

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