



AGENDA, TROY CITY COUNCIL
MONDAY, JANUARY 4, 2010, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

(Excuse Mr. Kendall, motion/second, roll call vote)

O-1-2010 Employ Clerk of Council
(followed by Oath)

1st reading

ELECTION OF PRESIDENT OF COUNCIL PRO TEM

ELECTION OF CLERK OF COUNCIL PRO TEM

SUMMARY OF MINUTES

Dec. 21, 2009 meeting

(motion, second, roll call vote)

COMMITTEE REPORTS

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

RESOLUTIONS:

R-1-2010 Annual Resolution required so City can use internet auction for disposal of surplus property 1st reading

ORDINANCES:

O-2-2010 Amendments to Zoning Code

PUBLIC HEARING JAN. 19

1st reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service and 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.

December 21, 2009

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, December 21, 2009, at 7:00 p.m. in Council Chambers.

Members Present: Clark, Douglas, Harrah, Hutchinson, Kendall, Kirkham and Schweser.

Presiding Officer: Martha A. Baker, President of Council

Others Present: Michael L. Beamish, Mayor
Patrick E. J. Titterington, Director of Public Service and Safety
Grant D. Kerber, Director of Law
Richard L. Cultice, City Auditor

INVOCATION: An invocation was given by Council Member Kirkham.

MINUTES: The Clerk of Council gave a summary of the minutes of the December 7, 2009 meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Harrah, seconded by Mr. Clark, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS:

Buildings, Streets & Sidewalks Committee: Mr. Harrah, Chairman, reported that as there is no indication downtown merchants feel there should be controls established for newspaper boxes, Committee recommends that no further action on the subject is warranted.

Report signed by Douglas, Kirkham and Harrah.

Law & Ordinance Committee: Mr. Clark reported that after considering all the information provided regarding the Stonebridge Meadows PD, including comments made at the public hearing and the committee meeting, this Committee feels that with having this guaranteed development built under the controls of the City, with Stonebridge Meadows being an extension of the excellent Stonebridge development, and with the financial and economic development potential and benefit to the community, this Committee recommends that Ordinance No. O-29-2009 be amended to be emergency legislation and adopted at the December 21 meeting of Council. Committee further recommended that the covenants and restrictions, which are part of the legislation, also be amended to reflect the minimum square footage for a single-story house to be 2,200 square feet and 2,400 square feet for a multi-story house.

Report signed by Clark, Douglas and Kendall.

Personnel Committee: Mr. Clark, Chairman, reported that as recommended by the City's labor counsel, we recommend that legislation be prepared adjusting the salary ranges for the FLSA exempt employees and the wages of the non-bargaining unit employees by 2% effective January 1 of each year 2010 through 2012. The salary legislation will be presented as an emergency measure so that adjustments are effective January 1. Committee further recommended that legislation be prepared amending the health insurance benefit language to be consistent with that being proposed to employee bargaining units.

Report signed by Harrah, Schweser and Clark.

Safety & Health Committee: Mr. Kirkham, Chairman, reported that Committee recommends legislation be prepared providing for three-year agreements (2010 through 2012) with Staunton and Concord Townships for the City providing fire and EMS services. The base compensation calculation would be adjusted by any 2010 wage increase provided to IAFF Local 1638, not to exceed 2.5%. The total 2010 payment amount would become the base compensation for 2011, which would also be adjusted by any 2011 wage increase percentage, not to exceed 2.5%. The same process would be the calculation for 2012. The proposed base compensation for each Township for 2010 would be Concord Twp. - \$330,215.75, and Staunton Twp. \$101,384.51.

Report signed by Harrah, Hutchinson and Kirkham.

COMMENTS REGARDING COMMITTEE REPORTS OR AGENDA ITEMS:

The following comments were in regard to Ordinance No. O-20-2009:

- Jessica Minesinger, Troy Land Development, 7 S. Plum Street, applicant for Stonebridge Meadows PD: She is also on the Board of Directors of Health Partners Free Dental Clinic, and with the high unemployment in the area, the Clinic has a 35% increase in clients. She commented that the proposed development will help provide and retain jobs, provide revenue for the City, County and the Schools, and provide a neighborhood everyone will be proud of.

- Denny Wannemacher, 1335 Greenfield: He has no feeling about Stonebridge Meadows, but feels the emergency legislation is subterfuge and deception against the people of Troy and the emergency legislation will avoid constitutional rights of the people. He commented that the prior referendums on the development of this land should not be ignored.
- Arthur Haddad, 843 Crestview Drive: He supports O-29-2009. He stated that Troy City Council has been presented with overwhelming justification to pass the legislation and Council cannot overlook the positive fiscal benefit of the project for the City that will be also be realized by 10 public taxing authorities – Troy Schools, Hayner Cultural Center, Miami County General Fund, Upper Valley Joint Vocational School, Troy-Miami County Public Library, Tri-County Board of Mental Health, Riverside of Miami County, County Park District, and the Miami County Special Bridge Fund.
- Ron Craycraft, 624 Sedgwick Way: He supports the development, it is a guaranteed plan supported by a developer that exceeds expectations, the development can help present and future residents avoid future fees, it will provide jobs, fixes drainage problems in the area of SR 718, and saves the City some water line costs. He suggested citizens let the elected officials do what citizens elected them to do--to lead past private agendas and move the City forward.
- Diane Matthews, 2630 Fieldstone Court: She agrees with Mr. Wannemacher that Council should not ignore prior referendums. She commented that while the development may bring construction jobs it does not assure long term jobs. She said that houses in Willowcreek and Stonebridge are for sale and does not believe more houses will sell.
- Sheri Collins: She is an attorney in Troy, but does not live in Troy and would never have an opportunity to vote on the Stonebridge Meadows Development, but stated that the people who will move there will spend money in Troy and support local businesses and she supports approval of the development.
- Greg Andrews, 2778 Southside Drive: Supports passage of the development, commenting that the plan meets all requirements. He said that when there have been referendums proposed on the prior development of the land it is a Concord Twp. resident that is passing the petition. Mr. Andrews commented that the Income tax and property taxes will have a significant impact and the homes will support service jobs such as landscaping and irrigation businesses.
- Annie Beeson, 2635 Fieldstone Court: She does not understand the emergency provision. She indicated she had moved back to Troy because she wanted to be here, but now finds businesses leaving the downtown. She questioned what happens when people move out of old homes to the new area. She stated she does not know how the downtown will thrive if there are not businesses coming in.
- Lester Conard, 1210 S. Clay Street: He does not support the emergency legislation as it takes away the right to a democratic procedure, and asked Council to put the issue on the ballot. He stated he does not see any way this development will help him.
- Earl Flynn, 3035 Kessler-Cowlesville Road: He supports the emergency legislation and cannot see any way the City could say it does not need the jobs that the development would bring.
- Mike Burkholder, 465 Staunton Road: Asked to give his time to Mr. Wannemacher. It was stated that Mr. Wannemacher had already spoke. Mr. Burkholder indicated that that Council's oath is to uphold the Constitution of the United States and the proposed legislation specifically denies the right to referendum. He stated he looked at Attachment II spreadsheet (discussed at the Committee Meeting) and after taking out what goes to certain funds, it seems similar to what he had previously provided.
- Beth Craycraft, 624 Sedgwick Way: She and her husband moved from moved from Tipp City to Troy and decided to build in Stonebridge because of the track record of the developer, the developer meets all standards, and exceeded expectations. She commented that people coming into the area will not have the same opportunity for housing as she did without Stonebridge Meadows.
- Dennis Browning, 213 S. Short Street: Does not oppose Stonebridge Meadows, and asked if there would be any buffer from a hog farm that had been previously mentioned. He commented that he runs a plumbing company and does not know if these will be spec homes or presold homes. He stated he does not understand the emergency provision and taking away peoples' option.
- Deb Newman, 608 Scott Street: Owns a home in Westlake where the area was rescued by Mrs. Minesinger. She urged passage of the legislation.
- Jane Marker, 2575 Peebles Road: Lots have been sold in Stonebridge, but about 33 have not been built on, and she does not understand the emergency legislation. She commented that if money is needed, the revenue would not be immediate, and if there is a demand for such homes, why are the other lots not built on.
- Jackie Prouty, 2565 Winfield Ct.: Most of the houses in Stonebridge are on the market a year or more and there are lots not sold. She stated she does not support emergency legislation.
- Jerry Stichter, 467 W. Staunton Road: Has an issue with comments in the committee report regarding "opposition has come from persons who do not live inside the City of Troy" as the ballot is voted on by residents of Troy. He mentioned a list of other plats developed in the City since the 1970s and commented that he does not if economic development impacted those plats as the City is about out of money.

