

August 14, 2019

A regular meeting of the Troy Planning Commission was held Wednesday, August 14, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Beamish, Titterington, McGarry, and Snee; Zoning Inspectors Brandon and Watson.

The minutes of the July 24, 2019 meeting were approved upon motion of Mr. Titterington, second by Mrs. Snee.

**HISTORIC DISTRICT APPLICATION, 322 W. MAIN STREET, FOR NEW WALL SIGNAGE ON BOTH THE W. MAIN STREET AND OXFORD STREET SIDES OF THE BUILDING AND ON THE ENTRY DOOR; OWNER - JONATHAN COOMER; APPLICANT - LEIS REALTY CO.**

The applicant and owner were present. Staff commented: property is zoned B-2, General Business District; the structure was established in 1847 is not on the national register; originally built as a residence, a wagon shop was added to the rear and it was a funeral home in 1975; application is to install wall signage matching the sign placement of previously approved wall signage; allowed sign area is 150 square feet and the proposed and existing sign area will be below that; W. Main Street face of the building, the proposed sign is 3.6 square feet and along Oxford Street face the proposed sign is 22 square feet, with the entry door for the business entrance a proposed sign of 3.5 square feet; proposed colors of the signs are as follows: Sherwin William Safety Red, SW6994 Black of Night, and White; and staff does not recommends approval based on the findings of:

- The proposed sign colors do not compliment the historic integrity of the building;
- The proposed sign colors is not in keeping with the visual relationship of the surrounding streetscape;
- The proposed colors are not in keeping with the surrounding character of the Historic District.

Mr. Titterington asked about the alternate design shown on page 10 of the packet and was advised that both use the color red SW6994; the applicant is asking for approval as submitted; and staff suggested that if the application were denied, the applicant could ask for consideration of the alternate. Mr. Kappers stated that if the Commission denies the application as submitted, a new application would have to be submitted and considered at a later meeting, or the applicant could amend the application before the Commission acts.

The owner, Mr. Coomer, 6455 Country Club Drive, Greenville, Ohio commented that the applicant had indicated the desire to have red background sign, the design is the company's brand; he does not believe red is out of order for the neighborhood, and he is trying to create a business with a sign that is notable and will draw attention, that nearby Donato's has a red background sign, there are signs with red backgrounds in the Historic District, and the flowers outside the business are red. Mr. Kappers noted that Donato's is not in the Historic District.

Mr. Kappers commented that he does not personally believe the proposed sign with the red background is appropriate for the Historic District. He asked the applicant to consider if he wished to amend his application, recognizing that if the Commission denied the application as submitted, an entirely new application would have to be submitted and could not be considered at this meeting.

Mr. Leis, the applicant arrived and confirmed that his application is Option A (in the application packet) based on the red background sign and not any alternates viewed by the Commission. He stated he spent a lot of money on branding and the red sign is his brand, it will draw attention to the building of Mr. Coomer and attract other tenants, and he submitted photos of what he thought were comparable signs in the Historic District and other areas of the City.

In response to Mrs. Snee, staff indicated that he applicant was aware staff would not be recommending approval. Mrs. Snee commented that because there are two other signs in the Historic District that have similar muted would not require the Commission to not support staff that the sign does not fit the character of the Historic District and the Commission would only comment on Option A, which the applicant stated was the application before the Commission. Other members of the Commission expressed concern about approving Option A.

A motion was made by Mrs. Snee, seconded by Mr. McGarry, to deny the historic district sign application for 322 W. Main Street as submitted, and based on the findings of staff that;

- The proposed sign colors do not compliment the historic integrity of the building;
- The proposed sign colors is not in keeping with the visual relationship of the surrounding streetscape;
- The proposed colors are not in keeping with the surrounding character of the Historic District.

MOTION PASSED, UNANIMOUS VOTE

Mr. Kappers encouraged Mr. Lies to contact staff about submitting a new application.

