigge commented that the recent bond sale authorized by Council resulted in a savings of over $2.5 million in interest payments over 20 years .

There being no further business, the meeting adjourned at 7:13 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council DATE: September 28, 2020

FROM: Community & Economic Development Committee

SUBJECT: ANNEXATION OF 3.714 ACRES FROM CONCORD TOWNSHIP; FERRYMAN-KERBER ANNEXATION, LOCATED NORTH OF FENNER ROAD

SUMMARY REPORT: *(To be read at Council meeting)*
This Committee met on September 28 to consider the petition filed for the annexation of 3.714 acres located north of Fenner Road, known as the Ferryman-Kerber Annexation.

RECOMMENDATION: *(To be read at Council meeting)*
It is the recommendation of this Committee that legislation be prepared to provide for the three legislative items required by state law related to the Ferryman-Kerber Annexation of 3.714 acres from Concord Township. To meet the timeline of the state law for an expedited annexation, the Committee supports emergency legislation.

Respectfully submitted,

_____
William G. Rozell

_____
William C. Twiss

_____
Lynne B. Snee, Chairman
Community & Economic Development Committee

DETAILED REPORT:
This Committee met on September 28, 2020, to consider the petition filed for the annexation of 3.714 acres located north of Fenner Road. The meeting was also attended by Council Members Rozell and Schilling, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

This annexation petition was filed on September 22, 2020, by Grant Kerber, agent for the petitioners. The petition was filed under the Type 2 Expedited procedure, which has the following requirement as set forth in the ORC:

1. Within twenty days from the date the annexation is filed with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Within twenty days from the date the annexation is filed with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Within twenty-five days from the date the annexation is filed with the County, the City may enact legislation consenting to or objecting to the annexation.

It is also noted that all legislative items would need to be emergency measures based on the timing provided within the ORC.

RECOMMENDATION:
It is the recommendation of this Committee that legislation be prepared to provide for the three legislative items required by state law related to the Ferryman-Kerber Annexation of 3.714 acres from Concord Township. To meet the timeline of the state law for an expedited annexation, the Committee supports emergency legislation.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, file, staff

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mr. Lutz, President of Council DATE: September 28, 2020

FROM: Streets & Sidewalks Committee

SUBJECT: **PROFESSIONAL SERVICES AGREEMENT WITH EMH&T FOR DESIGN OF STATE ROUTE 41 INTERCONNECT PROJECT PHASE 2**

SUMMARY REPORT: *(to be read at Council meeting)*
On September 28 this Committee met to consider recommending approval of a professional services agreement with the firm of EMH&T for the design of the State Route 41 Interconnect Project Phase 2. The project scope is discussed in the detailed report.

RECOMMENDATION: *(to be read at Council meeting)*
It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with EMH&T of Columbus, Ohio, for the design of the State Route 41 Interconnect Improvement Project Phase 2 at a cost not to exceed $59,000. So that the design can be finalized to meet the early 2021 bid schedule, committee supports emergency legislation

Respectfully submitted,

Jeffrey A. Schilling

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:
On September 28, 2020 this Committee met to consider recommending approval of a professional services agreement with the firm of EMH&T for design work for the State Route 41 Interconnect Project Phase 2. The meeting was also attended by Council Member Rozell, the Director of Law, the Director of Public Service and Safety, and members of the City staff.

The Phase 2 project scope is signal intelligence at W. Main St. and Marybill Dr. and W. Main St. and Dorset Rd. The improvements at the intersections include communication capabilities among intersections between Marybill Dr. to Dorset Rd. along W. Main St., improving detection at both intersections; installing new sidewalk curb ramps; and replacing signals, pedestrian signals and other ancillary equipment at both intersections. The project is scheduled to bid for construction the first quarter of 2021. This project is partially funded with a federal grant through MVRPC/ODOT (i.e. 80% grant, 20% local).

The design effort began after the project was funded in 2016, with Phase 2 originally budgeted to be under $50,000. Since the design of this project began, the City has standardized on mast arms (versus strain poles) for the signalized intersection. Making this construction change also requires additional design, with the total design project now estimated not to exceed $59,000. The design needs to be completed as soon as possible for the design to be approved by ODOT. With the early 2021 bid schedule, committee supports emergency legislation so that the design is not delayed.

RECOMMENDATION:
It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a professional services agreement with EMH&T of Columbus, Ohio, for the design of the State Route 41 Interconnect Improvement Project Phase 2 at a cost not to exceed $59,000. So that the design can be finalized to meet the early 2021 bid schedule, committee supports emergency legislation.

cc: Council, Mayor, Director of Law, Auditor, Director of Public Service & Safety, staff, media

CITY OF TROY, OHIO

RESOLUTION No. R-57-2020

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH EMH&T OF COLUMBUS, OHIO, TO PROVIDE DESIGN SERVICES FOR THE STATE ROUTE 41 INTERCONNECT PROJECT PHASE 2 AND DECLARING AN EMERGENCY

WHEREAS, the State Route 41 Interconnect Project Phase 2 Project includes needed improvements at the intersections of West Main Street and Marybill Drive and West Main Street and Dorset Road, with the cost of said project partially funded with a federal grant through the Miami Valley Regional Planning Commission/the Ohio Department of Transportation; and

WHEREAS, City staff recommended that the engineering firm of EMH&T of Columbus, Ohio be authorized to provide professional design services for the State Route 41 Interconnect Project Phase 2, to include communication capabilities among intersections between Marybill Drive to Dorset Road along West Main Street, improving detection at both intersections; installing new sidewalk curb ramps; and replacing signals, pedestrian signals and other ancillary equipment at both intersections.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to enter into an Agreement for Professional Services for the design of the State Route 41 Interconnect Project Phase 2, the scope of services for which project are discussed herein, with EMH&T of Columbus, Ohio, in accordance with the Agreement now on file in the Office of the Director of Public Service and Safety, at a cost not to exceed Fifty-nine Thousand Dollars and no/100 ($59,000.00).

SECTION II: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that the design needs to be completed so the project can be bid based on the schedule of the grant funding discussed herein; NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption by this Council and approval by the Mayor.

Adopted:_____ _____
President of Council

Approved:_____

Attest: _____ _____
Clerk of Council Mayor

CITY OF TROY, OHIO

RESOLUTION No. R-58-2020

Dayton Legal Blank, Inc

RESOLUTION ESTABLISHING MUNICIPAL SERVICES FOR CERTAIN TERRITORY CONTAINING 3.714 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, PROPOSED TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, a petition for the annexation of certain property in Concord Township has been submitted, and

WHEREAS, under state law, the City is required to provide a statement of services,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the property described in Exhibit A will receive the municipal services described in Exhibit B, if it is annexed into the City of Troy, Ohio.

SECTION II: That the Clerk of Council is authorized to provide this information to the Board of County Commissioners of Miami County, Ohio.

SECTION III: That this Resolution is an emergency measure necessary for the immediate preservation of the public, peace, health and safety of the City of Troy, Ohio, and for the further reason that this statement of services needs to be filed with the Board of County Commissioners of Miami County, Ohio immediately, NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted:_____ _____
President of Council

Approved:_____

Attest: _____ _____
Clerk of Council Mayor

COZATT ENGINEERING COMPANY
CIVIL ENGINEER – LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

534 N. ELM ST. SUITE C
TROY, OHIO 45373
(937) 339-2921 • (937) 216-6320

SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

June 1, 2020

DESCRIPTION

3.714 Ac.
Annexation to City of Troy, Ohio
for
Kerber and Ferryman

Being a total of 3.714 acre tract to be annexed, being a 2.997 acre tract (part of a 11.944 acre tract) as deeded to Grant O. and Anna E. Kerber by D.B. 795, Pg. 813 and a 0.717 acre tract as deeded to Michael and Monica Ferryman by O.R. 481, Pg. 855, located in the southeast quarter of Section 30, Town 5, Range 6, Concord Township, Miami County, Ohio, and further bounded and described as follows:

Commencing for reference at the southeast corner of the southeast quarter of Section 30 and being at the centerline intersection of Fenner Road and Barnhart Road; thence North 00 deg.-33'-15" East for 506.85 ft. along the centerline of Barnhart Road and the east line of Section 30 to a point marking the true place of beginning;

thence North 89 deg.-26'-45" West for 250.41 ft. to an iron pin found;

thence South 00 deg.-33'-15" West for 258.90 ft. to an iron pin found;

thence North 89 deg.-55'-00" West for 151.62 ft. to a point;

thence South 00 deg.-05'-00" West for 250.00 ft. to a point on the centerline of Fenner Road and the south line of Section 30;

thence North 89 deg.-55'-00" West for 125.00 ft. with aforesaid centerline and section line to a point;

thence North 00 deg.-05'-00" East for 250.00 ft. to a point;

thence North 00 deg.-05'-00" East for 371.37 ft. to a point;

thence South 89 deg.-26'-45" East for 530.05 ft. to a point on the centerline of Barnhart Road and the east line of Section 30;

thence South 00 deg.-33'-15" West for 110.18 ft. with aforesaid centerline and section line to the place of beginning

EXHIBIT
A

Containing a total of 3.714 Ac., including 2.997 Ac. and 0.717 Ac. and subject to all legal easements, rights-of-way, and restrictions of record.

Legal description written from Lawnview Section 2, Plat Book 10, Page 60 of the Miami County Recorder's Plat Records and Land Survey Vol. 42, Pg. 109 of the Miami County Engineer's Record of Land Surveys.

This description written by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm St. Suite C, Troy, Ohio 45373, on June 1, 2020.

EXHIBIT B

MUNICIPAL SERVICES

ANNEXATION OF: 3.714 ACRES, MORE OR LESS, CONCORD TOWNSHIP
FERRYMAN-KERBER ANNEXATION

PETITIONERS: Michael Ferryman and Monica Ferryman
2077 W. Fenner Road
Troy, Ohio 45373

Grant D. Kerber and Anna E. Kerber
1319 Kenton Way
Troy, Ohio 45373

AGENT FOR PETITIONERS: Grant D. Kerber
215 W. Water Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the Ferryman-Kerber Annexation was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 3.714 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to: police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

9-22-2020

CITY OF TROY, OHIO

RESOLUTION No. R-59-2020

Dayton Legal Blank, Inc.

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 3.714 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, PROPOSED TO BE ANNEXED TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, a petition for the annexation of certain property in Concord Township has been submitted, and

WHEREAS, under state law, the City is required to provide zoning buffer requirements,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the property described in Exhibit A will be required to meet the municipal buffer requirements as described in Exhibit B, if it is annexed into the City of Troy, Ohio.

SECTION II: That the Clerk of Council is authorized to provide this information to the Board of County Commissioners of Miami County, Ohio.

SECTION III: That this Resolution is an emergency measure necessary for the immediate preservation of the public, peace, health and safety of the City of Troy, Ohio, and for the further reason that this buffer requirement needs to be filed with the Board of County Commissioners of Miami County, Ohio immediately, NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted:_____

_____
President of Council

Approved:_____

Attest: _____
Clerk of Council

_____
Mayor

COZATT ENGINEERING COMPANY
CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
PROFESSIONAL SURVEYOR 6001

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SUBDIVISIONS
MUNICIPAL ENGINEERING
LAND SURVEYS

June 1, 2020

DESCRIPTION

3.714 Ac.
Annexation to City of Troy, Ohio
for
Kerber and Ferryman

Being a total of 3.714 acre tract to be annexed, being a 2.997 acre tract (part of a 11.944 acre tract) as deeded to Grant D. and Anna E. Kerber by D.B. 795, Pg. 813 and a 0.717 acre tract as deeded to Michael and Monica Ferryman by O.R. 481, Pg. 855, located in the southeast quarter of Section 30, Town 5, Range 6, Concord Township, Miami County, Ohio, and further bounded and described as follows:

Commencing for reference at the southeast corner of the southeast quarter of Section 30 and being at the centerline intersection of Fenner Road and Barnhart Road; thence North 00 deg.-33'-15" East for 506.85 ft. along the centerline of Barnhart Road and the east line of Section 30 to a point marking the true place of beginning;

thence North 89 deg.-26'-45" West for 250.41 ft. to an iron pin found;

thence South 00 deg.-33'-15" West for 258.90 ft. to an iron pin found;

thence North 89 deg.-55'-00" West for 151.62 ft. to a point;

thence South 00 deg.-05'-00" West for 250.00 ft. to a point on the centerline of Fenner Road and the south line of Section 30;

thence North 89 deg.-55'-00" West for 125.00 ft. with aforesaid centerline and section line to a point;

thence North 00 deg.-05'-00" East for 250.00 ft. to a point;

thence North 00 deg.-05'-00" East for 371.37 ft. to a point;

thence South 89 deg.-26'-45" East for 530.05 ft. to a point on the centerline of Barnhart Road and the east line of Section 30;

thence South 00 deg.-33'-15" West for 110.15 ft. with aforesaid centerline and section line to the place of beginning.

EXHIBIT "A"

Containing a total of 3.714 Ac., including 2.997 Ac. and 0.717 Ac. and subject to all legal easements, rights-of-way, and restrictions of record.

Legal description written from Lawnview Section 2, Plat Book 10, Page 60 of the Miami County Recorder's Plat Records and Land Survey Vol. 42, Pg. 109 of the Miami County Engineer's Record of Land Surveys.