- Jean Melvin, 25 N. Walnut Street: Read a quote from Dr. Martin Luther King and stated she feels the citizens need to speak up, and commented she does not understand the emergency legislation.
- Bart Denlinger, 1291 Archer Drive: Stonebridge Meadows makes sense to the City, County, and Schools. Regarding the vacant lots in Stonebridge, he commented that we will come out of the current economy and need to look down the road when the subdivision will be active and the lots will be needed. As a builder, Mr. Denlinger commented that the City will run out of the market for the houses that will be built without Stonebridge Meadows.
- Larry Smith, 721 Gateshead Road: Stated he is the President of the Chamber of Commerce and a business owner and feels that the health and vitality of a small business depends on the growth and vitality of the community and that continued economic development will provide the vitality that is good for small business owners.
- Debra Stichter, 467 W. Staunton Road: We all agree that building is good and adding houses adds to the coffers, but she does not support emergency legislation. She noted that there has been a lapse of time since the last vote on the development and if the development is good for the City, Council should have nothing to fear. She also asked that as development after development was reported to be the salvation for the City, how this one will be the one that is going to do it. Mrs. Stichter commented that many houses have been built in the last 10 years and we are all paying more than we did before.
- Larry Matthews, 2630 Fieldstone Court: There are two possibilities for the future – this is built and all is good, or the development does not do good. He suggested that Council not split the people on this issue that the City needs the people on their side whether the future is good or bad.
- Frank Harlow, 561 Sedgwick Way: This land was annexed several years ago so that the City could have control of the land and the City cannot risk that the land is split into five parcels and built under other than City regulations.

RESOLUTION NO. R-72-2009

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE CONCORD TOWNSHIP BOARD OF TRUSTEES

This Resolution was given first title reading.

Mr. Hutchinson moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Hutchinson, Kendall, Schweser, Harrah, Douglas, Kirkham and Clark.

No: None.

Mr. Clark moved for adoption. Motion seconded by Mr. Harrah.

Yes: Kendall, Schweser, Harrah, Douglas, Kirkham, Clark and Hutchinson.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-73-2009

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE STAUNTON TOWNSHIP BOARD OF TRUSTEES

This Resolution was given first title reading.

Mr. Harrah moved for suspension of rules requiring three readings. Motion seconded by Mr. Clark.

Yes: Schweser, Harrah, Douglas, Kirkham, Clark, Hutchinson and Kendall.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Harrah.

Yes: Harrah, Douglas, Kirkham, Clark, Hutchinson, Kendall and Schweser.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-29-2009

ORDINANCE CHANGING THE ZONING OF INLOT 9304 AND INLOT 10160 IN THE CITY OF TROY, OHIO FROM MIAMI COUNTY ZONING A-1 DOMESTIC AGRICULTURAL DISTRICT AND A-2 GENERAL AGRICULTURAL DISTRICT AND ADOPTING A CITY ZONED PLANNED DEVELOPMENT AND DECLARING AN EMERGENCY

This Ordinance was given first title reading on November 16, 2009.

Given public hearing and second title reading on December 7, 2009.

Given third title reading.

A motion was made by Mr. Kirkham, seconded by Mr. Douglas, that Ordinance No. O-29-2009 shall be amended to be consistent with the copy of the Ordinance we have before us, the amendments of which are:

- (1) Exhibit A, Declaration of Subdivision, page 11, section 7.21: the square feet of a one-story single family residential structure reads 2,200 square feet and the square feet of a multi-story single family residence structure reads 2,400 square feet.
- (2) The emergency language has been added to the Ordinance.

Yes: Douglas, Kirkham, Clark, Hutchinson, Kendall and Schweser.

No: Harrah.

MOTION TO AMEND O-29-2009 APPROVED

Mr. Douglas moved for adoption. Motion seconded by Mr. Kendall.

Yes: Kirkham, Clark, Hutchinson, Kendall, Schweser, Harrah and Douglas.

No: None.

ORDINANCE ADOPTED

EXCUSING MR. KENDALL FROM BALANCE OF THE MEETING.

A motion was made by Mr. Harrah, seconded by Mr. Schweser, to excuse Mr. Kendall from the balance of the meeting. Motion approved by unanimous roll call vote. At 7:55 p.m. Mr. Kendall was excused from the balance of the meeting.

ORDINANCE NO. O-31-2009

ORDINANCE AMENDING ORDINANCE NO. O-28-2008, AS AMENDED BY ORDINANCE NO. O-16-2009 AND ORDINANCE NO. O-22-2009, APPROPRIATING FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2009 AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Clark, Hutchinson, Schweser, Harrah, Douglas and Kirkham.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Hutchinson.