**HISTORIC DISTRICT APPLICATION, 109 E. CANAL STREET FOR EXTERIOR CHANGE OF REPLACING EXISTING ASPHALT SHINGLE ROOF WITH A BLACK, METAL MASTER RIB ROOF; OWNER – AMY EVANS; APPLICANT – STUDIO 109.**

Staff reported that the property is zoned OR-1, Office-Residential District and staff recommends approval based on:

- The roof is in need of updating;
- The color of the proposed roof is a neutral color and will not be obtrusive within the Historic District.

The Commission viewed a sample of the proposed material. The applicant was present.

To staff, Mr. Kappers commented that because a building is in need of repair and updating or roof needs repair, is not a reason to justify the application, but that the findings of staff should be based on applicability to the historic district. Mr. Titterington commented that noting condition could be antidotal, but not a criteria for consideration and not used to support approval. Mr. Kappers further commented that the Commission values the recommendation of staff, but the recommendation must provide historic district support.

A motion was made by Mayor Beamish, seconded by Mr. McGarry, to approve the historic district application for 322 W. Main Street as submitted, and based on the findings of staff that

- The color of the proposed roof is a neutral color and will not be obtrusive within the Historic District.

MOTION PASSED, UNANIMOUS VOTE

**HISTORIC DISTRICT APPLICATION, 7 E. MAIN STREET FOR EXTERIOR CHANGES (REPAIR ROOF; REPAINT FASCIA, CORNICE AND DECORATIVE TRIM; REPAIR AND SKIM-COAT CEMENT TILE WITH STUCCO; REPAIR ORNAMENTAL WINDOW HOODS; INSTALL WOODEN FLOWER BOXES AT TWO WINDOWS; INSTALL 3 GOOSENECK LIGHT FIXTURES; INSTALL TONGUE AND GROOVE CEDARPLANKS AT BASE OF STOREFRONT; INSTALL A NEW SIGN; PAINT/STAIN TRIM, SHUTTERS, BUILDING AREAS); OWNER – E. D. LAND COMPANY, LLC (CHELSEA DEMMITT); APPLICANT – THE OLIVE OASIS.**

Staff reported: the property is zoned B-3, Central Business District, the building was constructed circa 1870, and the proposed changes are:

1. Repair roof where needed.
2. Repaint all fascia, cornice and decorative trim work.
3. Repair and skim-coat cement tile with stucco.
4. Repair all ornamental window hoods.
5. Install wooden flower boxes at two windows.
6. Install three gooseneck light fixtures in an oil rubbed bronze finish.
7. Install tongue and groove cedar planks at the base of the storefront.
8. Install a 32.71 square foot, aluminum composite sign. This business is permitted to have 33 square feet of wall/window signage.

9. Paint – as a note, the colors for the building were inspired by the colors of Tuscany. Many of the olive oils available at the Olive Oasis (tenant) are native to the Tuscan region; the proposed colors to be used are SW2809 – Rookwood Shutter Green, SW6347 – Chrysanthemum, SW7003 – Toque White, SW3518 – Hawthorne (wood stain); and staff recommended approval based on the findings of:

- o The building is in need of repair and updating;
- o The repairs and updating continue the trend of preservation of historic buildings within the downtown district.

The Commission viewed color samples. It was noted that the breakdown of where the colors will be located on the building is included as part of the application.

The applicant was present.

Mrs. Snee commented that looking at packet, she did not imagine the colors she was seeing with the samples provided. Mrs. Snee asked if the area directly above the front windows were smaller windows, and was advised that when installed the area was to look like a window and reflect what is across the street, but that area has now faded.

In response to a question, staff stated that the Cedar planks will be stained.

A motion was made by Mr. Titterington, seconded by Mrs. Snee to approve the historic district application for 7 E. Main Street as submitted, based all described elements of the application, the exact colors of SW2809 – Rookwood Shutter Green, SW6347 – Chrysanthemum, SW7003 – Toque White, SW3518 – Hawthorne (wood stain) as included in the application and viewed by the Commission, including the breakdown of where the colors will be located on the building as included as part of the application, and based on the findings of staff that:

- The repairs and updating continue the trend of preservation of historic buildings within the downtown district.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:02 p.m.

Respectfully submitted,

\_\_\_\_\_Chairman

\_\_\_\_\_Secretary