



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 11, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Approval of Minutes - Jan. 28, 2026
3. Dedication of 0.471 acres Right-of-Way along 1375 S. Union Street, IL 10898. Right-of-Way dedication is a result of a replat to divide IL 10898 into two parcels.
-Commission to make a recommendation to City Council.
4. Preliminary Plan Approval of the Sycamore Pointe Subdivision, located along Fenner Road, west of the Reserve at Cliff Oaks Subdivision
Applicant - Jeff Puthoff, Choice One Engineering
-Commission to make a decision
5. Other
6. Adjourn

Next Meeting Date - 2-25-2026

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

January 28, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 28, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke, Titterington, and Westmeyer; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the January 14, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 18 N. MARKET STREET, INSTALLATION OF A BUILDING SIGN READING “THE TRAVELERS MARKET”; OWNER - ALLEN LAY; APPLICANT – KEN THOMPSON, FLAWLESS SIGNS. Staff reported: Parcel ID is D08-000430; the property owner signed the application; this building is part of the row of five separate commercial buildings connected by common walls; most of the block was destroyed by a fire in 1824 and rebuilt in 1833 in vernacular style; significant features mentioned in the OHI form include rectangular windows with stone lintels/sills, and the chimneys between each segment; and this property is not listed on the National Register of Historic Places.

DISCUSSION:

This building is permitted to have a total of 27 square feet of building signage. The applicant is proposing to install the maximum square footage allowance of 27 square feet. The proposed building sign will have raised dimensional lettering and be made from aluminum composite material using black lettering, dark brown trim, and a faux wood background.

DESIGN MANUAL:

The Design Manual section 5.4 states, "Wall signs should be three dimensional, with letters carved by a router, or letters should be individually pin-mounted or incorporated into a sign panel". The proposed building signage will meet section 5.4 of the Design Manual.

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

- The proposed sign will meet the City of Troy Sign Code requirements.
- The proposed sign complies with section 5.4 of the Design Manual.

COMMISSION DISCUSSION:

-in response to Mr. Wolke, staff commented that the business may operate more as a restaurant.

-In response to Mr. Titterington, staff advised that the owner is aware of the maximum sign size permitted.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the historic district application, certificate of appropriateness for signage at 18 N. Market Street as submitted and for the exact colors and materials included in the application and as viewed by the Commission, and based on the findings of staff that the proposed signage will meet the City of Troy Sign Code requirements and complies with Sections 5.4 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Emerick, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary



TO: CITY OF TROY PLANNING COMMISSION
FROM: Jillian Rhoades, PE, City Engineer
DATE: FEBRUARY 5, 2026
SUBJECT: Dedication of right-of-way along 1375 S. Union Street

Attached is a copy of a plat for the dedication of right-of-way along the property of 1375 S Union Street. The right-of-way to be dedicated is 0.471 acres of current Inlot 10898. The replat was requested to split inlot 10898 into two (2) parcels. The replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval. City Council is required to review and make a determination regarding the acceptance and dedication of the right-of-way presented on this plat, following review and recommendation of the Planning Commission.

The replat has been reviewed by the City Engineer and staff is requesting that Planning Commission make a positive recommendation to the City Council to dedicate 0.471 acres of current Inlot 10898 as right-of-way.



MEMORANDUM

TO: Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: February 5, 2026
SUBJECT: Sycamore Pointe Subdivision – Preliminary Plan

REQUEST:

Jeff Puthoff, Choice One Engineering, has applied for Planning Commission to consider a new single-family subdivision located along Fenner Road, Parcel ID: D08-107846. The land is currently undeveloped and located west of the Reserve at Cliff Oaks Subdivision. The land is owned by Sycamore Pointe LLC.

PROPOSAL:

City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-23-2025. The applicant wishes to create a new subdivision named Sycamore Pointe. 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 three-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 and Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 57.50 acres and includes 159 buildable lots that range from .207 acres to .659 acres and will be developed in three-phases. The first phase will create 49 lots and the second phase will create 53 lots.