Yes: Hutchinson, Schweser, Harrah, Douglas, Kirkham and Clark.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-32-2009

ORDINANCE FIXING SALARIES AND WAGES OF CERTAIN EMPLOYEES OF THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Harrah moved for suspension of rules requiring three readings. Motion seconded by Mr. Hutchinson.

Yes: Schweser, Harrah, Douglas, Kirkham, Clark and Hutchinson.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Harrah.

Yes: Harrah, Douglas, Kirkham, Clark, Hutchinson and Schweser.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-33-2009

ORDINANCE FIXING SALARIES AND WAGES OF CERTAIN EMPLOYEES OF THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Hutchinson.

Yes: Douglas, Kirkham, Clark, Hutchinson, Schweser and Harrah.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Harrah.

Yes: Kirkham, Clark, Hutchinson, Schweser, Harrah and Douglas.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-34-2009

ORDINANCE AMENDING SECTION 141.05 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO, RELATED TO HEALTH INSURANCE BENEFIT, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Hutchinson.

Yes: Clark, Hutchinson, Schweser, Harrah, Douglas and Kirkham.

No: None.

Mr. Clark moved for adoption. Motion seconded by Mr. Schweser.

Yes: Hutchinson, Schweser, Harrah, Douglas, Kirkham and Clark.

No: None.

ORDINANCE ADOPTED

COMMENTS OF MAYOR BEAMISH.

Mayor Beamish commented that in the 12-20-2009 edition of the paper there was a mention that fifty years ago, on December 21, 1959, then Mayor Jack Metcalf asked that City leaders look to the next 50 years and take the challenges to lead the City forward. Mayor Beamish stated that he felt those comments were true for today and that Council had looked to the future of the community in many of the decisions that had been made and he hoped that continued to be the case.

RECOGNITION OF MARK DOUGLAS AND THOMAS KIRKHAM, OUTGOING MEMBERS OF COUNCIL.

Mayor Beamish presented plaques to outgoing members of Council:

- Mark A. Douglas, Councilmember-at-Large, May 17, 2004 – December 31, 2009.
- Thomas H. Kirkham, Second Ward Councilmember, January 1, 2008 – December 31, 2009

Mrs. Baker presented Mr. Douglas and Mr. Kirkham with their Council nameplates.

Mrs. Baker, Mr. Titterington, Mr. Cultice, Mr. Kerber, and members of Council thanked Mr. Douglas and Mr. Kirkham for their service to the community during their time on Troy City Council.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY.

Mr. Titterington commented that it seemed the 12-21-09 edition of the paper implied he had determined what Troy wants. He clarified that he had not made such a statement and would not presume to make such a statement. Mr. Titterington stated he did feel that the Stonebridge Meadows development would be a gem for the City.

COMMENTS OF THE PRESIDENT OF COUNCIL.

Mrs. Baker joined Mr. Titterington in wishes for a safe holiday season for all citizens.

COMMENTS OF COUNCIL.

- Mr. Kirkham thanked the citizens for their support, he stated he has voiced his opinion on many subjects, and he expressed his appreciation for the help of elected officials, staff and all city workers during his term on Council.
- Mr. Douglas commented that he believes Troy is a blessed community, he is proud to be part of the community and wants only the best for the community. Mr. Douglas stated that he has enjoyed working for the citizens as an elected official.

AUDIENCE COMMENTS.

Denny Wannemacher, 1335 Greenfield, commented that Council taught him a valuable lesson on government at this meeting, but he does not feel it is the right lesson. In response to a question of Mr. Wannemacher regarding the wording of Ordinance No. O-29-2009, Mr. Kerber advised that the wording is legally sufficient.

Debra Stichter, 467 W. Staunton Road, commented that she felt the comments at this meeting were not about Stonebridge Meadows as they are ok with that, but about the emergency wording, and that Council found a way to silence public participation. She commented this was not a victory for the City.

Jerry Stichter, 467 W. Staunton Road, commented that the recording of the 12-17-2009 Law & Ordinance Committee meeting was not yet available for viewing. He commented that development is good as the community has to keep growing, but he objects to changing the wording to the emergency. Mr. Stichter asked about who will pay for the realignment of Washington Road (shown on the Stonebridge Meadows map), with Mr. Titterington

advising that the road work would be part of the long-range plan, the funding will be shared with the City, County, and MVRPC, and he would research the matter and respond to Mr. Stichter.

(Mr. Harrah commented that he supported the development, but not the emergency provision.)

Jake Minesinger commended Council on the Stonebridge Meadows decision, and stated he realizes the decision did not come lightly.

Lester Conard, 1210 S. Clay Street, commented that he felt like Council lied.

Kelly Browning, 213 S. Short Street, commented on a number of subjects, including concern about how big Troy may get and that the more homes the less valuable the homes. She indicated she prefers the community to be unique. When watching recordings of meetings, it seems that questions are not often addressed. With the economy, no raises and reduced work hours for some such as herself, why would the City invest in trade missions as she does not see new business results with full time jobs, but sees new business in Sidney where officials do not invest in trade missions. She saw a tape of a meeting where a citizen was cut off. The City does not discuss why the water plant has such a large capacity, which she feels was because of Panasonic and that company left Troy after receiving tax abatement. Vectren is installing gas lines without stops, does not hire plumbers to check the work, and this is not safe.

Mrs. Baker advised Mrs. Browning that: responses are not always provided as the information may not be known but Mr. Titterington and staff later provide responses; she will ask Mr. Titterington to follow up on the Vectren matter; and she is not aware of a citizen being cut off but will look at some recordings; however, at a committee meeting Council is not obligated to entertain public comments.

Fire Chief Boehringer advised that Mr. Browning had talked to him about Vectren, and he has discussed this with the City Engineer, who is also looking into the matter.

Diane Matthews, 2630 Fieldstone Court, stated she has no problem with moving on and forward, but the issue is not just houses, it is also the over-crowding of Concord School, and that many of the people spoke in favor of Stonebridge Meadows will benefit financially. Mrs. Baker noted that school officials are consulted on developments.

Charles Cochran, on behalf of the Troy Area Chamber of Commerce and the Troy Development Council thanked Mr. Douglas and Mr. Kirkham for their service, noting that both have had the best interest of the community at heart. He also commented that we are not a democracy, but representative government and elected officials have to look at the community as a whole, and this is what he saw happen in regard to Stonebridge Meadows. In regard to some of the comments regarding economic development, Mr. Cochran noted that Troy is the location of 21 international companies and 86 domestic companies that have located, expanded and invested in the community, and he is pleased that Sidney is also doing well as that success benefits the entire region.

