



**AGENDA - TROY PLANNING COMMISSION MEETING  
WEDNESDAY, MAY 8, 2019, 3:30 P.M.  
CITY HALL, SECOND FLOOR COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 4-24
3. Historic District Application, 103 E. Main Street for a wall sign for Yellow Tree Yoga  
Owner: Lodge IORM 222  
Applicant: Kate Reinhart, Yellow Tree Yoga  
-Commission to make decision
4. Other

Note to Commission members:

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

A regular meeting of the Troy Planning Commission was held Wednesday, April 24, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Wolke, Beamish, Titterington, and Mahan; Zoning Inspectors Brandon and Watson; and Assistant Development Director Davis.

The minutes of the April 10, 2019, meeting were approved upon motion of Mayor Beamish, seconded by Mrs. Mahan.

**HISTORIC DISTRICT APPLICATION, 201 S. MARKET STREET, FOR SIGN REPLACEMENT TO REFACE THE EXISTING WALL SIGN AND EXISTING FREE-STANDING SIGN; OWNER - WESLEY D. SMITH; APPLICANT - BILL CYR.** The applicant was present. The staff report noted: property is zoned B-3, Central Business District; structure was built in 1967; application is to reface the existing wall sign, and existing freestanding sign; applicant originally applied for these two signs to have a white background with red and blue lettering; staff suggested that a blue background, similar to the blue color of the overhang of the building might be more appropriate; colors are white, Real Red SW6868, Candid Blue SW6953, Blue Chip SW6959, and Sapphire Blue SW6967; application is also to install white vinyl lettering on the window of the building; window sign will be 12.9 square feet and 100 square feet of wall/window signage is permitted; and staff recommends approval based on the findings of:

- The proposed signs will coordinate with the existing color of the overhang of the building;
- The proposed signs are appropriate for a building built in 1967 with no historical significance.

Mr. Wolke complimented the design. Staff noted that what is presented to the Commission is based on the suggestion of staff as noted in the report.

A motion was made by Mrs. Mahan, seconded by Mr. Wolke, to approve the historic district application for 201 S. Market Street as submitted for the sign, based on the exact colors of white, Real Red SW6868, Candid Blue SW6953, Blue Chip SW6959, and Sapphire Blue SW6967 as provided in the application and viewed by the Commission, and based on the findings of staff that:

- The proposed signs will coordinate with the existing color of the overhang of the building;
- The proposed signs are appropriate for a building built in 1967 with no historical significance.

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION, 214 W. MAIN STREET, FOR SOME EXTERIOR PAINTING, INSTALLATION OF FENCE AND WALL SIGNAGE ON THE GARAGE DOOR; OWNER - KEYSTONE REAL ESTATE GROUP, LTD.; APPLICANT - TABERNACLE BREWING CO LLC.** The applicant was present. The staff report noted: The OHI form lists this property as a two story brick church with an unusual, rough faced, wire cut exterior, and is a well preserved example of early church design in the 20th century; zoning is B-2, General Business District; property is not listed on the National Historic Register; property was purchased by Keystone Real Estate Group, Ltd. in 2016 and will be occupied by Moeller Brew House; and there are three parts to the application:

**Item 1:** Applicant is requesting painting the exterior rear portion of the building. The paint will match the previously approved color, Sherwin Williams Natural Choice, SW7011 of the front wall. The rear section of the building is not historically significant as it is an addition, built in the 1950's. The existing gable end of this section is in need of some maintenance and paint, which this will address. Staff recommends approval based on the findings of:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

A motion was made by Mr. Titterington, seconded by Mrs. Mahan, to approve the historic district application 214 W. Main Street for the painting of the exterior rear portion of the building as submitted for the exact color of Sherwin Williams Natural Choice, SW7011, and based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

MOTION PASSED, UNANIMOUS VOTE

**Item 2:** Installation of a wood privacy fence in the rear, open space directly behind the building to provide screening of the dumpsters, grain bin along with providing better security to the rear service area. Staff recommends approval based on the findings of:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

Mr. Kappers asked for a more definitive location of the fence, with the applicant staff responding that the fence will extend to the alley so that the dumpsters will be inside the fence. The applicant stated that the fence location will not impact deliveries or use of the alley, and that the fence will be 6' dog-eared cedar that will be painted after it weathers, which will take about a year.

A motion was made by Mayor Beamish, seconded by Mr. Wolke, to approve the historic district application 214 W. Main Street for the installation of a wood privacy fence in the rear at the open space behind the building as submitted, and based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

MOTION PASSED, UNANIMOUS VOTE

**Item 3:** Addition of wall signage to the previously approved garage door; sign will be a black vinyl graphic that is attached directly to the glazing of the door; 49 square feet of signage is allowed for this section of building with the frontage along S. Short Street; proposed signage is 6 feet tall by 4 feet, 9 inches wide for a total of 29 square feet; and staff recommends approval based on the findings of:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

A motion was made by Mr. Titterington, seconded by Mrs. Mahan, to approve the historic district application 214 W. Main Street for the installation of the black vinyl graphic attached to the glazing of the garage door, as submitted, and based on the design review by the Commission, and based on the findings of staff that:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed materials and colors are in keeping with the existing colors of the building.
- The proposed alterations will enhance the usability while providing proper screening for equipment in the back of the property.
- These proposed alterations take place on the 1950's addition and not on the original portion of the building.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary



**TO:** Troy Planning Commission  
**FROM:** Shannon Brandon  
**DATE:** May 8, 2019  
**SUBJECT:** Historic District Review: 103 E. Main St.  
**CASE #:** HR-13-19  
**OWNER:** Lodge IORM 222

**APPLICANT:** Kate Reinhart, Yellow Tree Yoga

**PROPOSAL:**

Applicant, Kate Reinhart, of Yellow Tree Yoga, is requesting the Planning Commission to review an application for a wall sign at 103 E. Main St. The property is zoned B-3, Central Business District.

The OHI form lists this property as a High Victorian Italianate building with the front having stone pillars, iron mullion columns, and small light transoms. The building is listed on the National Register.

**DISCUSSION:**

This store front is permitted to have 25 square feet of wall signage. The applicant is asking for 10.4 square feet.

The wall sign will be constructed of dibond, which is aluminum composite. The background of the sign will be white, with yellow-orange and yellow-green for the tree/person, and dark brown for the trim and lettering. Attached in the packet is a percentage breakdown of the proposed colors.

The sign was constructed to such a size as to not overpower the trim above the transom windows, and also to cover only a very small portion of the transom windows. The sign was also constructed to be proportionate to the sign at the neighboring business to the east.

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

**RECOMMENDATION:**

Staff recommends approval of the proposed sign, based on the following:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign has been thoughtfully constructed so as not to overpower the storefront;
- The proposed sign will not be substantially covering a character defining feature of the building.

Planning Commission  
Historic District Application

Revised 03/03/15

Date Filed: 4-25-19

Case #: HR-13-19

Date of Meeting:

5-8-19

**CITY OF TROY PLANNING COMMISSION**  
**APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT**  
(Must be typed or printed legibly)  
(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 4-24-19

Applicant Kate Reinhart Telephone No. 937-875-8148

Owner of Property Redmens Lodge Has the Owner been Notified? Yes

Address of Project 103 E. Main St. Troy OH 45323

Contact Address (if different than Project Address) 2336 Lefevre Rd. Troy OH 45323

Name of Architect/Engineer and/or Contractor Quint Creative Signs

Application for renovation to include the following:

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

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

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Kate Reinhart

Kate Reinhart

SIGNATURE OF PROPERTY OWNER:

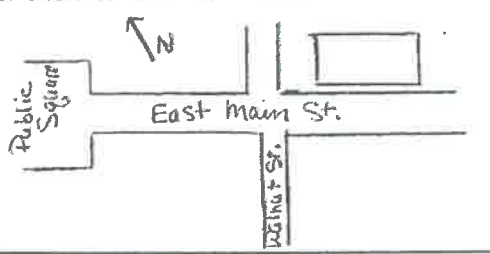

D. Fitzgerald

DAVID FITZGERALD

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

# OHIO HISTORIC INVENTORY

1. No. <b>MIA 27205</b> 10928-00027W		4. Present Name(s) Red Man Building		0002/W
2. County Miami		5. Other Name(s) Joseph Pearson Building		
3. Location of Negatives M 2 Regional Office SHA				
6. Specific Location 101-103-105 E. Main		16. Thematic Category C		28. No. of Stories 3
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1871		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design High Victorian Italianate		30. Foundation Material stone
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738730 4435610 Zone Easting Northing Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		19. Architect or Engineer		31. Wall Construction brick
		20. Contractor or Builder		32. Roof Type & Material truncated hip asphalt shingles
		21. Original Use, if apparent commercial		33. No. of Bays Front 9 Side 5
		22. Present Use commercial		34. Wall Treatment stucco
		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape rectangular
		24. Owner's Name & Address, if known Lodge IORM 222 103 1/2 E. Main St, Troy, OH		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>
		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior <u>excellent</u>
		26. Local Contact Person or Organization Troy Historical Society		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
		27. Other Surveys in Which Included  NATIONAL REGISTER		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		14. District Potent'l? Yes <input type="checkbox"/> No <input type="checkbox"/>		41. Distance from and Frontage on Road Street front 100' wide
15. Name of Established District Troy Public Square Historic Dist.				
42. Further Description of Important Features With the exception of an ugly aluminum awning the store front is basically intact. The front has stone pillars, iron mullion columns and small light transoms. Windows are 1/1 and triple sash with stone lintels and sills. Quions and a bracketed box cornice with panelled frieze define the terminals. A three bay addition to the right is lower but similar.				
43. History and Significance A significant contributor to the historic district.  Built by Joseph Pearson in 1871.				
44. Description of Environment and Outbuildings In the commercial core of Troy.				
45. Sources of Information		46. Prepared by L.S. Gannon, Jr.		Red Man Building
		47. Organization Regional Office SHA		
		48. Date 49. Revision Date(s)		

**APPLICATION FOR SIGN PERMIT**

20190154

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

Address of Project: 103 E. Main St. Troy OH 45373

Name of Business: Yellow Tree Yoga

Applicant Name: Kate Reinhart

Mailing Address: 2336 Lefevre Rd. Troy OH 45373

Daytime Phone: 937-875-8148

Email: info@yellowtreeyoga.com

Contractor Name: Quint Creative Signs

Mailing Address: 225 N. Main St. Suite 110 Piqua OH 45356

Daytime Phone: 937-615-9332

Property Owner Name: Redmen Lodge

Mailing Address: 103 1/2 E. Main St. Troy, OH 45373

Daytime Phone: 937-339-1076

Are you a New Tenant? Yes No

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

Materials: Dibond (aluminum composite)

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

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

Number of Faces: 1

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

Manner of Fastening: metal anchors

Cost of Sign: \$1,000.00

**Type of Proposed Sign (circle)**

- Free Standing
- Wall
- Roof
- Other
- Projecting
- Marquee
- Off-Site
- Internal Illumination
- Billboard
- On-Site
- Canopy/Awning
- Reface Only