Roadways: Access to this development will be provided by three separate points. The main access point to the subdivision will be from Wilson Road and Fenner Road. The remaining access point will connect into the Reserve at Cliff Oaks subdivision. 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 three (3) retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

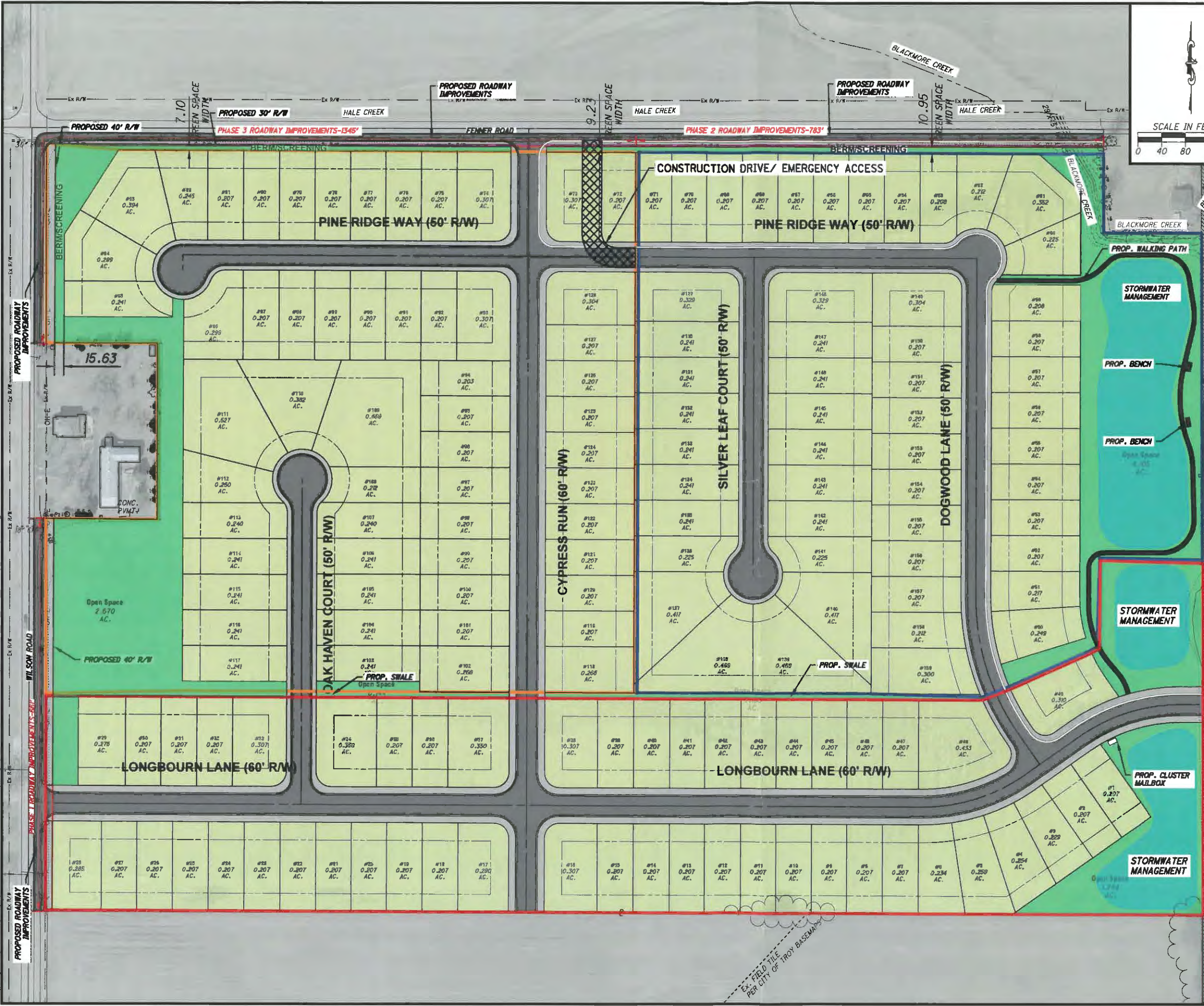
Parkland: The Development is proposing 14.5% private open space that includes a walking trail and benches around the eastern pond. This will go before the Park Board at the next regular scheduled Park Board meeting.