There being no further business, Council adjourned at 8:55 p.m.

Clerk of Council

President of Council

RESOLUTION No. R-1-2010

Dayton Legal Blank, Inc.

RESOLUTION AUTHORIZING THE SALE DURING CALENDAR YEAR 2010 OF MUNICIPALLY-OWNED PERSONAL PROPERTY WHICH IS NOT NEEDED FOR PUBLIC USE, OR WHICH IS OBSOLETE OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED BY INTERNET AUCTION, PURSUANT TO OHIO REVISED CODE SECTION 721.15 (D)

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

SECTION I: That during calendar year 2010, municipally-owned personal property which is not needed for public use, or which is obsolete or unfit for the use for which it was acquired may be sold by internet action.

SECTION II: That any said auction sale shall be conducted under the authority and direction of the Director of Public Safety and Service, Patrick Titterington, 100 S. Market St., Troy, Ohio 45373, (937) 335-1725.

SECTION III: Any such internet auction sales shall be conducted by way of internet auction services of GovDeals.com, Amazon.com, Ebay.com, Ubid.com, Yahoo.com, MSN.com or Google.com, pursuant to the rules and regulations promulgated and in effect for those sales organizations, including that the City of Troy will pay a sales fee to the internet auction services organization.

SECTION IV: That in connection with each such contemplated internet auction sale, bidding shall remain open for not less than fifteen (15) days, including Saturdays, Sundays and legal holidays.

SECTION V: That in connection with each such contemplated internet auction sale, the terms of payment shall be cash, payment in full on or before the date of delivery to the successful bidder; further, the successful bidder shall be solely responsible for all acts and expenses associated with the delivery of any item so purchased.

SECTION VI: That this Resolution shall be effective at the earliest date allowed by law.

ADOPTED: _____

President of Council

APPROVED: _____

ATTEST: _____

Clerk of Council

Mayor

ORDINANCE No. 0-1-2010

Dayton Legal Blank, Inc.

**ORDINANCE EMPLOYING CLERK OF
COUNCIL AND FIXING COMPENSATION**

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

SECTION I: That Sue G. Knight is employed as Clerk of Council for the City of Troy, Ohio for a period commencing January 1, 2010 and continuing until December 31, 2011 at a compensation of \$3,600.00 per year.

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



City of Troy

Timothy E. Davis
Planning and Zoning Manager
www.troyohio.gov

1100 South Market Street
Troy, Ohio 45373
phone: (937) 339-9481/fax: (937) 339-9341

DATE: November 25, 2009
TO: Patrick Titterington, Director of Public Service & Safety
FROM: Tim Davis, Planning and Zoning Manager *TD*
SUBJECT: Changes to the Zoning Code

This memo addresses four recommended corrections to the City of Troy Zoning Code. Most of these items were inadvertently dropped from the Zoning Code when it was revised. We simply wish to include the changes in the current code. With your blessing, I will place the following Zoning Code changes on an upcoming agenda for the Planning Commission to review.

Zoning Code:

Issue 1: Prior to the recent amendment to the Troy Zoning Code, residences could not house more than three (3) domesticated animals without being classified as a kennel. As a result of on-going citizen concerns regarding an excessive number of animals on residential properties, we discovered that the maximum had been omitted from the "Kennel" definition. Therefore, staff is recommending the definition of Kennel be changed as follows:

From:

"Kennel." A commercial establishment in which four (4) or more dogs or other domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

To:

"Kennel". Any lot or premises on which four (4) or more dogs and/or other domesticated animals, at least four months of age, are kept.

Our research shows this language is comparable to surrounding communities.

Zoning Code:

Issue 2: For many years, the City Engineer has determined that compact gravel is not a "hard surface." We intended to codify that determination but inadvertently did not. In order to clarify the definition of Hard Surface, staff recommends adding the following sentence to the end of (section 1133.02(96)) the current definition. The recommended change is from:

(96) "Hard Surface" Any impervious area that does not allow natural infiltration which includes concrete, asphalt, black top or other such surfaces as determined by the City Engineer.

To:

(96) "Hard Surface" Any impervious area that does not allow natural infiltration which includes concrete, asphalt, black top or other such surfaces as determined by the City Engineer. Compacted gravel is not considered a hard surface.

Again, the addition of the verbiage is not a change from past practice. This will prevent any confusion regarding compacted gravel and "hard surface" requirements.

Zoning Code:

Issue 3: The Zoning Code requires all off-street parking areas to consist of a hard surface (driveways, parking lots, etc). As stated above, compacted gravel is not considered a hard surface. Inadvertently, the last sentence of 1155.08(b) was not removed in the revised code. In order to keep the Zoning Code consistent, a change to remove the last sentence (as shown below) will need to be completed. Section 1155.08(b) should read:

Surfacing. "All open off-street parking areas, including associated driveways, driveway extensions, aisles and circulation areas shall be graded, and provided with a hard surface of bituminous asphalt or Portland cement concrete or with a comparable all weather surface acceptable to the Director. ~~This requirement shall not be applicable to required parking accessory to a single family dwelling.~~"

This change will require all new parking areas to be provided with a hard surface as the code intended. Once again, it has been the past practice to require hard surfaces for parking areas and not compacted gravel. This requirement should apply specific to all districts, as has been the past interpretation and application.

Zoning Code:

Issue 4: To improve safety within the City of Troy off-street parking areas, staff suggests the following changes to Section 1155.08(e):

From:

(e) Lighting. Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to avoid casting direct light upon any other property located in a residential district.

To:

(e) Lighting. If the off-street parking area consists of more than twenty-five (25) parking spaces, it shall be provided with lighting in accordance with Section 1157.06 through 1157.09. Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to avoid casting direct light upon any other property located in a residential district

This requires off-street parking areas (more than 25 spaces) to provide lighting for customers. The proposed language will not affect small offices and other neighborhood driven businesses, but require

larger retail and service providers to provide lighting to improve safety concerns that are addressed with parking areas.

cc: Debbie Swan, City Engineer
Aloka Roy, Zoning Inspector
Shannon Brandon, Zoning Inspector
Jim Dando, Economic Development Director
Gregg Harris, Assistant Economic Development Director

December 9, 2009

A regular session of the Troy Planning Commission was held Wednesday, December 9, 2009, at 3:30 p.m. in the second floor conference room of City Hall with Vice-Chairman Alan Kappers presiding. Also present were: Members – Beamish, Titterington and Force; members of the City Planning staff: T. Davis, A Roy, D. Swan.