This description written by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm St. Suite C, Troy, Ohio 45373, on June 1, 2020.

EXHIBIT B

MUNICIPAL ZONING REQUIRING BUFFERING

ANNEXATION OF: 3.714 ACRES, MORE OR LESS, CONCORD TOWNSHIP
FERRYMAN-KERBER ANNEXATION

PETITIONERS: Michael Ferryman and Monica Ferryman
2077 W. Fenner Road
Troy, Ohio 45373

Grant D. Kerber and Anna E. Kerber
1319 Kenton Way
Troy, Ohio 45373

AGENT FOR PETITIONERS: Grant D. Kerber
215 W. Water Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the Ferryman-Kerber Annexation was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

If the 3.714 acres known as the Ferryman-Kerber Annexation is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Concord Township Zoning Regulations in the adjacent land remaining within Concord Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

9-22-2020

CITY OF TROY, OHIO

RESOLUTION No. R-60-2020

Dayton Legal Blank, Inc.

RESOLUTION CONSENTING TO THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 3.714 ACRES, MORE OR LESS, IN CONCORD TOWNSHIP, TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

WHEREAS, a petition for the annexation of certain property in Concord Township has been submitted under Ohio Revised Code Section 709.023, and

WHEREAS, the petition was not submitted under Ohio Revised Code Section 709.024, for a significant economic development project, and thus no reparation payments are required, and

WHEREAS, the property contained in the annexation petition shall remain in Concord Township under specific State law provisions, and

WHEREAS, under state law, the City is required to consent or object to the proposed annexation within twenty-five (25) days,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the City consents to the proposed annexation as applied for in the petition filed with the City of Troy, Ohio and described in Exhibit A.

SECTION II: That the Clerk of Council is authorized to provide this information to the Board of County Commissioners of Miami County, Ohio.

SECTION III: That this Resolution is an emergency measure necessary for the immediate preservation of the public, peace, health and safety of the City of Troy, Ohio, and for the further reason that this consent needs to be filed with the Board of County Commissioners of Miami County, Ohio immediately, NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted:_____ _____
President of Council

Approved:_____

Attest: _____ _____
Clerk of Council Mayor

COZATT ENGINEERING COMPANY

CIVIL ENGINEER – LAND SURVEYOR

MICHAEL W. COZATT
PROFESSIONAL ENGINEER 36325
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SUBDIVISIONS
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LAND SURVEYS

June 1, 2020

DESCRIPTION

3.714 Ac.
Annexation to City of Troy, Ohio
for
Kerber and Ferryman

Being a total of 3.714 acre tract to be annexed, being a 2.997 acre tract (part of a 11.944 acre tract) as deeded to Grant D. and Anna E. Kerber by D.B. 795, Pg. 813 and a 0.717 acre tract as deeded to Michael and Monica Ferryman by O.R. 481, Pg. 855, located in the southeast quarter of Section 30, Town 5, Range 6, Concord Township, Miami County, Ohio, and further bounded and described as follows:

Commencing for reference at the southeast corner of the southeast quarter of Section 30 and being at the centerline intersection of Fenner Road and Barnhart Road; thence North 00 deg.-33'-15" East for 506.85 ft. along the centerline of Barnhart Road and the east line of Section 30 to a point marking the true place of beginning;

thence North 89 deg.-26'-45" West for 250.41 ft. to an iron pin found;

thence South 00 deg.-33'-15" West for 258.90 ft. to an iron pin found;

thence North 89 deg.-55'-00" West for 151.62 ft. to a point;

thence South 00 deg.-05'-00" West for 250.00 ft. to a point on the centerline of Fenner Road and the south line of Section 30;

thence North 89 deg.-55'-00" West for 125.00 ft. with aforesaid centerline and section line to a point;

thence North 00 deg.-05'-00" East for 250.00 ft. to a point;

thence North 00 deg.-05'-00" East for 371.37 ft. to a point;

thence South 89 deg.-26'-45" East for 530.05 ft. to a point on the centerline of Barnhart Road and the east line of Section 30;

thence South 00 deg.-33'-15" West for 110.18 ft. with aforesaid centerline and section line to the place of beginning.

EXHIBIT
"A"

Containing a total of 3.714 Ac., including 2.997 Ac. and 0.717 Ac. and subject to all legal easements, rights-of-way, and restrictions of record.

Legal description written from Lawnview Section 2, Plat Book 10, Page 60 of the Miami County Recorder's Plat Records and Land Survey Vol. 42, Pg. 109 of the Miami County Engineer's Record of Land Surveys.

This description written by Michael W. Cozatt, Professional Surveyor #6001, 534 N. Elm St. Suite C, Troy, Ohio 45373, on June 1, 2020.

CITY OF TROY, OHIO

ORDINANCE No. O-44-2020

Dayton Legal Blank, Inc.

ORDINANCE AMENDING THE GENERAL PLAN OF THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT (PD-R) IN THE CITY OF TROY, OHIO AND REZONING A 0.178 ACRE PARCEL ADDED TO THIS PLANNED DEVELOPMENT AS A PART OF THE AMENDED GENERAL PLAN, FROM R-5, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, TO A RESIDENTIAL PLANNED DEVELOPMENT (PD-R)

WHEREAS, the owners of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) have previously received approval of a residential planned development; and

WHEREAS, the owners of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) have requested a revision to the General Plan, which revision is to:

(1) Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4958 (Parcel No. D08-048770);

(2) Expand the boundary of the initial Planned Development of 24.684 acres by adding an additional 0.178 acres to the Eastern Section of the Planned Development, for a total of 24.862 acres;

(3) Rezone the 0.178 acre area of expanded boundary from R-5, Single-Family Residential Zoning District, to a Residential Planned Development (PD-R). This expanded boundary is located in the Eastern Section of the Planned Development, west of Dorset Road; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the requested revision to the General Plan and recommended that the amendment be approved; and

WHEREAS, at least thirty (30) days' notice of a public hearing regarding said revision has been provided by publication in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the revised General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) in the City of Troy, Ohio, is hereby amended, in accordance with Exhibit A, attached hereto and made a part hereof, including that the 0.178 acre area of expanded boundary, shown on Exhibit A, attached hereto and made a part hereof, is hereby rezoned from R-5, Single-Family Residential Zoning District, to a Residential Planned Development (PD-R).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted:_____ _____
President of Council

Approved:_____

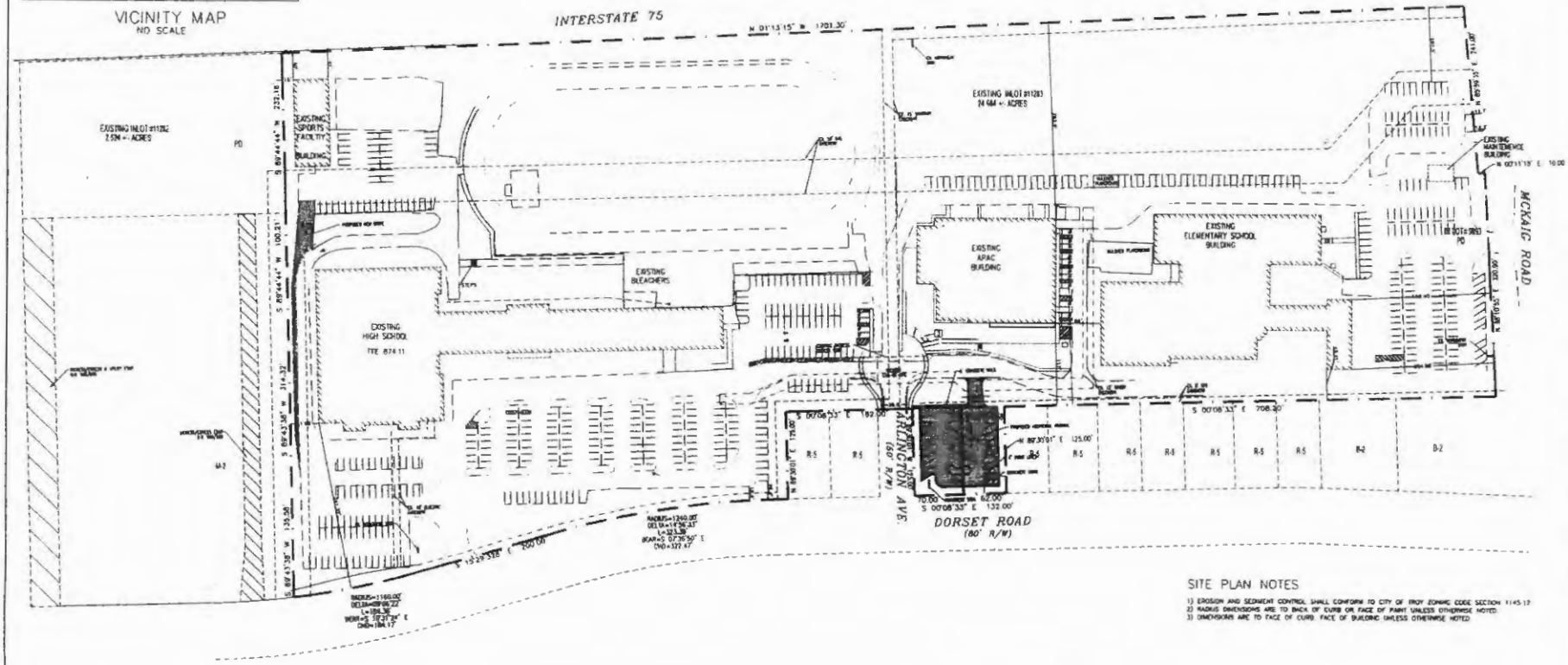
Attest: _____ _____
Clerk of Council Mayor

Exhibit A

CITY OF TROY, MIAMI COUNTY, OHIO

SITE PLAN
FOR
TROY CHRISTIAN SCHOOLS
EDUCATION AND PERFORMING ARTS FACILITY
PLANNED DEVELOPMENT
700 S. DORSET ROAD

VICINITY MAP
NO SCALE



SITE PLAN NOTES

1) EROSION AND SEDIMENT CONTROL SHALL CONFORM TO CITY OF TROY ZONING CODE SECTION 1145.12
2) RADIUS DIMENSIONS ARE TO BACK OF CURB OR FACE OF PAINT UNLESS OTHERWISE NOTED.
3) DIMENSIONS ARE TO FACE OF CURB. FACE OF BUILDING UNLESS OTHERWISE NOTED.

PROJECT DATA TABLE

TOTAL SITE AREA	24.662+/- ACRES
DISTURBED AREA	0.0 ACRES

PROJECT ZONING INFORMATION

ADDRESS	700 S. DORSET ROAD
TAX PARCEL NO	700-2-0009 & 008-6467R
EXISTING ZONING	PD & RS
PROPOSED ZONING	PD
TOTAL SITE AREA	24.662+/- ACRES
FLOOD INSURANCE RATE MAP	39109C0261E
FIRM DATE	08/03/2011

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (EMERGENCY PANEL NO. 39109C0261E DATED 08/03/2011) THE SUBJECT PARCEL SHOWN HEREON IS SITUATED ENTIRELY IN ZONE X AN AREA DESIGNATED BY FEMA AS HAVING A MINIMAL RISK OF FLOODING.

HARDSCAPE LEGEND

STANDARD ASPHALT PAVEMENT

CONCRETE SIDEWALK

PARKING CALCULATION

EX. BUILDING AREA	136,835 sf [34 XN]
PROP. BUILDING AREA	NO INCREASE
EXISTING PARKING	525 SPACES INCL 25 H.C.
PROPOSED PARKING	547 SPACES INCL 25 H.C.

PCL ID	ACRES	EX. ZONING	CITY LOT #	PROPOSED LOT #
008-2-0009	24.664	PD	11283	LOT #1
008-6467R	1.178	PD	4664	LOT #1
TOTAL	24.847+/- ACRES			

CCE
Community Civil Engineers, LLC
3440 DAYTON-XENIA ROAD, SUITE 8
DAYTON, OHIO 45432
TEL: 937.426.8460 FAX: 937.426.8794

STATE OF OHIO
JOHN C. CLEMENS
E-61000
REGISTERED
PROFESSIONAL ENGINEER

Tenant Improvement For:
ARBOGAST PERFORMING ARTS CENTER
700 S. Dorset Rd.
Troy, OH 45373

	DATE

OVERALL SITE PLAN

PD1

TROY
OHIO

TROY PLANNING COMMISSION

MEMORANDUM

TO: Mr. Lutz, President, Troy City Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: September 3, 2020

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON A PROPOSED MAJOR CHANGE TO THE GENERAL PLAN OF THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT (PD-R)**

On August 26, 2020, the Troy Planning Commission considered a proposed major change to the General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R). This Planned Development is generally located at 700 S. Dorset Road. The owner is Troy City Schools. The proposed revisions to the general plan would:

- Include Inlot 4958 (Parcel No. D08-048770), 466 S. Dorset Road, in the Planned Development and rezone that lot from R-5, Single-Family Residential District, to Planned Development – Residential.

- Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4958. The parking lot is to be located off Arlington Avenue.

- Increase the area of the Planned Development from 24.684 acres to 24.862 acres.

The Troy Planning Commission determined not to hold a public hearing on the requested change to the General Plan.

By unanimous vote the Planning Commission recommends to Troy City Council that the proposed major change to the General Plan of the Troy Christian Schools Education and Performing Arts Facility Planned Development (PD-R) be approved.