Landscaping/Screening: A landscaped berm has been provided along Fenner Road and Wilson Road to prevent properties from having direct access and buffer from the road rights-of-way. Accessory structures like fences, sheds, etc. will not be permitted in the landscaped area.

RECOMMENDATION:

It is requested that the Planning Commission approve the Preliminary Plan.

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PROP. EASEMENTS -----
 PROP. SETBACKS -----
 SANITARY IS SHOWN AS DEEP AS POSSIBLE. IT MAY NOT BE CONSTRUCTED THIS DEEP IF NOT NEEDED.

TOTAL AREA: 57.50 ACRES
 TOTAL GREEN SPACE: 8.347 ACRES (14.5%)
 Ex. ZONING: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
 MIN. LOT SIZE: 9,000 S.F.
 MIN. FRONTAGE: 60'
 FRONT SETBACK: 30'
 REAR SETBACK: 30'
 SIDE SETBACK: 7.5', 15' TOTAL
 NUMBER OF RESIDENTIAL LOTS: 159
 DENSITY: 2.77 UNITS/ACRE
 NUMBER OF GREEN SPACE LOTS: 6
 TYPICAL LOT SIZE: 60'x150'
 NEW STREETS: 6,593'
 STREET R/W: 50' OR 60' (SEE PLAN VIEW)
 50' R/W STREET WIDTHS: 35'
 60' R/W STREET WIDTHS: 37'
 6' WIDENING ON FENNER ROAD
 8' WIDENING ON WILSON ROAD

BERM/SCREENING SHALL BE IN A LANDSCAPING EASEMENT, AS NEEDED.

- PHASE 1**
 TOTAL LOTS: 49
 NEW STREETS: 2,668'
- PHASE 2**
 TOTAL LOTS: 53
 NEW STREETS: 1,843'
- PHASE 3**
 TOTAL LOTS: 57
 NEW STREETS: 2,082'

GREEN SPACE (6 LOTS) ■
 RETENTION POND ■

THE SYCAMORE POINTE SUBDIVISION TO BE LOCATED SOUTHEAST OF THE INTERSECTION OF FENNER ROAD AND WILSON ROAD. PROPOSED STREETS TO THE INTO FENNER ROAD WILSON ROAD, AND LONGBOURN LANE.

DEVELOPER: OAKES TREE DEVELOPMENT, LANCE OAKS
 (937) 272-1100
 8534 YANKEE STREET, DAYTON, OH 45458
 LANCE.OAKES@OAKESTREDEV.COM