MINUTES. The minutes of the November 11, 2009 meeting were approved.

PROPOSED ZONING CODE AMENDMENTS. A motion was made by Mr. Titterington, seconded by Mayor Beamish, and approved by unanimous vote that the Commission not conduct a public hearing on the proposed Zoning Code amendments, which are for clarification and to correct minor items left out of the most recent update. The proposed amendments were individually reviewed as follows:

1. Amend the definition section, 1133.02 (103) definition of "kennel" from "A commercial establishment in which four (4) or more dogs or other domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation." to "Any lot or premises on which four (4) or more dogs and/or other domesticated animals, at least four months of age, are kept." Mr. Davis indicated that without this language, which had been part of the prior code, staff has not been able to enforce issues of complaints of an excessive number of animals on residential properties. Staff also indicated that the proposed language is comparable to that in the codes of surrounding communities. A motion was made by Mr. Force, seconded by Mr. Titterington, to recommend that Zoning Code Section 1133.02 (103) be amended to read:

"Kennel." Any lot or premises on which four (4) or more dogs and/or other domesticated animals, at least four months of age, are kept."

MOTION PASSED, UNANIMOUS VOTE

2. Amend the definition section, 1133.02 (96), definition of "hard surface", from "Any impervious area that does not allow natural infiltration which includes concrete, asphalt, black top or other such surfaces as determined by the City Engineer." to include the words "Compacted gravel is not considered a hard surface." Mrs. Swan commented that this is a clarification of practice and should prevent confusion. A motion was made by Mr. Force, seconded by Mr. Titterington to recommend that Zoning Code Section 1133.02 (96) be amended to read as follows:

"Hard Surface" Any impervious area that does not allow natural infiltration which includes concrete, asphalt, black top or other such surfaces as determined by the City Engineer. Compacted gravel is not considered a hard surface."

MOTION PASSED, UNANIMOUS VOTE

3. Amend section 1155.08 (b) by deleting the words "This requirement shall not be applicable to required parking accessory to a single family dwelling." This will confirm the intent that off-street parking areas, especially driveways, are to be provided with a hard surface and will have this be a requirement for all new parking areas and not allow the use of compacted gravel. It was noted that existing areas that are not hard surface will be permitted to remain as "grandfathered" or "non-conforming", but new areas or those amended or added on to will then have to comply with the hard surface requirement. A motion was made by Mr. Force, seconded by Mayor Beamish, to recommend to City Council that Zoning Code Section 1155.08 (b) be amended to read as follows:

"All open off-street parking areas, including associated driveways, driveway extensions, aisles and circulation areas shall be graded, and provided with a hard surface of bituminous asphalt or Portland cement concrete or with a comparable all weather surface acceptable to the Director."

MOTION PASSED, UNANIMOUS VOTE

4. Amend section 1155.08 (e), regarding lighting of off-street parking areas, to add the words "If the off-street parking area consists of more than twenty-five (25) parking spaces, it shall be provided with lighting in accordance with Section 1157.06 through 1157.09." This requires off-street parking areas (more than 25 spaces) to provide lighting for customers. The proposed language will not affect small offices and other neighborhood driven businesses, but require larger retail and service providers to provide lighting to improve safety concerns that are addressed with parking areas. Those parking areas that are now non-conforming will be considered grandfathered unless the parking areas are improved or amended. A motion was made by Mr. Titterington, seconded by Mr. Force, to recommend that Zoning Code Section 1155.08 (e) be amended to read as follows:

"(e) Lighting. If the off-street parking area consists of more than twenty-five (25) parking spaces, it shall be provided with lighting in accordance with Section 1157.06 through 1157.09. Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to avoid casting direct light upon any other property located in a residential district."

MOTION PASSED, UNANIMOUS VOTE

ORDINANCE No. 0-2-2010

Dayton Legal Blank, Inc.

AN ORDINANCE AMENDING SECTIONS 1133.02 AND 1155.08 OF THE ZONING CODE FOR THE CITY OF TROY, OHIO

WHEREAS, Council has reviewed Section 1133.02 and Section 1155.08 of the Zoning Code for the City of Troy, Ohio, and determined the appropriate changes are necessary,

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

SECTION I: That Section 1133.02 (86) of the Zoning Code for the City of Troy, Ohio, attached hereto and marked Exhibit "A" is hereby repealed.

SECTION II: That Section 1133.02 (96) of the Zoning Code for the City of Troy, Ohio, as set forth below is enacted and adopted:

(96) "Hard Surface." Any impervious area that does not allow natural infiltration which includes concrete, asphalt, black top or other such surfaces as determined by the City Engineer. Compacted gravel is not considered a hard surface.

SECTION III: That Section 1133.02 (103) of the Zoning Code for the City of Troy, Ohio, attached hereto and marked Exhibit "B" is hereby repealed.

SECTION IV: That Section 1133.02 (103) of the Zoning Code for the City of Troy, Ohio, as set forth below is enacted and adopted:

(103) "Kennel." Any lot or premises on which four (4) or more dogs and/or other domesticated animals, at least four months of age are kept.

SECTION V: That Section 1155.08 (b) of the Zoning Code for the City of Troy, Ohio, attached hereto and marked Exhibit "C" is hereby repealed.

SECTION VI: That Section 1155.08 (b) of the Zoning Code for the City of Troy, Ohio, as set forth below is enacted and adopted:

(b) "Surfacing." All open off-street parking areas, including associated driveways, driveway extensions, aisles and circulation areas shall be graded, and provided with a hard surface of bituminous asphalt or Portland cement concrete or with a comparable all weather surface acceptable to the Director.

SECTION VII: That Section 1155.08 (e) of the Zoning Code for the City of Troy, Ohio, attached hereto and marked Exhibit "D" is hereby repealed.

SECTION VIII: That Section 1155.08 (e) of the Zoning Code for the City of Troy, Ohio, as set forth below is enacted and adopted:

(e) "Lighting." If the off-street parking area consists of more than twenty-five (25) parking spaces, it shall be provided with lighting in accordance with Section 1157.06 through 1157.09. Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to avoid casting direct light upon any other property located in a residential district.

SECTION IX: 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"

1133.02 DEFINITIONS.

(96) "Hard Surface" Any impervious area that does not allow natural infiltration which includes concrete, asphalt, back top or other such surfaces as determined by the City Engineer.