This matter is forwarded herewith for consideration by Troy City Council.

Attached is a copy of the information provided to the Planning Commission members.

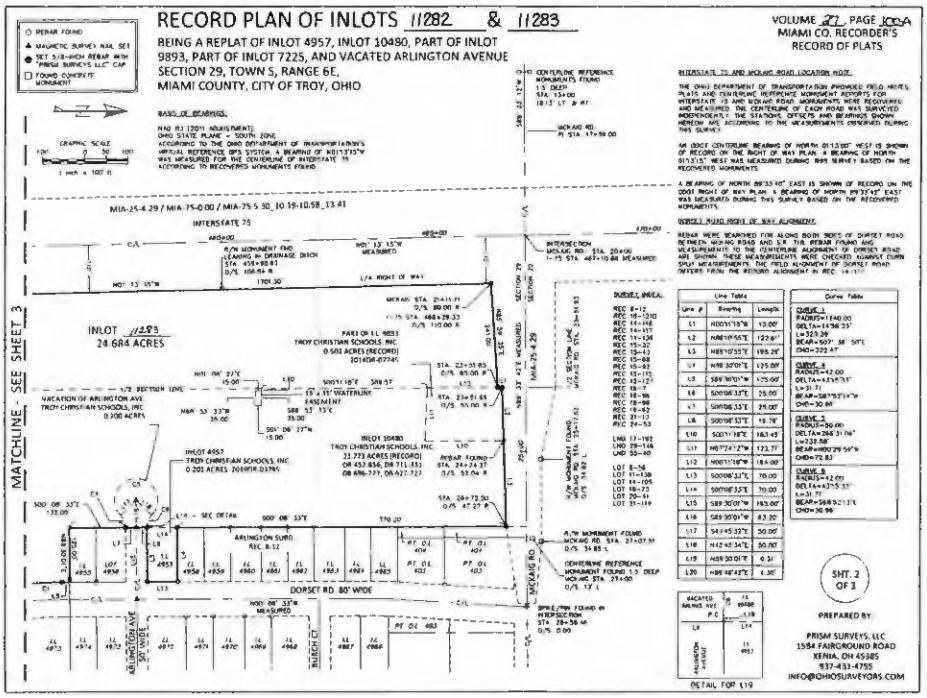
A Public Hearing on this request has been scheduled for the Council meeting of October 5, 2020.

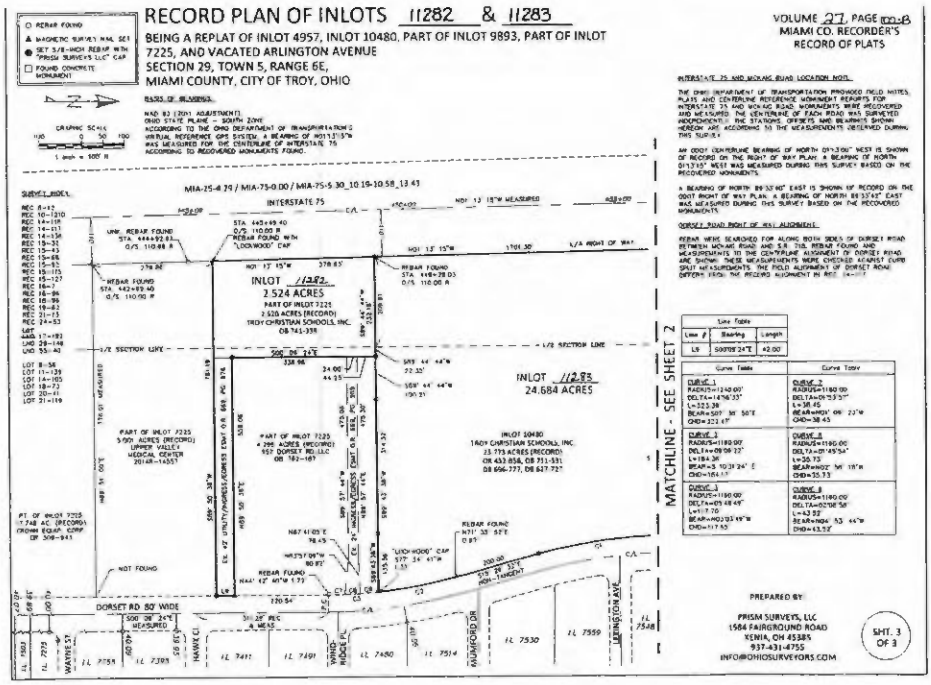
encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	August 21, 2020
SUBJECT:	Major Revision to Ordinance O-31-2019 / Planned Development
OWNER:	Troy Christian Schools
APPLICANT:	Stephen Butler (Community Civil Engineers, LLC)

DISCUSSION:

The applicant comes before the Planning Commission requesting a major revision to the General Plan of the Planned Development approved by City Council last September by Ordinance O-31-2019. See approved Record Plan below.



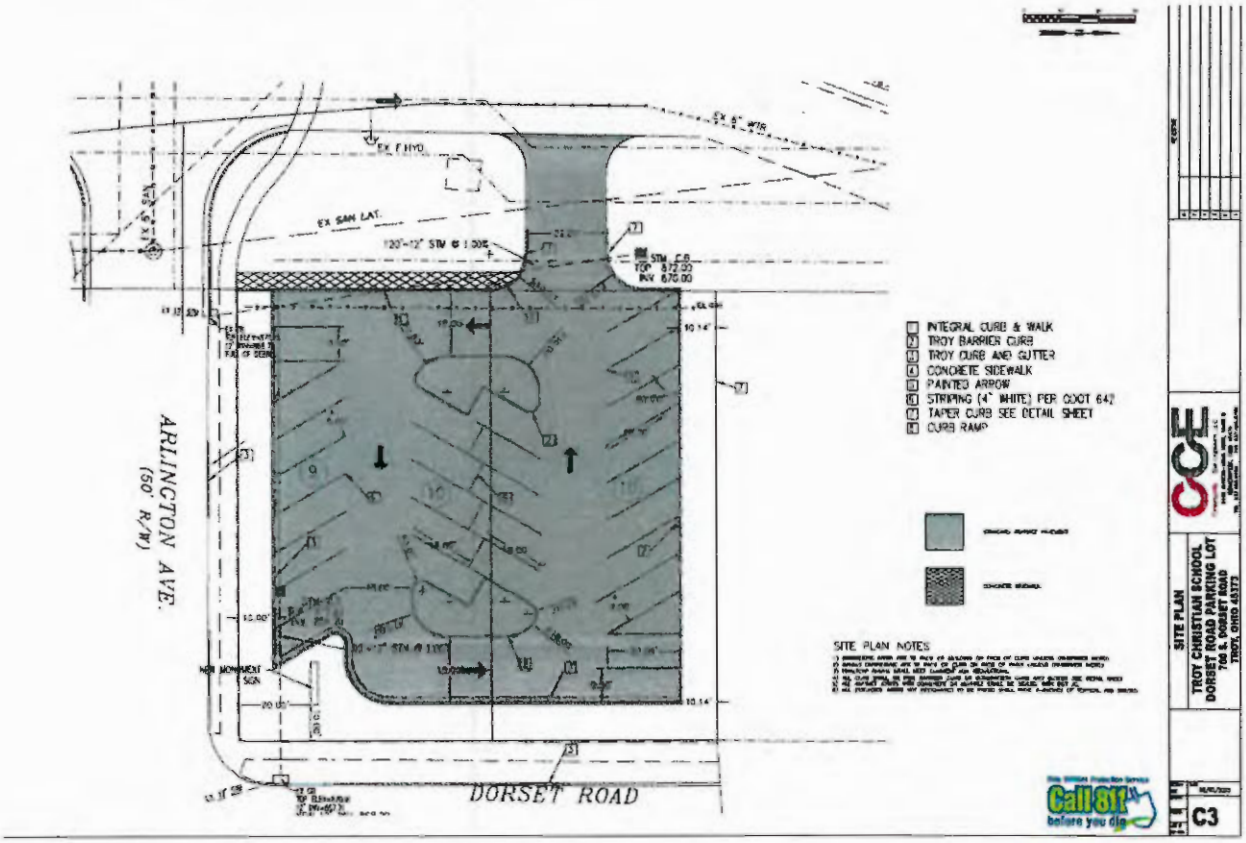


The original Planned Development measured 24.684 acres bordered by the land located between I-75, McKaig Road, and Arlington Avenue and S. Dorset. Troy Christian Schools (TCS) located at 700 S. Dorset Road has recently acquired residential lot 466 S. Dorset Road consisting of 0.178 acres, and now wishes to combine this parcel zoned R-5 Single-Family with the original 24.684 acre zoned Planned Development. The proposed Planned Development parcel would total 24.862 acres.

Map

The intent is to build a parking lot on the newly acquired 466 S. Dorset Road and the previously rezoned property 1611 S. Dorset Road which also abuts Arlington Avenue. There is no change to the existing Planned Development parcel (IL 11282) to the south at 2.5 acres established by Ordinance 0-31-2019. Future improvements to this site are still unknown. Additionally, TCS wishes to widen and add a small drive on the south side (IL 11283) of the high school that leads up to their wrestling facility to better improve the internal traffic flow.

The proposed 29 space parking lot development will be fully presented at the Final Development Plan step of this major revision. Both Engineering and Development Departments are reviewing applicable standards and requirements, including storm water, traffic flow, access, number of spaces, setbacks, landscaping, utilities, etc. The parking lot will have no access to Arlington Avenue or S. Dorset Road. The proposed site had a previously approved monument ground sign, of which the applicant would like to move an additional 10 feet from Arlington Avenue.



GENERAL PLANS STANDARDS:

As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

1. The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; The Troy Comprehensive Plan indicates the proposed area is for schools, institutions, and religious use. The land will continue to be in compliance with the Troy Comprehensive Plan.
2. An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit parking lots in a zoning district different from property it serves.
3. The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land

uses in terms of noise, smoke, dust, debris, or other nuisances; The Plan is compatible with these characteristics.

4. The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; Public improvement and infrastructure have been studied with this proposed use for this area. The proposed parking lot will be reviewed for proper access and traffic flow as an addition to the site.
5. The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; The proposed development will serve both the APAC and Education facilities as off-street parking in this neighborhood.
6. All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; The property has access to public utilities at the site and will meet any storm water requirements.
7. Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; An exemption is warranted from regular zoning. The PD proposes to combine both lots and bring the additional property into compliance with the City of Troy Zoning Code.
8. The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; Not applicable in this request.
9. Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; The proposed PD will create a positive effect on the community serving both the performance arts center and school.
10. The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. The General Plan is capable of implementation by a Final Development Plan.

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

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

The rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use of the property is compatible with the other uses in the immediate vicinity. Schools – public or private, are permitted within residential districts.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

The property is not surrounded by vacant land with the current R-5 and M-2 zoning classifications.

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

Not applicable in this request.

PUBLIC HEARING:
Due to the straight forward nature of the request as a major revision to an already approved Planned Development, staff believes a public hearing before the Planning Commission is not warranted. City Council is required to hold a public hearing if the request proceeds on.

RECOMMENDATION:
Staff recommends that Planning Commission make a positive recommendation to City Council to approve this request for Planned Development zoning.

Community Civil Engineers, LLC

August 19, 2020

Mr. Robert Watson
City Hall
South Annex
102 S. Market St.
Troy, OH 45373

RE: Troy Christian Schools
Dorset Parking Lot

Dear Mr. Watson:

Please find attached to this letter an application for a Planned Development and exhibits. As you are aware Troy Christian Schools has purchased a residential house located at 466 S Dorset Road. It is the intent to combine this parcel with the larger planned development that was approved last year. The proposed improvements on this parcel consist of a parking lot with curb and landscaping. The parking lot will be accessed through the school property and no direct access will be on Dorset Road or Arlington. A Monument sign is proposed to be located at the intersection of Dorset Road and Arlington Avenue. This sign location was approved in the 2019 submittal. Due to the parking configuration we are proposing to move the sign an additional 10 feet from the Arlington Avenue right-of-way; giving a total distance of 20 feet. The distance to the Dorset Road right-of-way remains unchanged.

As part of this application we are proposing to modify the drive servicing the wrestling room, south of the existing high school. The safety and traffic flow in this area is proposed to be improved by widening the existing access drive to 24 feet and to extend it straight to the parking area.

Inlot 11282 is not included in the consolidation plat as future improvements on this site are still unknown.

2440 Dayton-Xenia Road, Suite B, Beavercreek, Ohio 45434
Tel. 937.490.9460 e-mail info@communitycivilengineers.com

During the rezoning in 2019 of the Troy Christian Schools campus, a large area (122,420 sf) of the elementary school was diverted to the existing detention basin. The diversion of the drainage shed allowed for and additional 100,545+/- sf of impervious area that could be added. The existing impervious area where the parking lot is proposed has an impervious area of 5,838; the proposed impervious area is 12,107 sf. This equated to an increase of 6,269 sf. This will allow the school to add no more than 94,276 sf of impervious area in the future.

Should you have any questions or need further clarification please don't hesitate to contact me. I can be reached at 937.490.9460.