**Actual Dimensions of Proposed Sign(s)**

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

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

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

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

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

Signature: Kate Reinhart

Date: 4-25-19

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



MALL

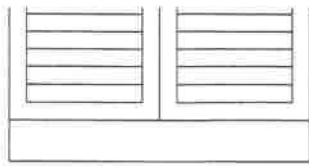
YELLOW TREE



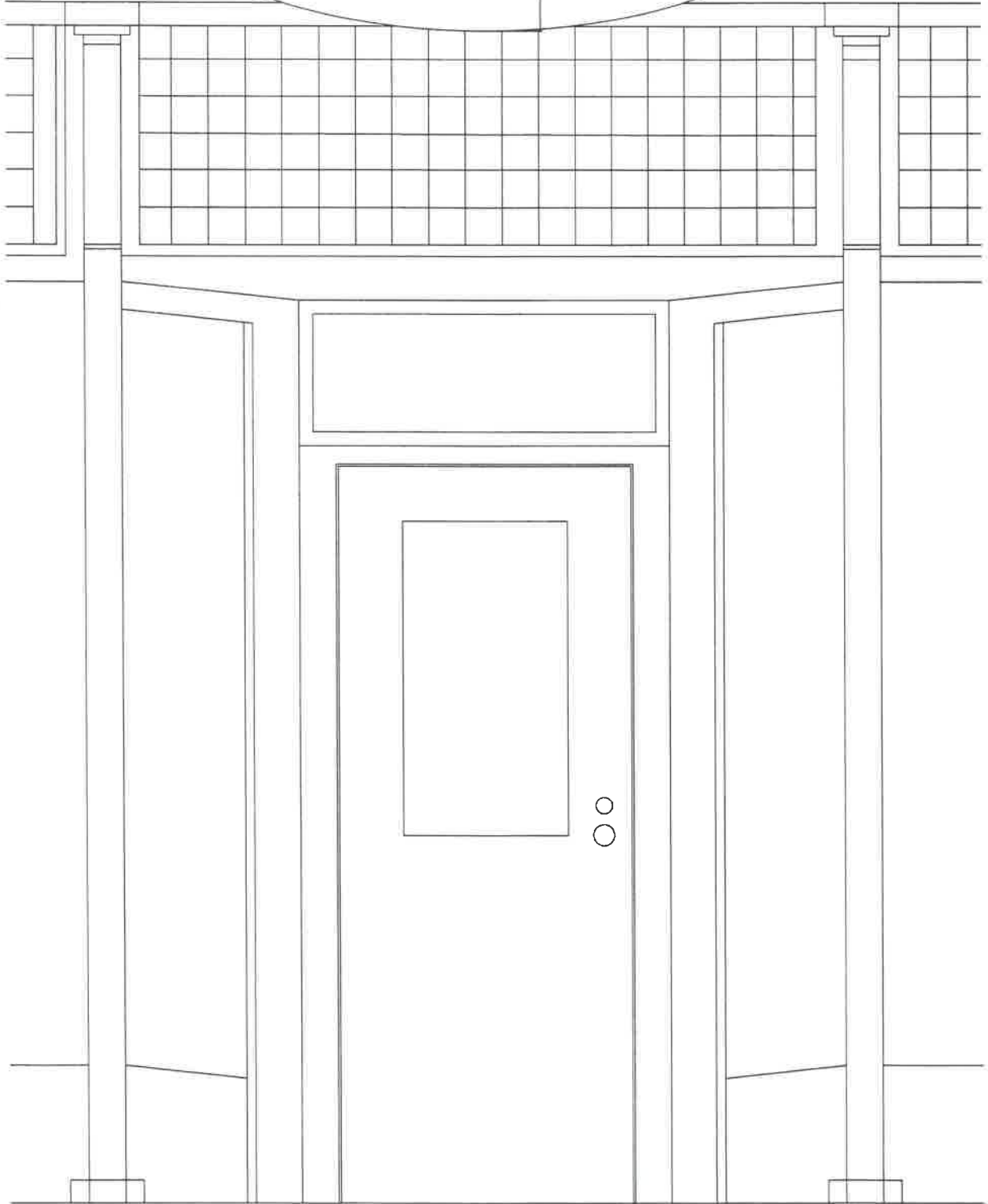
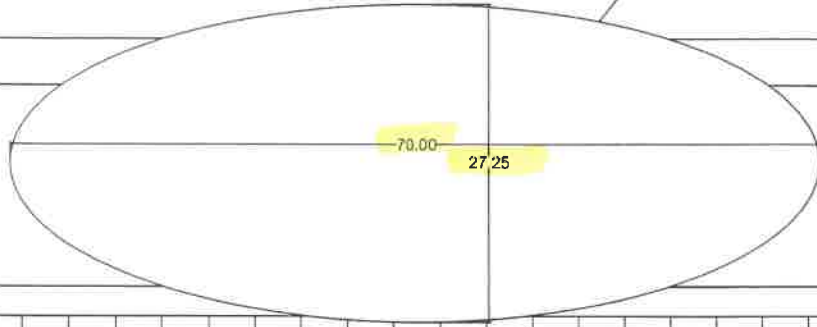
GREEN PAVEMENT SIGN







Total area of oval is 10.4 square feet.



## Shannon Brandon

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**From:** Rob Maxwell <amfabricators@earthlink.net>  
**Sent:** Thursday, April 25, 2019 3:29 PM  
**To:** Shannon Brandon  
**Subject:** Fw: logo colors

**From:** kate m  
**Sent:** Monday, April 22, 2019 7:06 PM  
**To:** Rob  
**Subject:** Fw: logo colors

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**From:** sharon kelly <[sharonkellycreative@gmail.com](mailto:sharonkellycreative@gmail.com)>  
**Sent:** Monday, April 22, 2019 4:49 PM  
**To:** kate m  
**Subject:** logo colors

yellow-green C-.4%, M-8.84%, Y99.96%, K-0%

yellow-orange C-5%, M-0%, Y 99.96%, K-0%

dark brown C-40%, M-65%, Y-90%, K-35