Exhibit "B"

1133.02 DEFINITIONS.

(103) "Kennel." A commercial establishment in which four (4) or more dogs or other domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

Exhibit "C"

1155.08 REQUIRED IMPROVEMENTS TO OFF-STREET PARKING AREAS

(b) Surfacing. All open off-street parking areas, including associated driveways, driveway extensions, aisles and circulation areas shall be graded, and provided with a hard surface of bituminous asphalt or Portland cement concrete or with a comparable all weather surface acceptable to the Director. This requirement shall not be applicable to required parking accessory to a single-family dwelling.

Exhibit "D"

1155.08 REQUIRED IMPROVEMENTS TO OFF-STREET PARKING AREAS

(e) Lighting. Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to avoid casting direct light upon any other property located in a Residential District.



City of Troy

ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: The Office of the Director of Public Service and Safety

DATE: December 31, 2009

We are providing the following for your information:

- Bid and Contract updates:
 - The contract for the purchase of Carbon Dioxide for Calendar Year 2010 was awarded in the amount of \$30,590 to Air Liquide Industrial USLP of Countryside, Illinois. Council authorized \$35,000 for this material, an apparent **savings of \$4,410.**
- As a reminder, City Offices will be closed on Friday, January 1 for the New Year's Day holiday. Trash collection will be delayed one day beginning Friday, January 1. Recycling will follow the same schedule as regular trash pick up.
- In recognition of the Dr. Martin Luther King Holiday, City Offices will be closed on Monday, January 18, 2009. Trash pick-up and curbside recycling will remain on normal schedule. The Council Meeting will be held on Tuesday, January 19.
- The Dr. Martin Luther King Memorial March will commence at 9:30 a.m. on January 18, 2010 in the Southwest Quadrant of the Public Square, taking a route to St. Patrick Catholic Church, located at 409 East Main Street. The "Unity Through Diversity" celebration at St. Patrick Catholic Church will start at 10:00 a.m. with Minister Phyllis J. Mitchell, Project Manager for the Department of Housing and Urban Development in the Cleveland Multifamily Program Center as the keynote speaker. Following the ceremony, a luncheon will be held at the St. Patrick Church undercroft. Other events associated with the Rev. Dr. Martin Luther King week-end in Troy include a Prayer Brunch at the Church of the Brethren, 1431 West Main Street, on January 16 at 10:00 a.m., featuring Keynote speaker Ronald B. Chappell, Pastor of New Life Church of the Nazarene in Richmond, Indiana, and "The Little Band Upstairs" will also perform for your listening pleasure.

- Other information provided by City departments is attached.

Upcoming Events at Hobart Arena

January 2 – 3, 2010	Troy Bruins Hockey Games
January 23, 2010	All American Youth Activities Cheer Competition
January 29, 2010	Motorcycle Ice Racing
February 6, 7, 12, and 14, 2010	Troy Bruins Hockey Games
February 18, 2010	Foreigner Concert
February 20, 2010	Greater Midwest Cheer Expo & Dance Championships
March 6-7, 2010	Greater Dayton Youth Hockey League Post Season Tournament
April 7 – 10 and 14 – 17, 2010	Winterguard International Practice Site
April 22, 2010	Troy Area Chamber of Commerce Business Expo
May 15, 2010	All American Youth Activities Cheer Competition

Calendar of Meetings

January 4, 2010	7:00 p.m.	Council	City Hall Council Chambers
January 5, 2010	11:00 a.m.	Park Board	City Hall Council Chambers
January 13, 2010	3:30 p.m.	Planning Commission	City Hall
January 19, 2010	7:00 p.m.	Council	City Hall Council Chambers

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

Enclosure

cc: Department Heads



Operations
Items of Interest
December 31, 2009

Street – Including Solid Waste – Jerry Mullins, Foreman

- Collected and transported 205 tons of residential waste for disposal since the last report of 229 tons transported.
- Picked up brush and T-bags.
- Picked up special trash.
- Put together the V-box trucks for the winter season.
- Constructed and repaired barricades.
- Cleaned up delinquent properties designated by Property Maintenance.
- Crack-sealed patches.
- Assisted the sign shop with placing two hour parking signs around the square.
- Assisted the sign shop with making signs for State Route 55 West.
- Picked up leaves for those citizens who did not get them out to the curb during the scheduled time.
- Cleaned up debris after the high winds on December 25.
- Salted and plowed after the snow storm.
- Set up for the Methodist Church sponsored 5K run on January 1, 2010.

Electrical – Brian Ferree, Foreman

- We completed Ohio Utilities Protection Services requests as needed.
- A total of 21 streetlights were reported to Miami Valley Lighting for repairs.
- The department continues to maintain the Christmas lights downtown.
- A ground fault circuit interrupter (GFCI) breaker was reset at the East Main point. This breaker supplies power to the lighted pine trees.
- A locker room heater was repaired and a light over the ice was repaired at Hobart Arena.
- A PED signal was repaired at the Main Street and Adams Street intersection.
- The Electrical Maintenance shop was cleaned and organized.
- A light in front of the Maintenance Facility and two lights on the salt barn were repaired.
- The department trucks were cleaned.
- A faulty circuit breaker, for the electric heat in the ceiling, was replaced at Fire Station #1.
- The overhead hoist was repaired at the Water Plant.
- A couple of street lights were repaired in the downtown area.

Scott Walter's quote: "Good exercise for your heart is to bend down and help someone up."

Maintenance Shop – Jeff Sweigart

- Repaired and maintained city vehicles and equipment.
- Daily police vehicle safety inspection.
- Completed emergency snow equipment repairs as needed.
- Fabricated mobile shelves for Electrical Division's emergency generators for traffic signals.
- Completed the annual inspections of the refuse packer trucks.

Sign and Paint Shop – Adam Vogel

- Finished the reserved parking signs for the City Hall parking area.
- Fixed the yield sign on North Market at the Public Square.
- Made signs for West St. Rt. 55.
- Updated Cityworks work orders.
- Made and installed missing street name signs.

Water Distribution / Sewer Maintenance – Tom Parsons, Utilities Foreman

- Installed new meter box angle valves and top on Race Drive.
- Pressure tested a line on Crawford Street.
- Cleaned large storm grates.
- Repaired 4" main break at Wastewater Treatment Plant.
- Assisted the Street Department with snow removal.
- Marked numerous Ohio Utilities Protection Service tickets.
- Repaired angle valve on South Union Street.
- Repaired curb stop on Grant Street.
- Cleaned the shop and vehicles.
- Abandoned two old valves on Crawford Street.
- Installed dishes in manhole covers and jetted the line on Stonyridge Avenue.
- Jetted the line on Shaftsbury Road.
- Videoed the lines in the Sherwood Subdivision.