Sincerely,

Stephen Butler
President

2440 Dayton-Xenia Road, Suite B, Beavercreek, Ohio 45434
Tel. 937.490.9460 e-mail info@communitycivilengineers.com

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

Date Requested: 8/26/20
Applicant(s) scheduled on the agenda will be notified

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

Office Use Only

Date Filed 8/12/20
Accepted by
Filing Fee Pd. $500
Receipt # 2826

APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTION 1145 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at 466 S Dorset Road
(Street Address)

being lot number(s) D08-048770
(Parcel Identification Number)

OWNER		APPLICANT	
Name	TROY CHRISTIAN SCHOOL	Name	COMMUNITY CIVIL ENGINEERS
Address	700 S DORSET ROAD	Address	2440 DAYTON XENIA ROAD, SUITE B
City	TROY	City	BEAVERCREEK
State	OHIO	State	OHIO
Zip Code	45373	Zip Code	45434
Phone No.	937.339.5692	Phone No.	937.490.9460
Fax No.		Fax No.	
Email	gwilber@tcmail.org	Email	SBUTLER@COMMUNITYCIVILENGINEERS.COM

The applicant is the X AGENT FOR OWNER _____ of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development. Attach as **EXHIBIT "A"**
2. The legal description of the land proposed to be reclassified. Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
   a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
   b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, the location of public of common open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.
   c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed, including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures: Attach as **EXHIBIT "D-3"**.
   d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
   e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
   f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
   g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

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

8/11/2020
(Applicant Signature)

Subscribed and sworn to before me this 11 day of August 20 20

My Commission Expires April 25, 2023
(Month/Date/Year)

CONSTANCE D. JACKOWSKI
Notary Public, State of Ohio
My Comm. Expires 04-25-2023

Constance D. Jackowski
(Notary Public)

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

REQUIRED DOCUMENTS:

✓	EXHIBIT A	Nature of applicant interest
✓	EXHIBIT B	Legal Description of land
✓	EXHIBIT C	Written description principal uses
✓	EXHIBIT D-1	Dimensions
✓	EXHIBIT D-2	Location/arrangement of buildings & structures
✓	EXHIBIT D-3	Intensity of Land Use
✓	EXHIBIT D-4	Sketches property describing proposed buildings
NA	EXHIBIT D-5	Description of maintenance of open space or recreational facilities
NA	EXHIBIT D-6	Description of covenants, grants, easements or other restrictions
✓	EXHIBIT D-7	Modifications of regulations
✓	EXHIBIT E	Zoning classification of parcels within 250 feet of parcel
✓	EXHIBIT F	Property owners list within 250 feel of parcel
✓	Labels	Two (2) Sets of Mailing Labels of Property Owners
NA	Copies	Fifteen (15) Complete Sets in a reproducible format 11"x17"
✓	Filing Fee	Check issued to City of Troy for $500.00

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE

_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

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

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

B 1 1 5 6 3 2
Tx:4063613

MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2019OR-05987
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/05/2019 02:06:49 PM
REFERENCES 0
RECORDING FEE 28.00
PAGES: 1

TRANSFERRED 500
In compliance with ORC 319.202
MATTHEW W GEARHARDT, Miami Co. Auditor
Kerry Andrews
JUN 05 2019
Total Fee: $ 2665.00
ORC 319.54 $ 132.50
ORC 322.02 $ 132.50
Exempt

DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY DV DATE 6-5-2019

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT PAULINE I. JOHNSON and KENNETH R. JOHNSON, wife and husband, of Miami County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **TROY CHRISTIAN SCHOOLS, INC., an Ohio not-for-profit corporation**, whose tax-mailing address is 700 South Dorset Road, Troy, Ohio 45373, the following real property:

Situated in the City of Troy, County of Miami, and State of Ohio:

Being Lot Numbered FOUR THOUSAND NINE HUNDRED FIFTY-EIGHT (4958) of the City of Troy, as recorded in Plat Book 8, Page 12 of the Plat Records of Miami County, Ohio.

Parcel No. D08-048770

This deed is executed, acknowledged and delivered by the Grantors and accepted by the Grantees subject to all easements, restrictions and covenants of record, applicable building, zoning and use regulations, and Grantees assume and agree to pay the June, 2019 installment of taxes and assessments and thereafter.

Prior Instrument Reference: Volume 08 500, Page 863, Miami County Official Records

Executed this 4th day of June, 2019.

Pauline I. Johnson
PAULINE I. JOHNSON

Kenneth R. Johnson
KENNETH R. JOHNSON

State of Ohio,
Miami County, ss:

Executed before me, a Notary Public, in and for said County and State, on the 4th day of June, 2019, by the above-named **PAULINE I. JOHNSON and KENNETH R. JOHNSON, wife and husband,** who represented to me to be said person, and who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

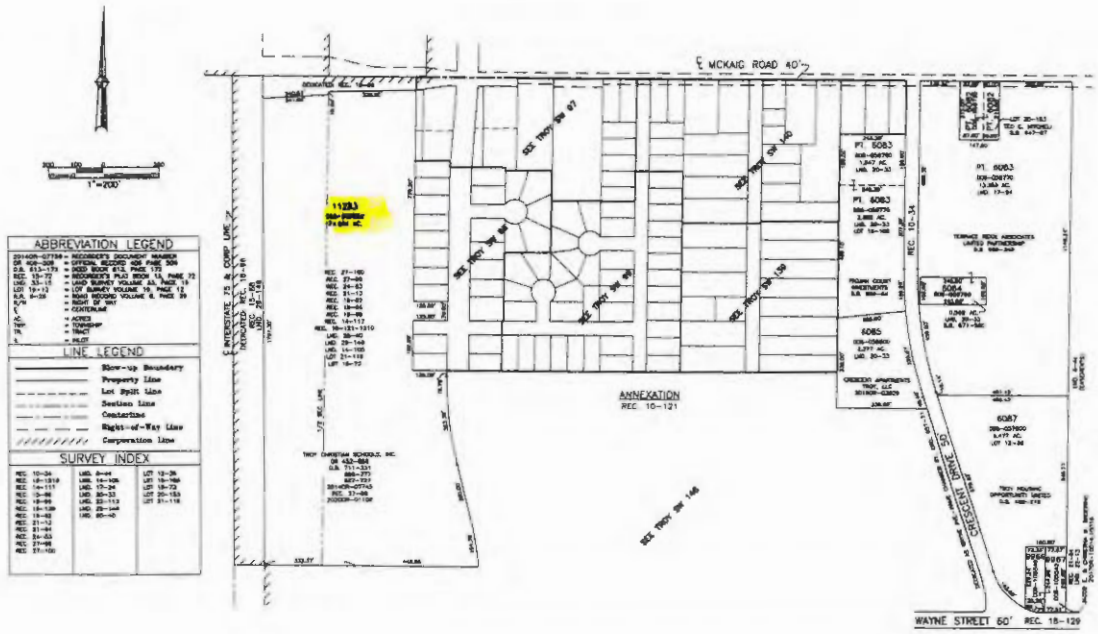
NOTARY PUBLIC
MICHAEL A. RIEMAN, Attorney at Law

SECTION 29
TOWN 5
RANGE 6

CITY OF TROY
MIAMI COUNTY, OHIO

PARCEL ID NUMBER
008-_____

PLAT SW 147

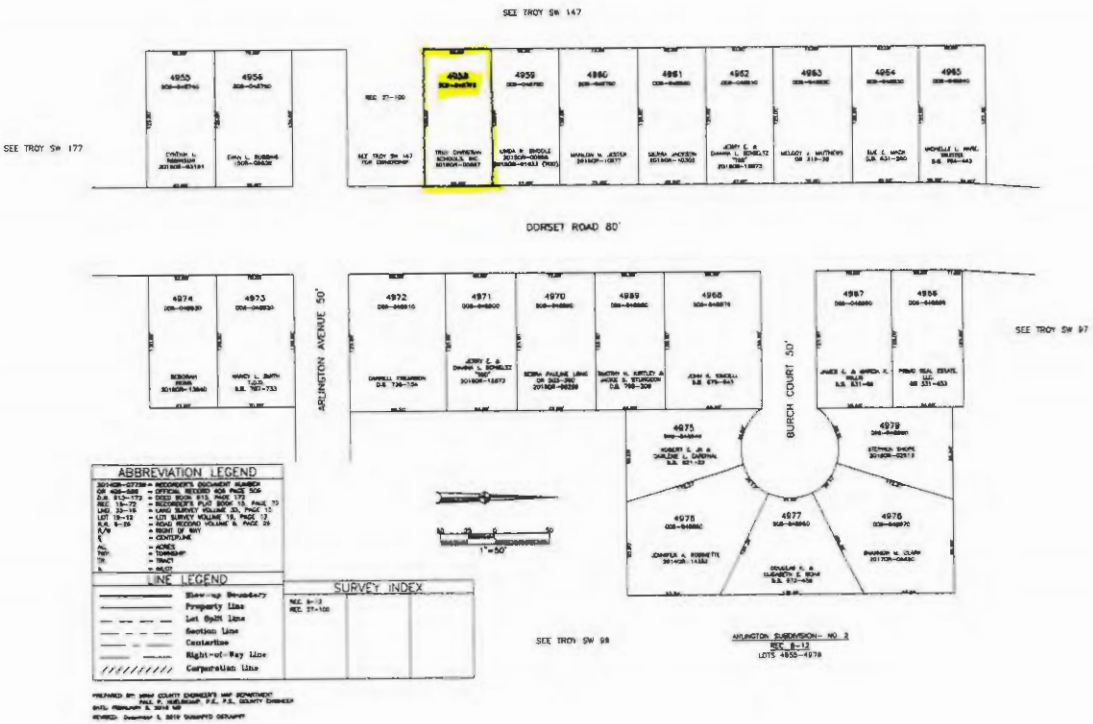


SECTION 29
TOWN 5
RANGE 6

CITY OF TROY
MIAMI COUNTY, OHIO

PARCEL ID NUMBER
008-_____

PLAT SW 98



Map

8/19/2020, 9:27:54 AM

1:4,509

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

TroyStreets

Parcels

New Parcels

Parcels annotation

Zones

County Zoning (Outside Troy)

Agriculture: 20 Acre Min.

Agriculture-Residential: 5 Acre Min.

R-1 Single Family Residential: 40,000 SqFt.

R-2 Single Family Residential: 20,000 SqFt.

R-3 Single Family Residential: 15,000 SqFt.

R-3B Single Family Residential: 12,000 SqFt

R-4 Single Family Residential: 9,000 SqFt.

R-5 Single Family Residential: 6,000 SqFt.

