

A regular meeting of the Troy Planning Commission was held Wednesday, June 26, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Wolke, Beamish, Titterington, and Snee; Zoning Inspectors Brandon and Watson; and Assistant Development Director Harris.

The minutes of the June 12, 2019 meeting were approved upon motion of Mr. Titterington, second by Mrs. Snee.

HISTORIC DISTRICT APPLICATION, 1-3 E. MAIN STREET, FOR EXTERIOR RENOVATIONS; OWNER – TROY COMMUNITY WORKS; APPLICANT – CHRISTY SHELL, PRESIDENT, TROY COMMUNITY WORKS. The applicant was present. The Commission viewed samples of all materials and colors proposed by the applicant. Staff reported: property is zoned B-3, Central Business District; property is known as the Coleman-Allen-Saidleman Building (CAS); the building is on the National Register; Troy Community Works (TCW) purchased this property in 2015 and has been diligently working with various entities including Federal and State historic review bodies, in order to rehabilitate the building; preliminary approval has been given by those historic review bodies; the inspiration for the color choices in the rehabilitation comes from the use of the building around the 1861-1865 time period when the third floor of the building was used as an armory and recruiting center for the Civil War; a military group, The Lafayette Blues, also used space on the third floor; the paint color choices of the rehabilitation are those colors which were used for the uniform of The Lafayette Blues; the application includes painting, repair of wood cornice, reconstruction of chimneys, replacement of slate mansard roof with synthetic slate to match, removal of metal awning, removal of wrought-iron railings, and removal of vinyl shutters; paint colors to be used in the rehabilitation include SW9141-Waterloo, SW7605-Gale Force, SW0050-Classic Light Buff, and EE2038-Aged Brass; roof will be replaced with a vinyl slate, using the same colors and pattern as the existing slate roof; and staff recommends approval of the rehabilitation plan, based on the following:

- The plan presented today is the same plan that has received preliminary approval from the State Historic Preservation Office;
- The building is in need of exterior repairs which will be completed with this plan;
- The rehabilitation will bring the building back to its true Italianate architectural style.

It was discussed that based on the Federal and State reviews, it is not possible to repaint the building white as it has been since 1944 as the painting needs to be colors the era of 1900 for the applicant to receive tax credits. It was also noted that the current candy store tenant will be moving to an adjacent open space.

A motion was made by Mayor Beamish, seconded by Mr. Titterington, to approve the application for 1-3 E. Main Street as submitted, for all the items stated in the application, based on the color and material in the application and as viewed by the Commission, with colors specifically to be SW9141-Waterloo, SW7605-Gale Force, SW0050-Classic Light Buff, and EE2038-Aged Brass; and based on the findings of staff that:

- The plan presented today is the same plan that has received preliminary approval from the State Historic Preservation Office;
- The building is in need of exterior repairs which will be completed with this plan;
- The rehabilitation will bring the building back to its true Italianate architectural style.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 116 W. FRANKLIN STREET, TO INSTALL A NEW SIGN ON AN EXISTING SIGN POST IN THE FRONT YARD OF THE PROPERTY; OWNER – TRUSTEES OF THE FIRST UNITED METHODIST CHURCH; APPLICANT – UNITED WAY OF MIAMI COUNTY. Staff reported: building had served as the church parsonage; it is zoned OR-1, Office-Residential District; and is not listed on the National Historic Register; this sign will be of same size, color and dimensions (28" x 30" sign dimensions or 12 square feet in size), and be on the same sign post as the sign of the prior tenant; 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 and meet the City fence regulations.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the sign application for 116 W. Franklin Street as submitted, including that size, color and dimensions are the same size as the most recent sign; 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 and meet the City fence regulations.

MOTION PASSED, UNANIMOUS VOTE

FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION SIX; OWNER – HARBOR WEST LAND CO., LLC; APPLICANT – JOHN BRUMAUGH FOR FRANK HARLOW. Staff reported: Fox Harbor is located west of the Kings Chapel Neighborhood just south of West Main Street (State Route 41); the Final Plat is in general conformance with the Revised Preliminary Plan approved by the Planning Commission; staff recommends approval; and details are:

- Section 6 consists of 6.964 acres.
- There will be 31 buildable lots on 5.774 acres.
- There is right-of-way dedication of 1.190 acres – Executive Drive and Thornhill Drive.
- The zoning is R-5, Single-Family Residential District, with a minimum lot size of 6,000 square feet, with actual lot sizes ranging from 6,011 square feet (.138 acres) to 12,894 square feet (.296 acres).
- Fees-in-lieu of dedicated green space will be paid to the City.

A motion was made by Mayor Beamish, seconded by Mr. Snee, to recommend to City Council approval of the final plat of Fox Harbor Subdivision and dedication of right-of-way, noting that the Final Plat is in general conformance with the revised approved Preliminary Plan.

MOTION PASSED, UNANIMOUS VOTE

VACATION OF PART OF ARLINGTON AVENUE; OWNER/APPLICANT – TROY CHRISTIAN SCHOOLS. Staff advised that the applicant is the only adjacent owner and has submitted the required plat and petition; the area to be vacated is the "bulb" portion of Arlington Avenue and is part of the Troy Christian Schools Planned Development which the Planning Commission has recommended to Council for approval; Troy Christian will provide an ingress/egress easement to the City; and staff recommends approval. It was stated that the easement will mainly be for refuse vehicles to turn around.

A motion was made by Mrs. Snee, seconded by Mr. Titterington that the Troy Planning Commission recommends to Troy City Council that the vacation of part of Arlington Avenue be approved as submitted.

MOTION PASSED, UNANIMOUS VOTE

OTHER: The Commission will hold a workshop at the July 10 meeting related to historic district standards.

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

Respectfully submitted,

_____ Chairman

_____ Secretary