Water Treatment Plant – Tim Ray

- Scheduling for annual equipment inspections and preventive maintenance contracts for 2010 has started.
- End-of-year reports are being assembled for data to be reported to OEPA, ODNR, and for inclusion in the 2009 Consumer Confidence Report.
- Final review is to be completed within a few days regarding City of Troy WTP participation in Water Supply Operator intern training.
- Representatives from Pepco Solutions, LLC, completed the preliminary walk-through of the WTP and well fields as part of an initial electrical energy conservation survey, with the results expected back in mid-January.
- Plant operators have adjusted practices to minimize freeze damage during this cold weather.
- Maintenance staff continues to work on plant and equipment maintenance items that had been rescheduled from the busier warm weather months.

- Bactee lab personnel are preparing to switch to the new OEPA web-based reporting system in January. This new reporting system will be used for sample submission reports and monthly operating reports.

Waste Water Treatment Plant – Tim Snider

- Maintenance staff completed brake repair to the 350 KVA generator.
- Removed debris that was causing an obstruction from pump #2 at the Kirk Lane lift station.
- Staff met with an OEPA staff member for the annual industrial pretreatment inspection.
- Representatives of Pepco Solutions were on site to do a walk through evaluation for potential power savings.
- Found a broken 4” process water line between the disinfection building and the blower building. Water Distribution was notified and necessary repairs were made.

Items of Interest	
Engineering Department and Planning Department	
December 30, 2009	
Project	Status
ACTIVE PROJECTS	
2009 Catch Basin Project	The contract has been executed with Coate Construction for this project. Most of the work will be completed through the winter.
Automatic Meter Reading	All transmitters have been installed and billing is being done from the new system. Final costs are being calculated. We are working to correct a few software issues that we have noticed.
Comprehensive Plan Update	Staff is working on a 5 year update of the Comprehensive Plan.
Crawford Water Line	The water line installation is complete.
Ditch Stabilization Project	Work started on this winter project.
Downtown Alley Project - CDBG	All work is completed and final costs are being determined.
Experiment Farm Road Design	Choice One Engineering has been awarded the project and will begin design so as to be ready for construction in June, 2010.
Pump Station SCADA	Adgo has been awarded the contract and will be scheduling delivery and installation for this project.
Safe Routes to School	Staff is working with ODOT to submit forms to get started on a construction grant that was received in the amount of \$40,500 to upgrade pedestrian crossings and other improvements at the Junior High.
Safety Study Projects	The City has been notified that two grants have been received, one for \$20,000 to look at W. Main Street from Elm to Cherry, and the other for \$6,000 to look at the SR 55 Dorset/Archer intersection. These are both 100% reimbursable grants.
Sanitary Stimulus Funds -Westbrook	A pre-construction meeting was held with Miller Pipeline. They will begin doing field measurements and televising the project in late January in preparation for most of the work to begin in March 2010.
Sidewalk Program 6B	Work is now complete and final measurements are being prepared.
Sidewalk Program 6A	Work is complete. The next step will be bringing forward action for the Ordinance of Assessment.
Sidewalk, Sewer, and Sump Inspections	Inspections are continuing to be completed when requested.
Transportation Stimulus Funds	Work on all three projects is complete. Final costs will be calculated soon. Staff is working to prepare records for an expected federal audit.

Items of Interest	
Engineering Department and Planning Department	
December 30, 2009	
Project	Status
West Stanfield Street	Staff is working with Bruns Construction to install sanitary sewer, storm sewer and water lines. A grant from Dayton Development Coalition will be used to pay the City's share of this project.
OTHER PROJECTS	
Adams Street Bridge	Stage Two drawings are now completed.
Earmark Applications	The application filed for Treasure Island ranked as the No. 3 project in MVRPC's recommended list of bikeway projects. Staff is working to find additional support for the project. At this point we are waiting for the Dayton Development Coalition to move forward with recommendations to Washington. A revised application is being considered for a State Earmark process.
General Specifications and Information	A draft of the revision has been submitted to the Service Director's Office.
GPS Data Collection	This outdoor work continues as time and weather permit.
ODOT Paving SR41	Preliminary legislation was passed by Council on this 2010 paving project. Work is expected to be completed by October 2010.
PUCO & CSX	Staff is working with CSX and PUCO on the possible design of a new railroad crossing at Union Street. The City has been talking with both entities for months, however, they now are requesting that the City provide a design and possibly an agreement. Staff has forwarded information to CXS and PUCO and is awaiting comments.
SUBDIVISION STATUS	
Edgewater Section 6	Construction activities are complete until final asphalt.
Hawk's Nest Section 2	The plat has been approved. Construction has not yet begun.
Pleasantview Estates Section 4	The plat has been approved. Construction has not yet begun.
Nottingham Section 5	Plans have been submitted for review.
Stonebridge Meadows PD	City Council approved the Planned Development.
Legacy Meadows	Base asphalt has been completed.

MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: December 28, 2009

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from December 15, 2009 to December 28, 2009. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 4 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be passed on to the property owner. If the property owner does not pay the bill, the cost will be assessed to the property taxes.

CITY OF TROY
PERMIT WORK TYPE STATISTICS REPORT
12/15/2009 TO 12/28/2009

PRNTWKTP
12/28/2009
15:42:01

SUBTOTALS	PERMITS	FEES	EST. COST
OC CHANGE OF USE	1	50.00	0
OC OCCUPANCY-COMMERCIAL	1	50.00	0
Z SINGLE FAMILY RESIDENCE	1	62.00	0
Z SINGLE FAMILY W/BASMNT	1	84.84	0
GRAND TOTAL	4	\$246.84	

CITY OF TROY - Ward 1
PERMIT REPORT
12/15/2009 TO 12/28/2009

PRNTPRMT
12/28/2009
15:45:46

No permits issued during this time period.