R-6 Two Family Residential: 3,000 SqFt/DU

R-7 Multiple Family Residential: 3,000 SqFt./DU

OR-1 Office-Residential: 3,000 SqFt./DU

OC-1 Office-Commercial District

B-1 Local Retail District

B-2 General Business District

B-3 Central Business District

B-4 Highway Service Business District

M-1 Planned Industrial District

M-2 Light Industrial District

M-3 General Industrial District

PUD Planned Unit Development

WO Wellhead Operation District

Planning Department

Exhibit D, E & F

8/19/2020, 9:08:23 AM

1:1,128

0	0.01	0.01	0.03 mi
0	0.01	0.03	0.06 km

TroyStreets

Parcels annotation

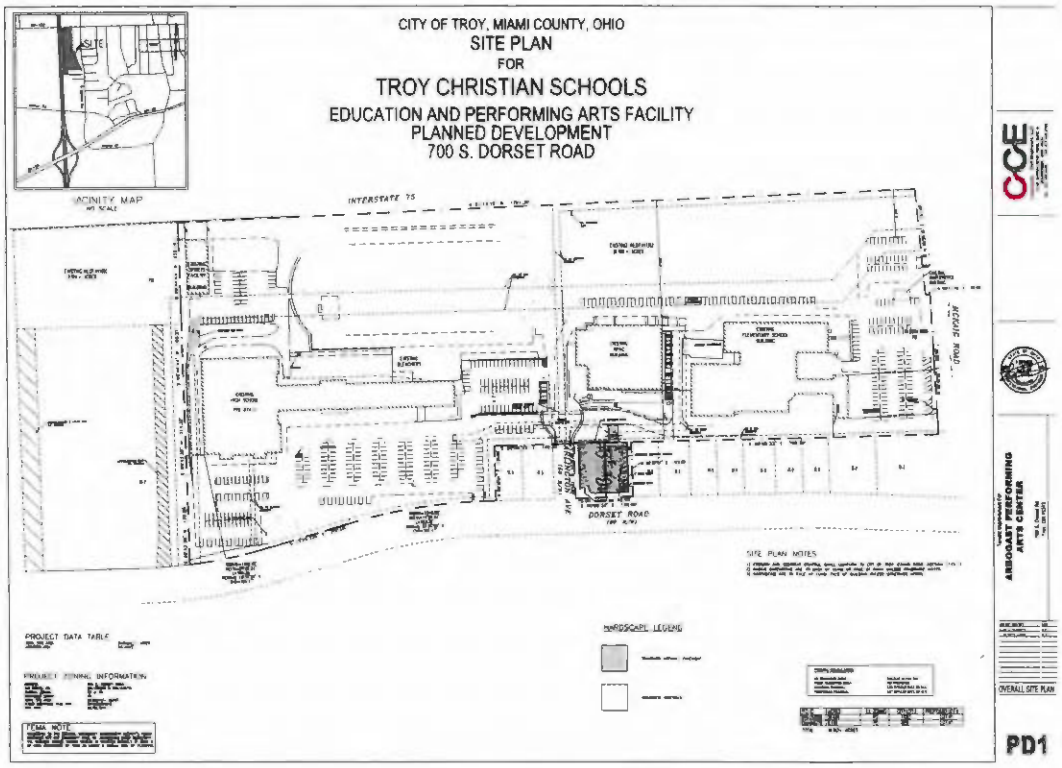
Parcels

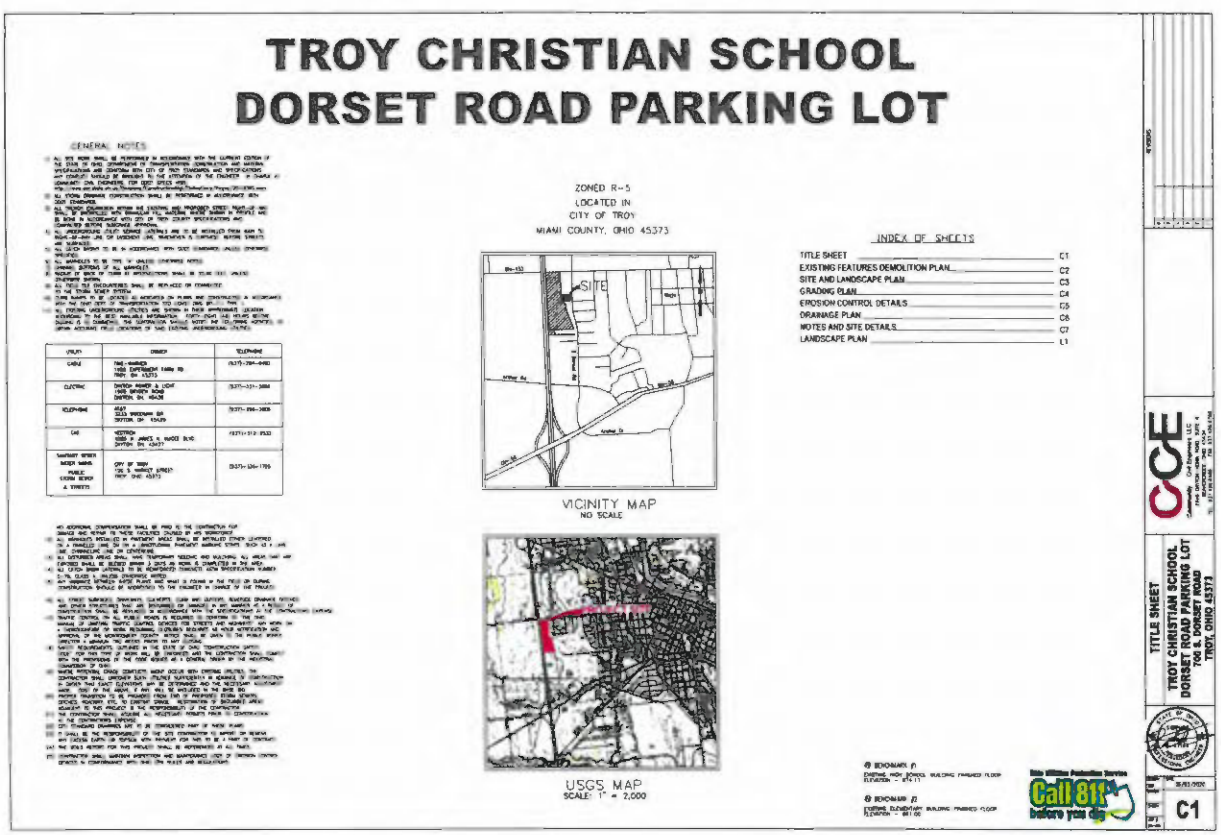
New Parcels

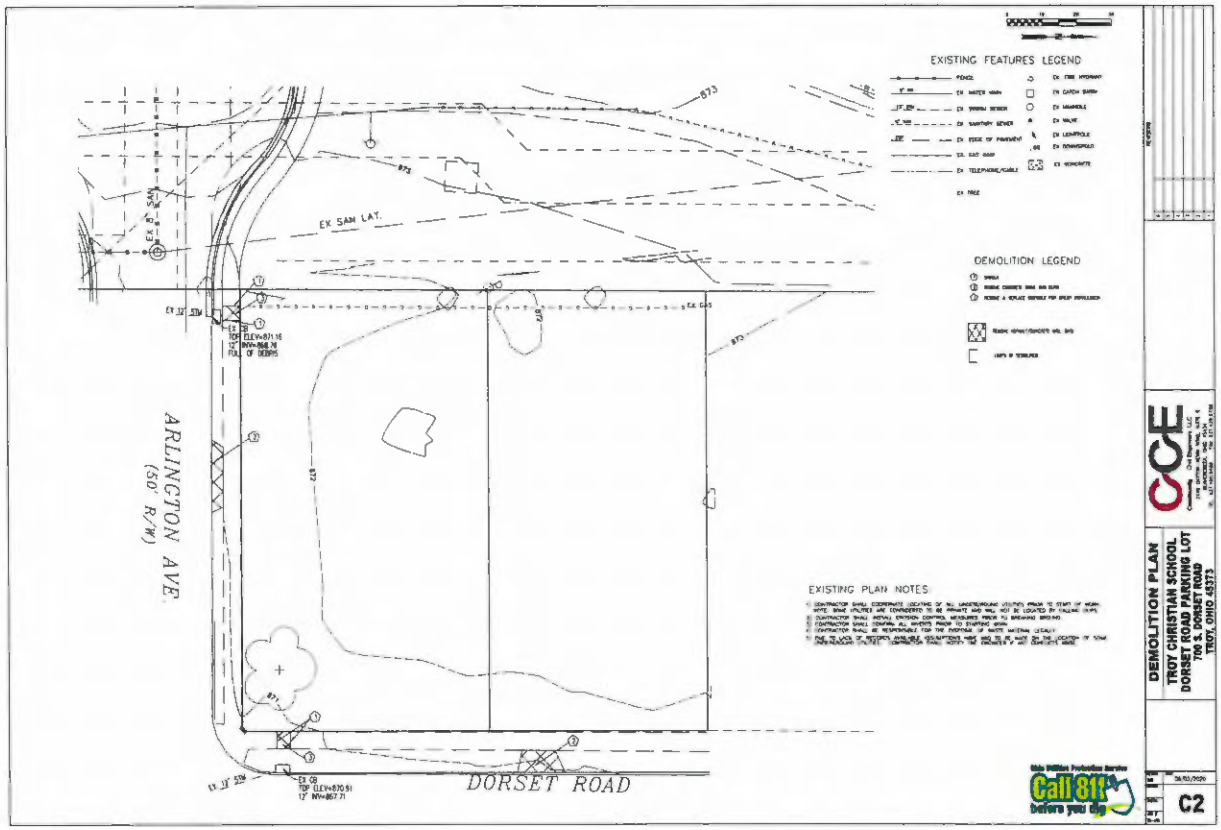
Zones

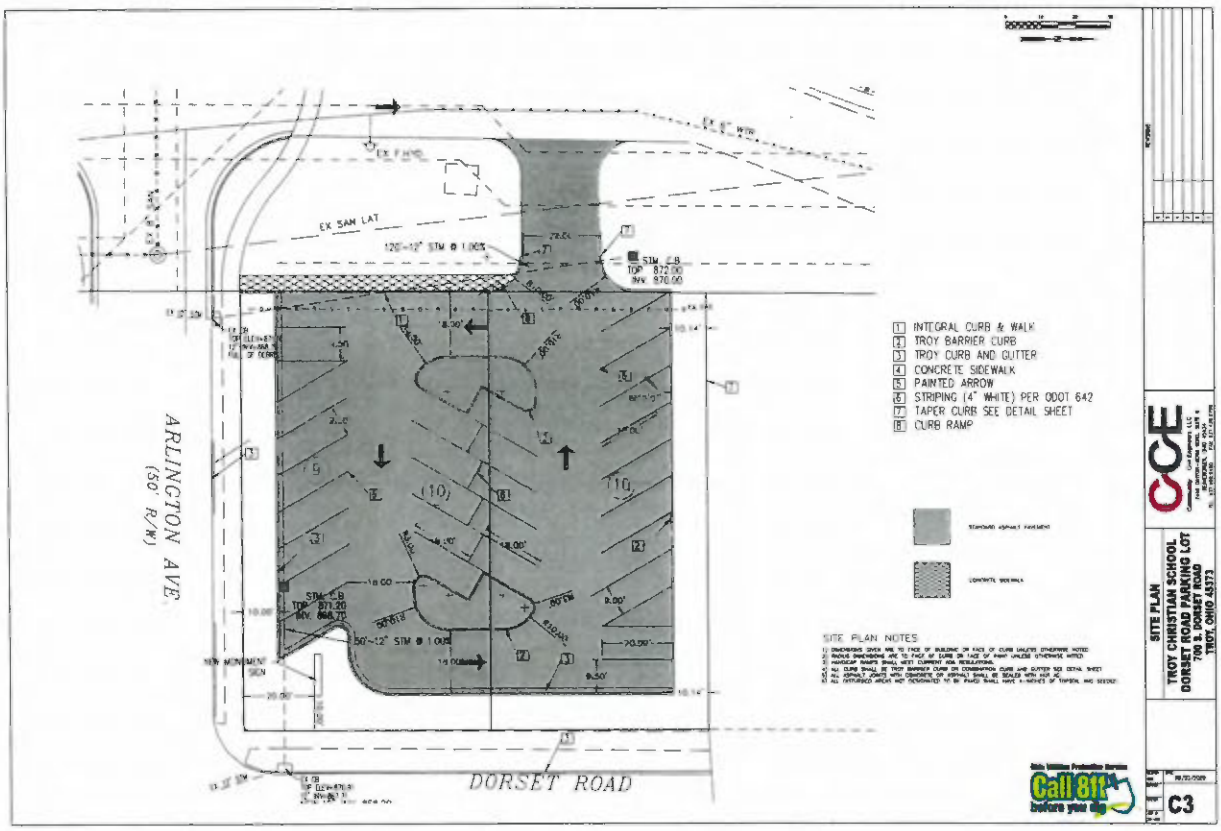
- County Zoning (Outside Troy)
- Agriculture: 20 Acre Min.
- Agriculture-Residential: 5 Acre Min.
- R-1 Single Family Residential: 40,000 SqFt.
- R-2 Single Family Residential: 20,000 SqFt.
- R-3 Single Family Residential: 15,000 SqFt.
- R-3B Single Family Residential: 12,000 SqFt
- R-4 Single Family Residential: 9,000 SqFt.
- R-5 Single Family Residential: 6,000 SqFt.
- R-6 Two Family Residential: 3,000 SqFt/DU
- R-7 Multiple Family Residential: 3,000 SqFt./DU
- OR-1 Office-Residential: 3,000 SqFt./DU
- OC-1 Office-Commercial District
- B-1 Local Retail District
- B-2 General Business District
- B-3 Central Business District
- B-4 Highway Service Business District
- M-1 Planned Industrial District
- M-2 Light Industrial District
- M-3 General Industrial District
- PUD Planned Unit Development
- WO Wellhead Operation District

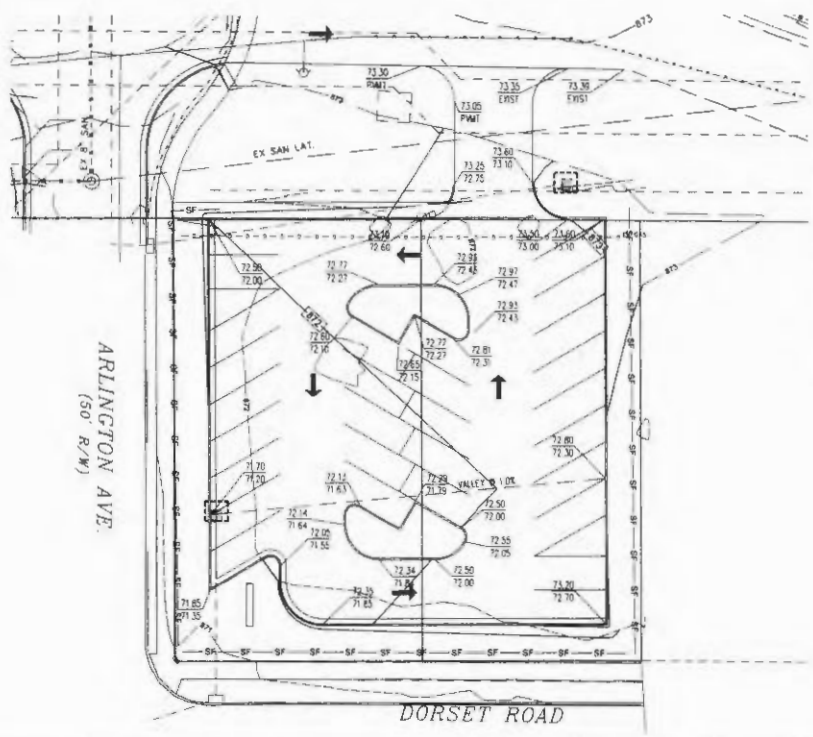
Planning Department


CITY OF TROY, MIAMI COUNTY, OHIO
SITE PLAN
FOR
TROY CHRISTIAN SCHOOLS
EDUCATION AND PERFORMING ARTS FACILITY
PLANNED DEVELOPMENT
700 S. DORSET ROAD
VICINITY MAP
NO SCALE
INTERSTATE 75
DORSET ROAD
SITE PLAN NOTES
PROJECT DATA TABLE
PROJECT ZONING INFORMATION
FEMA NOTE
HARDSCAPE LEGEND
ARBOGAST PERFORMING ARTS CENTER
OVERALL SITE PLAN
PD1


TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
GENERAL NOTES
ZONED R-5
LOCATED IN
CITY OF TROY
MIAMI COUNTY, OHIO 45373
SITE
VICINITY MAP
NO SCALE
USGS MAP
SCALE: 1" = 2,000
INDEX OF SHEETS
TITLE SHEET C1
EXISTING FEATURES DEMOLITION PLAN C2
SITE AND LANDSCAPE PLAN C3
GRADING PLAN C4
EROSION CONTROL DETAILS C5
DRAINAGE PLAN C6
NOTES AND SITE DETAILS C7
LANDSCAPE PLAN L1
TITLE SHEET
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373
Call 811 before you dig
C1

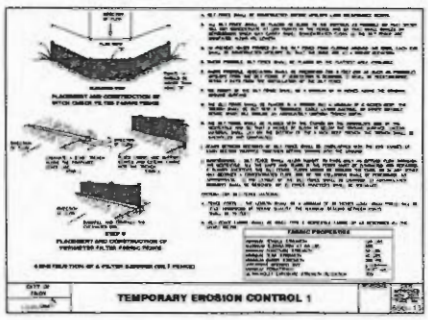

EXISTING FEATURES LEGEND
DEMOLITION LEGEND
EXISTING PLAN NOTES
EX SAN LAT.
ARLINGTON AVE.
(50' R/W)
DORSET ROAD
Call 811
before you dig
DEMOLITION PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373
C2

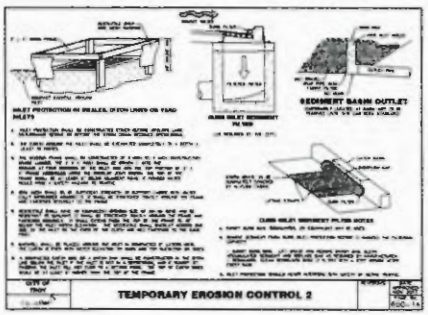

EX SAN LAT.
120'-12" STM @ 1.00%
50'-12" STM @ 1.00%
1 INTEGRAL CURB & WALK
2 TROY BARRIER CURB
3 TROY CURB AND GUTTER
4 CONCRETE SIDEWALK
5 PAINTED ARROW
6 STRIPING (4" WHITE) PER ODOT 642
7 TAPER CURB SEE DETAIL SHEET
8 CURB RAMP
SITE PLAN NOTES
ARLINGTON AVE.
(50' R/W)
DORSET ROAD
Call 811
before you dig
SITE PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373
C3



GRADING PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373

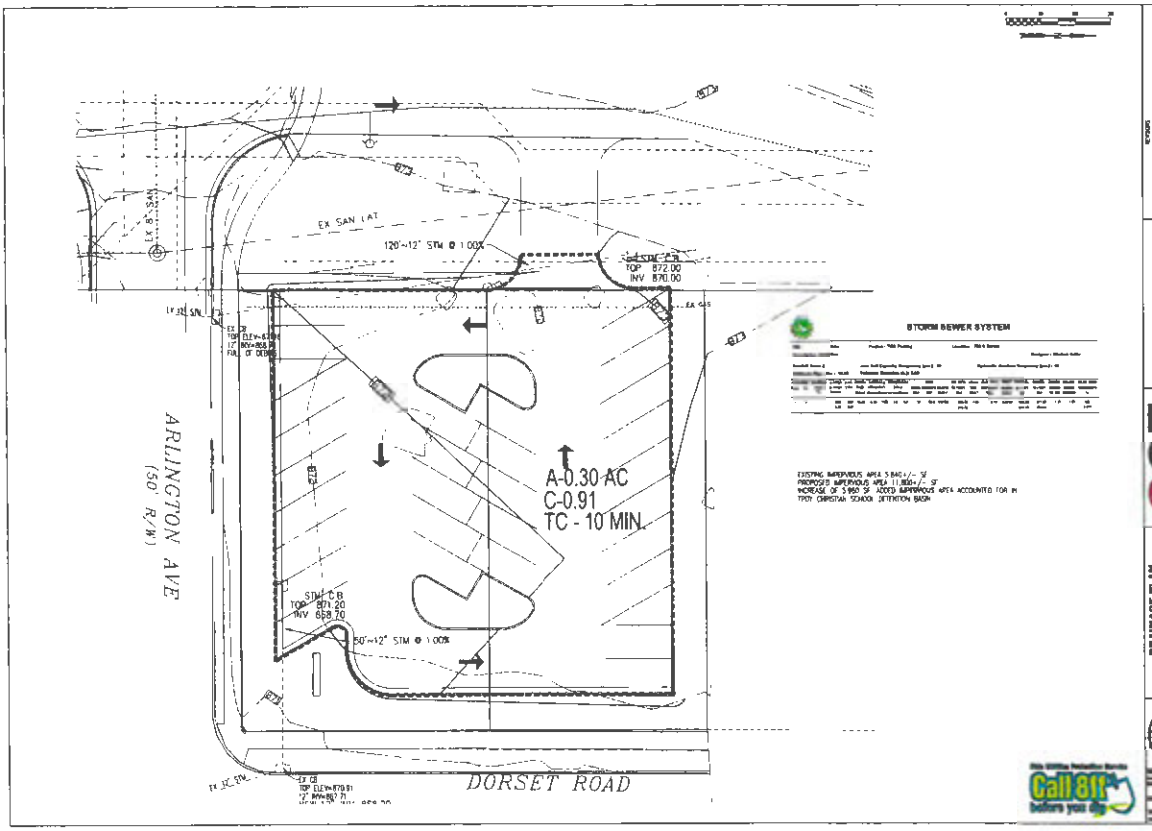
C4



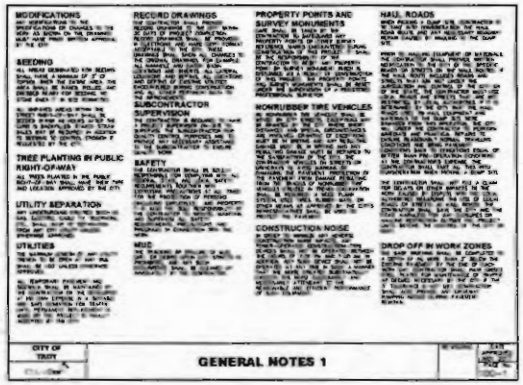


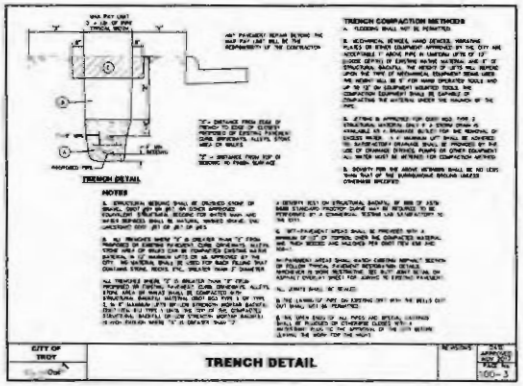
EROSION CONTROL DETAILS
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373

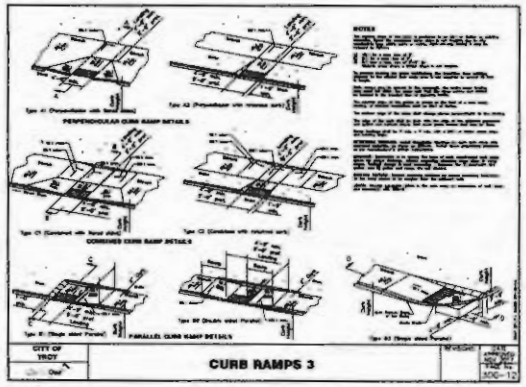
C5

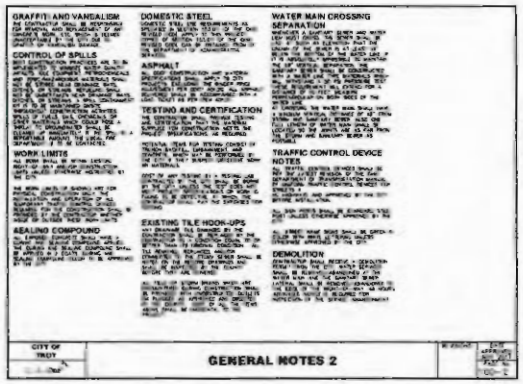


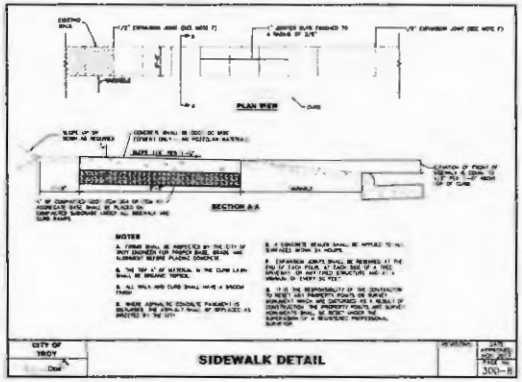
EX SAN LAT
120'~12" STM @ 1.00%
STM C B
TOP 872.00
INV 870.00
EX 8" SAN
EX GAS
ARLINGTON AVE
(50' R/W)
A-0.30 AC
C-0.91
TC - 10 MIN.
STM C B
TOP 871.20
INV 868.70
50'~12" STM @ 1.00%
DORSET ROAD
STORM SEWER SYSTEM
EXISTING IMPERVIOUS AREA 5.84C+/- SF
PROPOSED IMPERVIOUS AREA 11,800+/- SF
INCREASE OF 5,960 SF ADDED IMPERVIOUS AREA ACCOUNTED FOR IN
TROY CHRISTIAN SCHOOL DETENTION BASIN
DRAINAGE PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373
C6

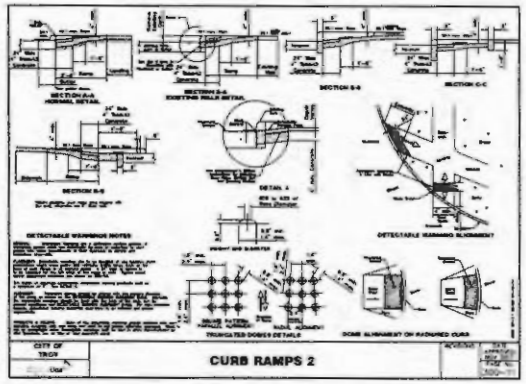


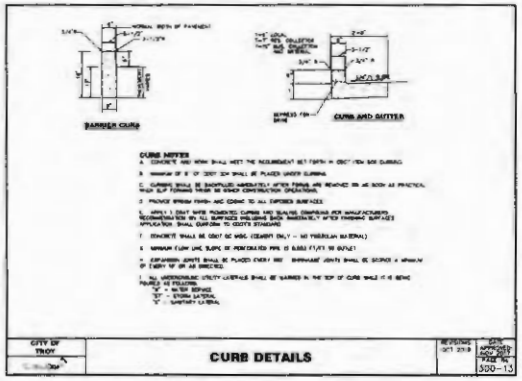


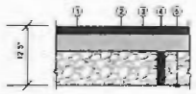












1. ITEM 448-1 1/2" A.C. SURFACE COURSE, TYPE 1, PG64-22
2. ITEM 448-2" A.C. INTERM COURSE, TYPE 2, PG64-22
3. ITEM 408 PRIME COAT 0.40 GAL/S.Y.
4. ITEM 304 (9") BASE COURSE
5. ITEM 204 COMP SUBGRADE

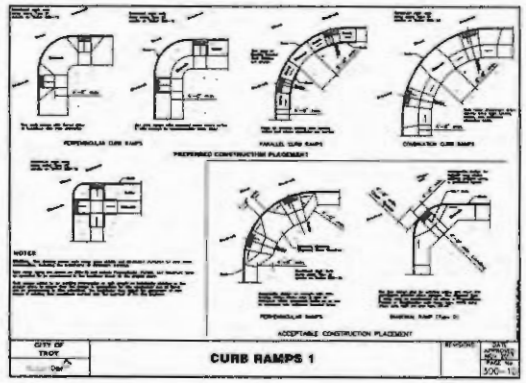
STANDARD ASPHALT PAVEMENT SECTION

NTS

(THE CONTRACTOR SHALL REFER TO THE PAVEMENT SECTION NOTED IN THE GEOTECHNICAL REPORT.)
THE SECTION SHOWN IS FOR BIDDING PURPOSES ONLY

CURB TAPER DETAIL

NTS



REVISIONS

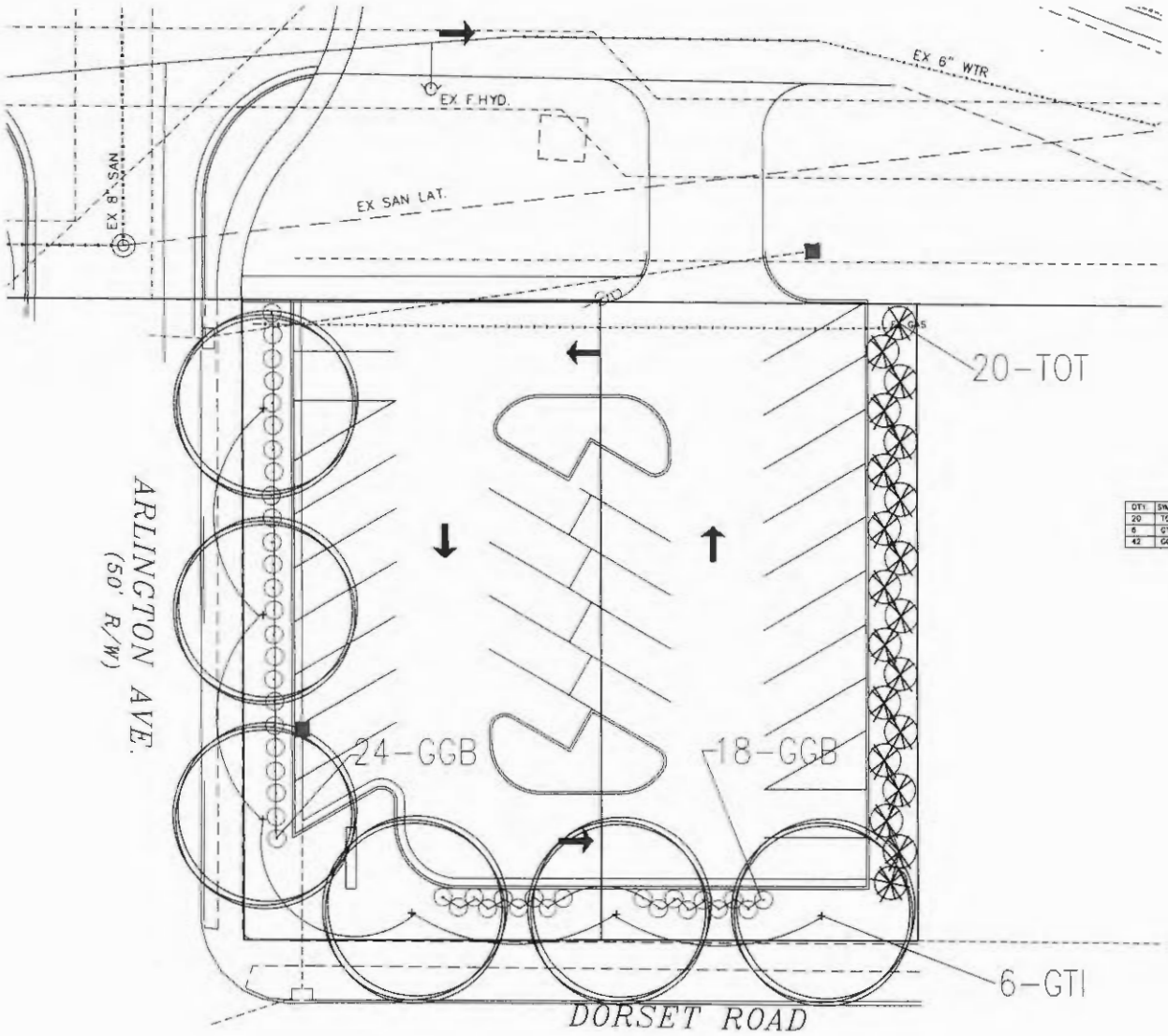
CCE
Commercial Civil Engineers, LLC
2440 DAYTON-XENIA ROAD, SUITE 8
BEAVERCREEK, OHIO 45434
TEL 937.490.2460 FAX 937.476.9786

NOTES AND SITE DETAILS
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373

STATE OF OHIO
STEPHEN
PROFESSIONAL ENGINEER

DESIGN: DSG
DATE: 08/03/2020
DRAWN:
CHECK:
JOB #: 20-455

C7



LEGEND

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' B&B
6	GTM	GLEDITSIA TRIACANTHOS MORAINE	MORAINE HONEYLOCUST	2" CAL
42	GGB	BUXUS "GREEN GEM"	GREEN GEM BOXWOOD	24"

Ohio Utilities Protection Service
Call 811 before you dig

REVISIONS

CCE
Civil Engineers, LLC
2440 DAYTON-KENIA ROAD, SUITE B
BEAVERCREEK, OHIO 45434
TEL 937.490.9460 FAX 937.426.9798

LANDSCAPE PLAN
TROY CHRISTIAN SCHOOL
DORSET ROAD PARKING LOT
700 S. DORSET ROAD
TROY, OHIO 45373

STATE OF OHIO
STEPHEN
PROFESSIONAL ENGINEER

DATE 08/03/2020

L1

TROY
OHIO

ITEMS OF INTEREST

TO: Mayor Oda
Mr. Lutz, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director

DATE: October 2, 2020

We are providing the following for your information:

- Recreation Director Ken Siler has provided the following:
  - The East Side Roof Replacement Project started September 24 with an estimated completion date of mid-October.
  - Public Skating will begin October 16.
  - Walking has resumed at Hobart Arena weekdays 7:00 a.m. to 5:00 p.m.
  - A vendor completed the winterization of the Troy Aquatic Park on September 16.
  - A seating capacity variance request for Hobart Arena has been submitted to the Miami County Public Health for seating beyond 300 seats, which is the current permissible maximum.

- Employment Update:
  - Timothy Larck, Electrical Department has announced his retirement effective September 30. Mr. Larck has been with the City since December 1995.

- The first round of the annual leaf collection will start on Monday, October 19.

- The annual Mayor's Prayer event will be held at the First Presbyterian Church on Saturday, October 10 at 9:00 a.m. The speaker will be former Mayor Michael Beamish. Tickets are $5.00 and may be purchased at City Hall, Mayor's Office. The program will be held in the church sanctuary and attendees will receive a boxed breakfast at the end of the event.

- As a reminder, the County-wide Trick or Treat date has been set for Thursday, October 29 from 6:00 p.m. to 8:00 p.m.

Upcoming Events in Downtown Troy

Oct. 2	5:30 p.m.	Troy Main Street - First Friday Non-Profit Night
Oct. 31	9:00 a.m.	Troy Main Street - Merchant Trick or Treat

Calendar of Meetings

Oct. 5	7:00 p.m.	Council
Oct. 6	4:00 p.m.	Joint Board of Park Commissioners and Recreation Board
Oct. 12	6:00 p.m.	Council Committee
Oct. 14	3:30 p.m.	Planning Commission
Oct. 15	6:30 p.m.	Human Relations Commission
Oct. 19	7:00 p.m.	Council
Oct. 21	4:00 p.m.	Recreation Board
Oct. 26	6:00 p.m.	Council Committee and Work Session
Oct. 28	3:30 p.m.	Planning Commission
Oct. 29	6:30 p.m.	Human Relations Commission

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure
cc: Department Head

TROY
OHIO

Operations
Items of Interest
October 2, 2020

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 280 tons of residential trash since the last report of 285 tons
- Handled trash and recycling complaints
- Collected yard waste bags and bundled brush
- Continued asphalt operations. Staff has repaired over 110 areas in the street marked for rehab; using 463 tons of asphalt
- Crack-sealed asphalt patch repairs
- Dura-patched alleys
- Took out electrical boxes and pedestals around the Public Square

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Completed the safety report for the month of October at the Maintenance Facility
- Helped to install new Cat 6 networking cable at the Water Treatment Plant
- Repaired several lights at the Police Station
- Replaced a damaged street light pole at Duke Park
- Replaced a damaged bollard light top in the southwest quadrant
- Repaired several electrical outlets around the downtown trees
- Repaired several tennis court lights in Community Park

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Competed numerous work orders for Billing and Collection
- Investigated numerous high consumption alerts
- Upgraded water services on Cricket Lane, West Franklin Street, South Mulberry Street, South Walnut Street, East Canal Street, and Michigan Avenue
- Shut water off at Moeller Brew Barn due to an automobile crash
- Installed new water service at a property on Experiment Farm Road
- Bacteria and pressure tested new water lines at Lincoln Community Center
- Televised lines on Wayne Street, Summit Avenue, and Crescent Drive
- Ran sanitary and storm hot spots
- Repaired storm line on East Franklin Street
- Investigated sink hole on West Franklin Street at Hobart Drive
- Replaced a catch basin on South Crawford Street
- Mowed storm ditches
- Vacuumed carbon at Wastewater Treatment Plant

Operations
Items of Interest
October 2, 2020

Wastewater Treatment Plant – Ken Parks

- On October 2, staff visited the Sidney Wastewater Treatment Plant to observe and ask questions about their Neuros Turbo Blowers. The purpose of the visit is to gather information to help decide on the type of blower that would best fit the needs of the WWTP when the blowers are replaced next year. Staff is also trying to coordinate visits to two other plants. These blowers provide the air for the biological treatment and are an important part of the treatment process.
- Next week, two staff members will be attending IAPD drivers training that will be held at the Maintenance Facility and Duke Park. This training provides instruction on driving vehicles that require a CDL, for example the City's dump trucks.
- In October, as part of the plants NPDES requirements, we will be conducting toxicity testing on the plant Effluent and upstream river samples. This testing helps to determine if the plant Effluent is meeting water quality standards.

Water Treatment Plant – Jeff Monce

- Maintenance staff has finished pressure-washing and inspecting the Train 1 primary clarifier. Corrosion control touch-up work by a painting vendor will begin October 1. Secondary basin will also be cleaned and corrosion addressed before basin change-over later in October.
- OEPA-required Public Water System Metrics and Inventory was completed September 28.
- Washouts and inspection of the Barnhart and Washwater Tanks were completed September 13 by a tank maintenance vendor. No problems were noted and both tanks are back in service.
- Plant mechanics repaired a chemical feed pump at the air stripper and a Well 4E electrical fault issue.
- In preparation for a main computer software upgrade in October, staff installed a remote access to the Bulk Water Station and the SCADA vendor moved all bulk station computer programs to the backup computer.

Items of Interest
Engineering Department
October 2, 2020

PROJ #	PROJECT TITLE	PROJECT STATUS
PUBLIC WORKS AND CITY FACILITY PROJECTS		
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Project is being closed out. Funding reimbursement has been submitted.
2015-32	State Route 41 Interconnect Phase 2 (PID 103488)	Phase 2 of the interconnect project will provide communication of signals at Marybill Drive and Dorset Road. Right-of-way acquisition is complete, and right-of-way is certified by ODOT. Project will bid in Spring 2021.
2016-20	Dam Removal Feasibility Study	FlatLand Resources, LLC of Muncie, IN was authorized to perform the feasibility study. FlatLand is coordinating with Arcadis to understand how a potential removal would effect the west wellfield. A public meeting by FlatLand was a part of Council's workshop on June 8, 2020. US Fish and Wildlife Service is submitting a funding application to proceed with the project.
2018-10	Harrison - Atlantic Street Water Main Project	The City received the CDBG grant for completion of the waterline in the Harrison and Atlantic Street neighborhood. Sturm Construction Inc. was the contractor for the project. Punch list items are complete, final payment has been made to the contractor, and CDBG grant reimbursement is being submitted.
2018-12	West Main Street (SR 41) Corridor Improvements (PID 108662 and 110253)	Council authorized Strand Associates, Inc. to design improvements along West Main Street from Market Street (i.e. Public Square) to I-75. Both project phases have been awarded grant funding totaling $5,508,383 and an additional $860,000 for ODOT Urban Paving Program. Staff continues to work with DP&L to satisfy their requested upgrades and potential relocations. A Phase 2 public open house was held to discuss the project's impact to individual property owners. The meeting was well attended.
2018-15	Kidder Ditch Modeling & Rehabilitation	Council approved an agreement with Strand Associates, Inc. of Cincinnati, Ohio for the hydraulic and hydrologic modeling of Kidder Ditch improvements. Consultant has begun surveying and modeling Kidder Ditch.
2019-02	Fire Station 1 Replacement	KZF Design, Inc. of Cincinnati, Ohio was awarded the design for the new fire station. Design is progressing with site design, rezoning, demolition of the existing building, and interior building layout. The contract for the demolition of the existing buildings has been awarded to Charles Jergens Construction of Dayton, Ohio. Demolition is progressing at 110 East Canal Street and 212 South Mulberry Street.
2016-14; 2017-17	Riverside Drive Phase 3 & 4	Phase 3 will be from Orchard Drive through the Duke Park entrance; Phase 4 will be from the Duke Park entrance to the north property line of the park. Choice One Engineering is progressing with design of the street reconstruction, alignment and drive access(es) to Duke Park. OPWC funding has been authorized for Riverside 4.
2020-02	TI Harbor Dredging	US COE approved the dredging permit in the harbor. Harbor cleaning continues. Divers are working a couple of days next week to finish up dredging closer to the river.
2019-25	South Market Street Signal Timing	Staff requested working with ODOT and DGL Consulting, LLC, an ODOT prequalified consultant for this type of project, to proceed with safety grant funding to review the traffic signals along South Market Street beginning at Water Street through Simpson Street. Council authorized the grant funding. Traffic counts will be completed and analyzed in the next month.