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



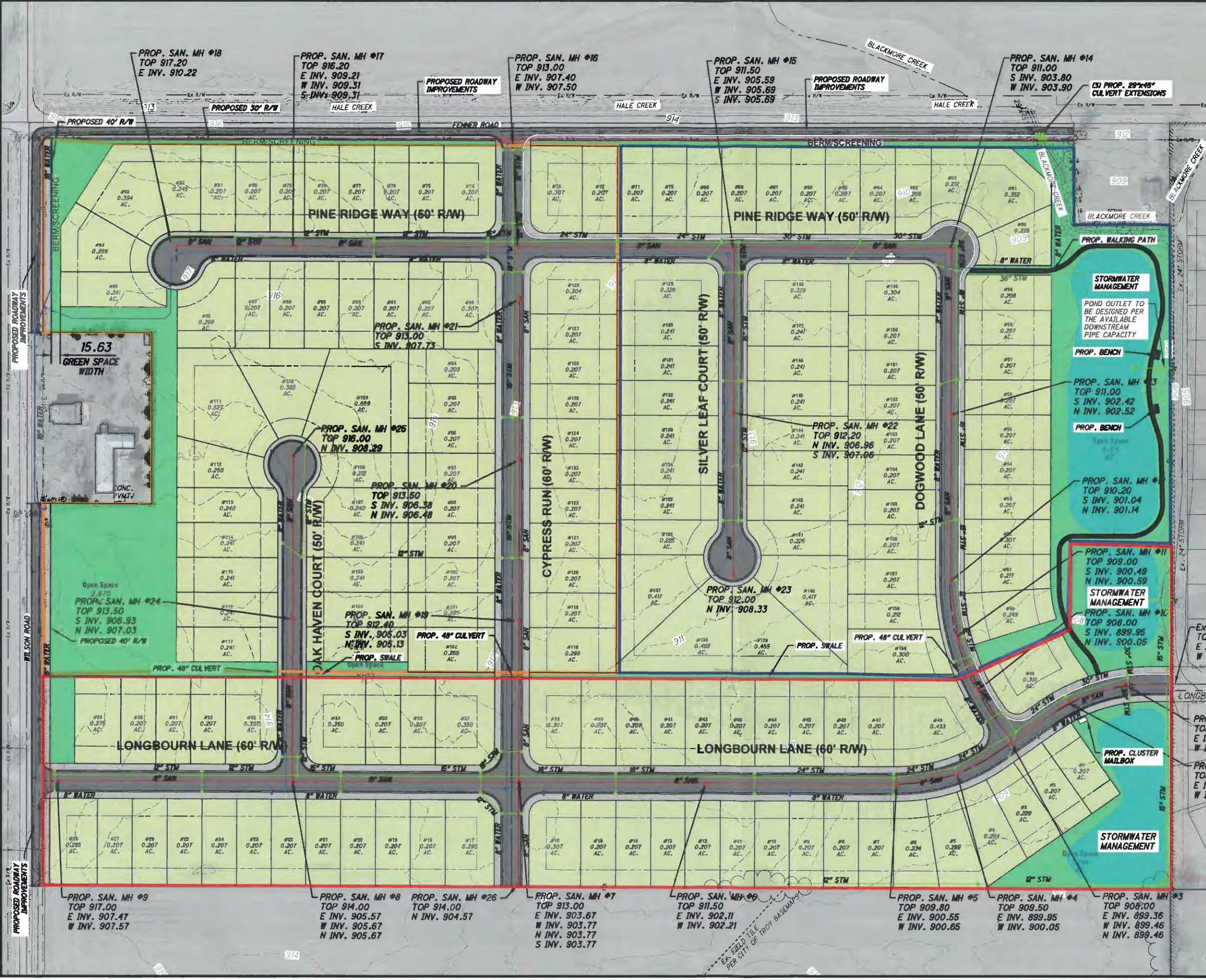
VICINITY MAP

FILE NAME: PRELIM PLAT 1
 DRAWN BY: JLH
 CHECKED BY: JSP
 PROJECT No.: MIATRO2501
 DATE: 01-20-2026
 SHEET NUMBER: 1 OF 3

SYCAMORE POINTE RESIDENTIAL DEVELOPMENT
CITY OF TROY
PRELIMINARY PLAT

SIDNEY, OHIO 937-497-0200
 LOVELAND, OHIO 513-239-8554
 WWW.CHOICEONEENGINEERING.COM

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- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATERMAIN
- PROP. EASEMENTS
- PROP. SETBACKS

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SYCAMORE POINTE RESIDENTIAL DEVELOPMENT
 CITY OF TROY
 PRELIMINARY PLAT UTILITIES

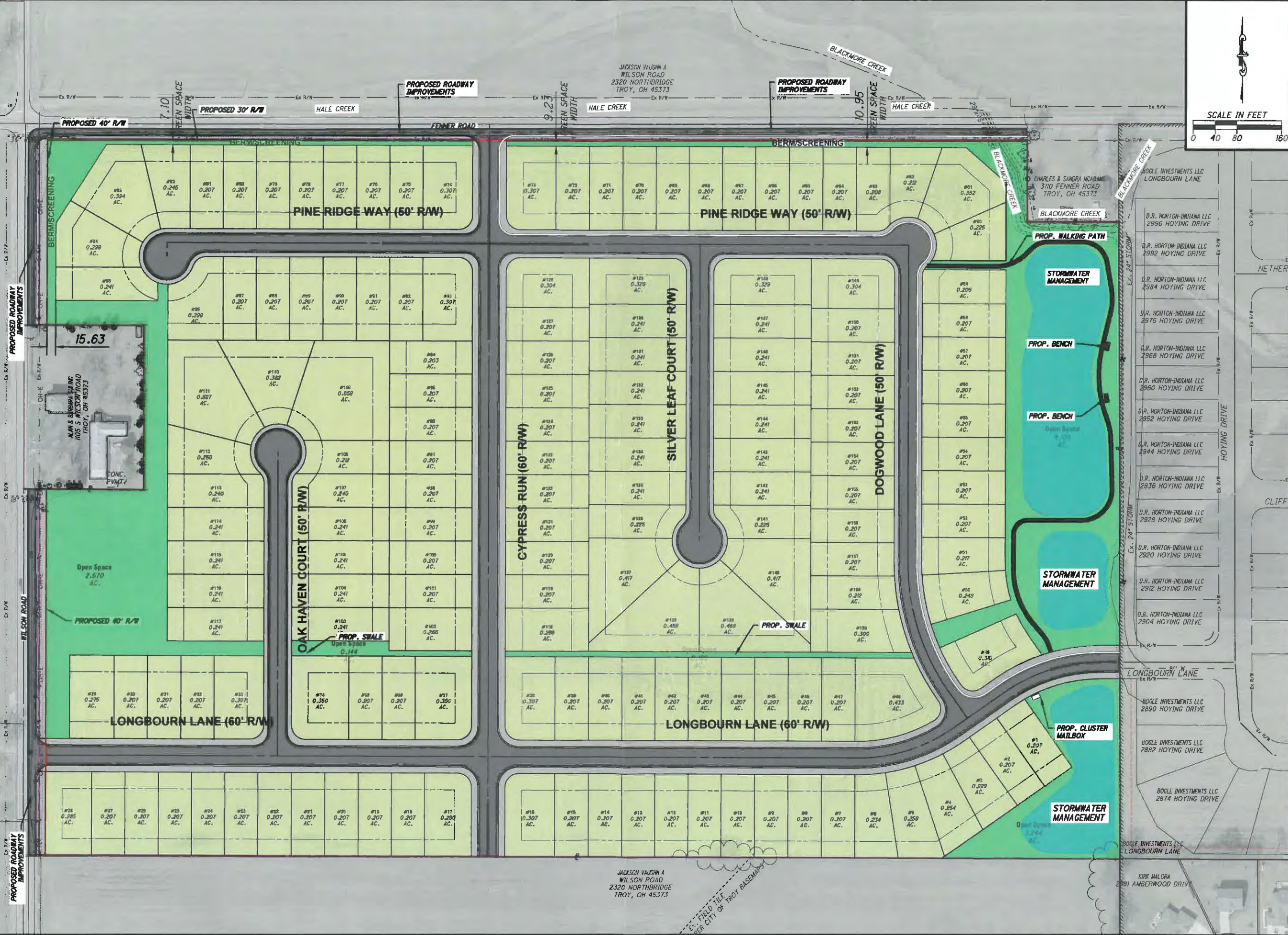
REVISIONS:
FILE NAME PRELIM PLAT 2
DRAWN BY JLH
CHECKED BY JSP
PROJECT No. MIATRO2501
DATE 01-20-2026
SHEET NUMBER 2 OF 3

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CLINE EMPIRE INVESTMENTS LLC
940 S WILSON ROAD
TROY, OH 45373

FOITS FARM LLC
S WILSON ROAD
4084 CORTSVILLE ROAD
CEDARVILLE, OH 45314

GABRIEL & LAUREN ERK
1220 S WILSON ROAD
TROY, OH 45373



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

**SYCAMORE POINTE RESIDENTIAL DEVELOPMENT
CITY OF TROY
PRELIMINARY PLAT**

REVISIONS:
FILE NAME PRELIM PLAT 3
DRAWN BY JLH
CHECKED BY JSP
PROJECT No. MIATRO2501
DATE 01-20-2026
SHEET NUMBER 3 OF 3