CITY OF TROY - Ward 2
PERMIT REPORT
12/15/2009 TO 12/28/2009

PRNTPRMT
12/28/2009
15:45:46

2009162Z 12/22/2009 216 ELM ST N MITCHELL, TED 0
SINGLE FAMILY RESIDENCE N/A PO BOX 424 62.00
N/A LV 1200
SGL FAMILY RES-11/30/09 TROY, OH 45373- NL 0
0/ 0.00/

CITY OF TROY - Ward 3
PERMIT REPORT
12/15/2009 TO 12/28/2009

PRNTPRMT
12/28/2009
15:45:46

20090490C 12/21/2009 1930 MAIN ST W TROY PAVILION, LLC 0
CHANGE OF USE N/A 7320 E. 86TH ST 50.00
N/A LV 0
SPRINT (OC) - 12/16/09 INDIANAPOLIS, IN 46256- NL 0
N/A 0/ 0.00/
/

20090480C 12/21/2009 21 PLUM ST S TURNER, GAIL 0
OCCUPANCY-COMMERCIAL N/A HORSESHOE BEND RD 50.00
N/A LV 0
HUDDLESON BUSINESS SERV-(OC)-12/14/09 LUDLOW FALLS, OH 45339- NL 0
N/A 0/ 0.00/
/

CITY OF TROY - Ward 4
PERMIT REPORT
12/15/2009 TO 12/28/2009

PRNTPRMT
12/28/2009
15:45:46

2009163Z 12/28/2009 1765 JILLANE DR RYAN HOMES 0 RYAN HOMES
SINGLE FAMILY W/BASMNT NA 884 PLEASANT VALLEY DR 84.84 884 PLEASANT VALLEY
9974 LV 2561 SPRINGBORO, OH 45066-
SGL FAM W/BASEMENT - 12/22/09 SPRINGBORO, OH 45066- NL 923 937-521-3306
HAWKS NEST ONE 0/ 0.00/

CITY OF TROY - Ward 1
VIOLATIONS BY REASON CODE
12/15/2009 TO 12/28/2009
12/28/2009
15:54:23

20091879 12/15/2009 817 MARKET ST N
SIGN VIOLATIONS COMPLETED

Construction sign installed too close to property line. Called contractor & sign was relocated to 10' from property line.

CITY OF TROY - Ward 2
VIOLATIONS BY REASON CODE
12/15/2009 TO 12/28/2009
12/28/2009
15:54:23

20091909 12/23/2009 982 MARKET ST N
PROPERTY MAINTENANCE

Complaints on peeling paint, fence missing top bar and obsolete sign.
12/21/09 obsolete signs removed.

CITY OF TROY - Ward 3
VIOLATIONS BY REASON CODE
12/15/2009 TO 12/28/2009
12/28/2009
15:54:23

20091881 12/15/2009 404 PLUM ST S
ZONING PROBLEMS
N/A

12-15-09 sb Insulation contractor business being run out of home.
Certified to cease and desist immediately. Follow up 12-22-09.

20091882 12/15/2009 1604 HAWORTH CT
PARKING PROBLEMS
WESTON PLAZA

12-15-09 sb Tree Care Inc. parking trucks and roll backs on lot.
Certified, that trucks that aren't related to business cannot be
stored on property. Stop immediately. Follow up 12-22-09
12-18-09 sb Green card dated 12-17-09.

20091883 12/15/2009 1920 MAIN ST W
SIGN VIOLATIONS

N/A
12-15-09 sb Real estate sign is at edge of ROW and should be 10'
back from ROW. LWTC for Samantha Martin at 317-806-6700.

20091891 12/16/2009 434 GARFIELD AVE
JUNK VEHICLE

12-16-09 sb Red Chevy Venture, exp 9-09. Certified, follow up
12-28-09.

20091892 12/16/2009 434 GARFIELD AVE
TRASH & DEBRIS

12-16-09 sb Trash all over rear yard. Sending with JV letter.
Follow up 12-23-09

20091896 12/18/2009 422 RACE ST
JUNK VEHICLE
N/A
Rear of 416 Race & in front of 422 Race a red Chevy truck with
plate expired 8-06. Single lot with two addresses.

20091898 12/18/2009 216 SHORT ST S
TRASH & DEBRIS
N/A
12-21-09 sb Trash in alley. Certified, follow up 12-28-09.

20091899 12/18/2009 318 CHERRY ST S
JUNK VEHICLE
12-21-09 sb Burned pickup truck behind house. Certified, follow up 12-28-09.

CITY OF TROY - Ward 4
VIOLATIONS BY REASON CODE
12/15/2009 TO 12/28/2009
12/28/2009
15:54:23

20091880 12/15/2009 954 MARKET ST S
SIGN VIOLATIONS
SOUTHVIEW ESTATES 1
Business moved, obsolete freestanding sign remains. Notifies
owner.

20091887 12/16/2009 14 CANAL ST E
TRASH & DEBRIS

Sofa on curbside a week after special pick up.

20091888 12/16/2009 237 CRAWFORD ST S
JUNK VEHICLE

White van with expired tag parked on the alley side next to house.

20091889 12/16/2009 216 CRAWFORD ST S
JUNK VEHICLE

Corner lot has a mustard colored car with expired tag.

20091895 12/18/2009 1009 MULBERRY ST S
TRASH & DEBRIS

File of construction debris (possibly old shed) is rear of
Property.

20091894 12/18/2009 434 MULBERRY ST S
TRASH & DEBRIS

Chairs, mattress & other items on curb side 10 days after special
pick up.

20091903 12/22/2009 916 AMELIA DR
TRASH & DEBRIS
N/A
Received a complaint that the owner of the multi storied

apartment is not providing any trash receptacle and tenants are dumping bagged trash in parking area. Inspection confirmed the complaint.

20091910 12/23/2009 1136 CANAL ST E

TRASH & DEBRIS

CLOVERDALE

Complaint that trash left by renters are blowing in the wind.

20091907 12/23/2009 351 VINCENT AVE

JUNK VEHICLE

SOUTHVIEW ESTATES 3

Red Chevy truck with wood wedges under rear wheel. Tag expired 2/09.

20091908 12/23/2009 961 DICKERSON DR

JUNK VEHICLE

PLEASANT VIEW

Chevy truck on driveway with tag expired 10-09.

January 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					 1 New Year's Day, City Offices Closed	2
3	4 7:00 p.m. Council	5 11:00 a.m. Park Board	6	7	8	9
10	11	12	13 3:30 p.m. Planning Commission	14	15	16
17 Martin Luther King Day  City Offices Closed	18 7:00 p.m. Council	19	20	21 9:00 a.m. Joint Rec & Park Board at Hobart Arena	22	23
24	25	26 3:30 p.m. BZA	27 3:30 p.m. Planning Commission	28	29	30
31						

January 2010

Monthly Planner

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																				
					1 CLOSED FOR NEW YEAR'S!!!!	2 6:00 AM - 6:50 AM SQT/PW HOUSE 7:00 AM - 7:50 AM MITE 8:00 AM - 10:00 AM MIDGET GAME 10:15 AM - 11:15 AM SQT H GAME 2:00 PM - 4:00 PM PUBLIC SKATE 4:15 PM - 6:15 PM HS HKEY GAME 8:30 PM - 7:20 PM ALUMNI GAME 7:30 PM JR. A HOCKEY GAME																																																																																				
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