Items of Interest
Engineering Department
October 2, 2020

PROJ #	PROJECT TITLE	PROJECT STATUS
2019-27	Madison Street Lift Station Pump Rehab	Staff prepared a CDBG Critical Infrastructure Grant application for funding to assist with the costs of the repair/rehabilitation of the Madison Street Stormwater Lift Station. The project has received CDBG grant funding. Design of this project will begin in 2021.
2019-23	Traffic Signal - West Main Street and Kings Chapel Drive	ODOT awarded safety funding to the project; the scope and LPA agreement is being finalized with ODOT. Design continues and environmental review is progressing for the signal design. Aacquisition of temporary right-of-way is beginning with appraisals of the necessary property.
2019-24	Drury Lane Storm Sewer Replacement	Staff utilizing Choice One Engineering has submitted a permit to CSX to replace a failing storm sewer under the CSX spur line at Drury Lane and Madison Street. Staff plans to proceed with bidding the work in 2021.
2020-03	WWTP Aeration Blower Replacement	Council has approved the agreement with Hazen & Sawyer for the analysis of the existing biological process at the Wastewater Treatment Plant. The study of the aeration system modeling is progressing.
2020-10	Finsbury Detention Basin	Staff worked with Choice One Engineering and developer, Frank Harlow, to design and site a detention basin on the Halifax Villas Clubhouse site to divert the Finsbury Lane storm water into a basin from the Kidder Ditch. The improvements will be located in an easement.

ANNUAL PROJECTS

	2020 Paving Program	Paving Contract was awarded to John R. Jurgensen Company of Springfield, Ohio. The paving program was reduced by approximately $250,000 due to budget cuts. Paving and striping is complete. Payment has been made to contractor, and the contract has been closed.
	Sidewalk Program 2020 (Phase 12) and Towne Park Drive Sidewalks	The next phase continues to be the southeast side of the City and is generally to the east of Phase 11. This phase of the sidewalk repair is along E. Canal St. from S. Mulberry St. to Floral Ave., S. Clay St. between McClung St. and E. West St., S. Crawford St. between E. Canal St. and E. West St., and S. Union St. from E. Canal St. to E. Dakota St. The contract has been awarded to L.J. DeWeese Co., Inc. and work will begin in early October.

Items of Interest
Engineering Department
October 2, 2020

PROJ #	PROJECT TITLE	PROJECT STATUS
SUBDIVISION PROJECTS		
2019-04	The Reserve at Washington	The subdivision has intermediate asphalt installed, home construction has begun.
2018-19	Halifax Villas	Clubhouse and housing construction continues.
2018-25 2019-14	Heritage at Troy Country Club Heritage Village at Troy Country Club	Housing construction continues.
2017-21; 2018-22; 2019-13	Fox Harbor	Contractor is working on punch list items in order to close out Section 4 and get the City's final acceptance. Sections 5 and 6 housing construction continues. Section 7 has been approved; a preconstruction meeting is being scheduled and escrow agreement finalized.
2017-15; 2018-02	Stonebridge Meadows	Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies. Home construction is ongoing in Sections 6 and 7. Staff is working with the developer to finalize the outstanding items in the subdivision and the final course of asphalt.
2016-15; 2016-25; 2018-08; 2019-03	Halifax	Contractor is working on punch list items in order to close out Sections 2 and 3 and get the City's final acceptance. Section 4 has intermediate asphalt being installed; home construction is ongoing. Section 5 is beginning construction.
2015-35; 2017-12	Nottingham	Sections 9 and 10 escrow was released and entered into a one-year maintenance guarantee period.
2016-01	Edgewater	The improvements have been accepted for Section 8 and the maintenance guarantee has been released.
2007-19	Pleasantview Estates	Section 3 street improvements are completed with final course of asphalt. Staff is not aware of proposed improvements being planned for the remaining land in the subdivision at this time.
2000-50	Oakmont	Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed to finish the plat.
2018-07	Villages of Concord	A revised preliminary plan has been approved by Planning Commission.

High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
Mary Bill Drive	600	No	September 1, 2020	No toilet running
Laurel Tree Court	500	Yes	September 3, 2020	Yes toilet running
W. Race Street	500	No	September 4, 2020	No not running left blue card
Meadow Lane	400	No	September 8, 2020	No toilet running
Old Nursery Trail	400	No	September 11, 2020	No not running left blue card
S. Clay Street	400	No	September 11, 2020	No left blue card B&C to call
Bunker Hill Apt. B	600	No	September 11, 2020	No toilet running
W. Race Street	500	No	September 11, 2020	No not running left blue card
Mary Bill Drive	1600	No	September 14, 2020	No urinal running
McKaig Road	800	No	September 14, 2020	No toilet running
Drury Lane	300	No	September 16, 2020	No toilet running
Lee Road	1200	No	September 16, 2020	No ran sprinkler overnight
Brittney Lane	1600	Yes	September 17, 2020	No vacant B&C to call
Wagon Wheel Way	1300	No	September 17, 2020	No not running left blue card
N. Elm Street	500	No	Septmeber 17, 2020	No sprinkler on left blue card
S. Market Street	400	No	September 17, 2020	No B&C to call
Golden Eagle Drive	900	No	September 17, 2020	No broken pipe or hose
Kirk Lane	500	No	September 21, 2020	No not running left blue card
W. Main Street	3900	No	September 21, 2020	No B&C to call
W. Market Street	1500	No	September 21, 2020	No not running left blue card
W. Main Street	5500	No	September 23, 2020	No contacted Maintenance Department
Gearhardt Lane	900	No	September 23, 2020	No hose running into pool
Glouchester Road	500	No	September 23, 2020	No not running left blue card
McKaig Road	800	No	September 23, 2020	No toilet running
S. Walnut Street	1000	No	September 28, 2020	No toilet running
S. Mulberry Street	500	No	September 28, 2020	No left blue card B&C to call
Sedgwick Way	1100	No	September 29, 2020	No hose left on
Lincoln Avenue	500	No	September 29, 2020	No hose left on

TROY
OHIO

MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Development Director

DATE: October 2, 2020

SUBJECT: ***Items of Interest Report***

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from September 16, 2020 to September 30, 2020.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 47 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going property maintenance violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they are located within. There were 2 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay any invoice, the cost will be assessed to the property taxes where the violation occurred.

encl.

Permit Activity Report

September 16, 2020 - September 30, 2020

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1405 Stonycreek	1	Change of Occupancy	Office Space	Robert Watson	9/23/2020	$52.00
1736 Saratoga Dr	1	Fence Permit	Fence	Robert Watson	9/24/2020	$10.00
211 Troy Street	1	Demolition Permit	Demolition Permit	Robert Watson	9/23/2020	$10.00
1225 W. Main St	2	Zoning-Accessory-Residential	Build A Wood Board Deck & Wood Sided Raised Garden	Gregg Harris	9/29/2020	$26.00
948 N. Market Street	2	Change of Occupancy	Branch Bank Renovation	Robert Watson	9/25/2020	$52.00
948 N. Market Street	2	Zoning-Commercial Addition	Branch Bank Renovation	Robert Watson	9/25/2020	$103.50
940 North Market Street	2	Change of Occupancy	Family Dollar	Robert Watson	9/25/2020	$52.00
6 North Market St	2	Sign Permit-Permanent	Sign Permit	Gregg Harris	9/24/2020	$34.66
10 N. Market St.	2	Change of Occupancy	New Thrush & Son Office Location	Robert Watson	9/24/2020	$52.00
2 North Market St	2	Sign Permit-Permanent	Sign Permit	Gregg Harris	9/24/2020	$71.75
2 North Market St	2	Change of Occupancy	Change Of Occupancy	Gregg Harris	9/24/2020	$0.00
214 S Mulberry St	2	Change of Occupancy	Change Of Occupancy - Keystone Real Estate Group	Robert Watson	9/24/2020	$50.00
2 N Market Street	2	Change of Occupancy	Restaurant	Gregg Harris	9/24/2020	$52.00
1309 Trade Square West	2	Zoning-Accessory-Residential	Shed	Gregg Harris	9/23/2020	$25.00
126 S Plum St	2	Zoning-Accessory-Residential	Driveway Replace	Robert Watson	9/22/2020	$25.00
1234 Cole Harbor Dr	2	Fence Permit	Fence - Ornamental Aluminum	Robert Watson	9/18/2020	$10.00
1224 Cole Harbor Dr	2	Fence Permit	Fence - Ornamental Aluminum	Robert Watson	9/18/2020	$10.00
601 N Market Street, Troy	2	Fence Permit	Chain Link Fence, 4ft	Robert Watson	9/17/2020	$10.40
328 S. Market Street	3	Zoning-Accessory-Residential	Tear Out And Replace Rear Driveway	Robert Watson	9/29/2020	$26.00
2610 New Castle Dr	3	Fence Permit	Fence	Robert Watson	9/28/2020	$10.00
810 S Market St	3	Zoning-Accessory-Commercial	Parking Lot Paving	Robert Watson	9/25/2020	$100.00
250 S Mulberry St	3	Sign Permit-Permanent	Wall Sign	Robert Watson	9/24/2020	$57.00
250 S Mulberry St	3	Change of Occupancy	Change Of Occupancy	Robert Watson	9/24/2020	$50.00
214 S Mulberry St	3	Sign Permit-Permanent	Wall Sign	Robert Watson	9/24/2020	$31.13
917 Walker St	3	Fence Permit	Fence	Gregg Harris	9/18/2020	$10.00
507 Robinson Way	4	Zoning-Residential-New	New Single Family	Gregg Harris	9/23/2020	$586.73
1551 Creekwood Dr	4	Zoning-Residential-New	New Single Family W/ Basement	Gregg Harris	9/23/2020	$614.41
810 S Market St	4	Sign Permit-Permanent	Wall Sign	Robert Watson	9/22/2020	$45.00
531 Robinson Way	4	Fence Permit	Fence	Robert Watson	9/18/2020	$10.40
865 W.Market Street	5	Tent Permit	10x60 Frame Tent	Gregg Harris	9/29/2020	$52.00
2710 Executive Dr	5	Zoning-Residential-New	Single Family Residence W/Basement	Robert Watson	9/28/2020	$83.97
1101 Winchester Dr	5	Fence Permit	Fence	Gregg Harris	9/25/2020	$10.00
1101 Winchester Dr	5	Zoning-Accessory-Residential	Shed	Gregg Harris	9/25/2020	$25.00
2661 Fieldbrook Ct	5	Zoning-Accessory-Residential	10 X 12 Shed	Gregg Harris	9/24/2020	$26.00
2661 Fieldbrook Ct	5	Zoning-Accessory-Residential	12 X 20 Shed	Gregg Harris	9/24/2020	$26.00
2905 Swailes Road	5	Zoning-Accessory-Residential	Shed	Gregg Harris	9/24/2020	$25.00
50 Tamplin Dr	5	Zoning-Accessory-Residential	Shed	Gregg Harris	9/22/2020	$25.00

500 Meadow Bridge Way	6	Zoning-Accessory-Residential	10'x12' Shed On Platform	Robert Watson	9/23/2020	$26.00
2770 Douglas Dr	6	Zoning-Accessory-Residential	Shed	Robert Watson	9/22/2020	$25.00
1370 Sterling Drive	6	Fence Permit	Fence - Vinyl	Gregg Harris	9/22/2020	$10.00
1105 Red Maple Dr	6	Zoning-Accessory-Residential	Shed	Robert Watson	9/22/2020	$25.00
2765 Mckaig Rd	6	Zoning-Accessory-Residential	Inground Pool	Robert Watson	9/18/2020	$25.00
1125 Red Maple Dr	6	Fence Permit	Fence - Vinyl	Robert Watson	9/18/2020	$10.00
1129 Red Maple Dr	6	Fence Permit	Fence - Vinyl	Robert Watson	9/18/2020	$10.00
2791 Douglas Dr	6	Fence Permit	Fence - Vinyl Privacy	Robert Watson	9/18/2020	$10.00
1501 Experimental Farm Rd	6	Sign Permit-Temporary	Temporary Construction Sign	Robert Watson	9/18/2020	$25.00
1802 West Main Street	6	Change of Occupancy	Change Of Use (SURGE)	Robert Watson	9/16/2020	$52.00

Violation Activity Summary

September 16, 2020 - September 30, 2020

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20200472	9/22/2020	Robert Watson	522 UNION ST	3	TRASH & DEBRIS	Open	9/22 RW, move out pile by the street, way over limit for pick up. Sending Certified mail, Follow Up 10/2
20200473	9/23/2020	Robert Watson	1998 W MAIN ST	6	ZONING PROBLEM	Open	9/23 RW, Tim Horton's location has been closed since COVID. This location is not listed on the company website any longer and signs still installed. Sending Certified.

October 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 City Council 7:00 pm Bravo Room @ Hobart Arena	6 Park Board 4:00 pm via Zoom	7	8	9	10
11	12 Council Committee 6:00 pm Council Chambers	13	14 Planning Commission 3:30 pm via Zoom	15 Human Relations Commission 6:30 pm Senior Citizen Center	16	17
18	19 City Council 7:00 pm Bravo Room @ Hobart Arena	20	21 Recreation Board 4:00 pm Hobart Arena	22	23	24
25	26 Council Committee 6:00 pm Council Chambers	27	28 Planning Commision 3:30 pm via Zoom	29 Human Relations Commission 6:30 pm Senior Citizen Center County-wide Trick or Treat 6:00 pm -8:00 pm	30	31 Happy Halloween