

A regular meeting of the Troy Planning Commission was held Wednesday, January 23, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Vice-Chairman James McGarry presiding. Members Present: Beamish, Snee, Titterington, Wolke and Mahan; Zoning Inspectors Brandon and Watson; and Assistant Development Director Davis.

The minutes of the January 9, 2019, meeting were approved upon motion of Mayor Beamish, second of Mr. Titterington, followed by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION. 210 S. MARKET STREET. FOR PROJECTING SIGN; OWNER IS MARKET STREET MANAGEMENT, LLC; APPLICANT – BEHR DESIGN, LLC BY KEVIN BEHR. The staff report (attached to original minutes) noted: zoning is B-3, Central Business District; property is a newly constructed, multi-tenant building within the downtown; building is allowed a total of 75 square feet in signage, a total of 11.70 square feet of wall signage has previously been used, leaving a total of 63.30 square feet of signage available for use; application is for a projecting sign on the front of the building measuring 8.34 total square feet; sign will be made of Poly HDU (high density urethane); colors of the sign are Duranodic bronze and silver; bracket holding the sign is made of steel; while this is a projecting sign, the sign does not project over the public right-of-way; as required by the Zoning Code, an indemnification agreement, and certificate of insurance is on file with the City of Troy Development Department; and staff recommends approval of the proposed sign, based on:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign is similar in color to the previously approved signs, and outdoor lighting fixtures.

The Commission viewed samples of the sign material/colors. The applicant was present.

In response to Mr. Titterington, it was stated that the brackets would be black. Regarding the sign height, Mr. Behr stated that Matt Gray of Level MB would help locate the sign on the building so that it does not interfere with the light of sight of the window of the second floor residents. Mrs. Snee commented that the sign may be a bit high and she would think that a business sign would be closer to the business.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the Historic District Application for 210 S. Market Street as submitted in the proposed material and color as provided in the application and viewed by the Commission, and based on the findings of staff that:

- The proposed sign will meet all City of Troy sign code requirements,
- The proposed sign is similar in color to the previously approved signs, and outdoor lighting fixtures.

MOTION PASSED, UNANIMOUS VOTE

Mr. Titterington commended that if Level MB, also a resident of 210 S. Market Street is planning to install a projecting sign, he assumes staff will make sure it is generally the same kind of sign as approved for Behr Design and placed at the same elevation.

HALIFAX ESTATES SECTION 5. SUBMITTED FOR FINAL PLAT AND DEDICATION OF RIGHT-OF-WAY; OWNER HALIFAX LAND COMPANY, LLC; OWNER – FRANK HARLOW. Staff commented that the applicant has asked that this item be tabled.

A motion was made by Mr. Titterington, seconded by Mrs. Snee, to table final plat/right-of-way dedication of Halifax Estates Section 5.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:39 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary