



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 9, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - Aug. 26, 2026
3. Historic District Application - Certificate of Appropriateness, 121 Public Sq., Ste 101, for painting
Owner - Marvin Ramirez
Applicant - Cheyene Nicholson
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 111 W. Water Street, installation of building signs
Owner - Randy Kimmell
Applicant - The MT Studio, LLC, Michael Twiss
-Commission to make decision
5. Other

Next Meeting Date - 9-23-2026

Members - if you will not be attending, please call or email Sue

August 26, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, August 26, 2026, at 3:30 p.m. with Chairman Jim McGarry presiding. ATTENDING: Members – McGarry, Wolke, Ehrlich, Titterington, Westmeyer, Oda, and Emerick; Development Staff – Eidemiller, Bruner and Burgei; Development Director Tim Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mayor Oda, the minutes of the August 13, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 10 E. FRANKLIN STREET, INSTALLATION OF A PROJECTING SIGN; OWNER - HEATHER DAVEY; APPLICANT – SHELLIE ARBOGAST FOR THE ARBOGAST COLLECTIVE LLC. Staff reported: Property is Zoned, B-3 Central Business District; applicant has received authorization from the property owner for the proposed request; property is not listed on the National Register of Historic Places; the multi-tenant space is permitted to have a total of thirty-five and one-half (35.5) square feet of building signage; the proposed sign totals six (6) square feet; the proposed projecting sign will be mounted to the existing hardware, have raised dimensional acrylic lettering, and be made from an aluminum composite material. Colors to be used are charcoal ink lettering, antique gold/botanical leaf accent lines, and a white background; the Design Manual section 5.7 states, "Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest"; the proposed projecting sign will meet section 5.7 of the Design Manual; and Staff recommends approval of the proposed sign based on the following:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.7 of the Design Manual.

Mr. Titterington noted that the Commission has asked to see samples of the sign colors.

ACTION OF THE COMMISSION. A motion was made by Mayor Oda, seconded by Mr. Titterington, that the Troy Planning Commission approves the historic district application for the sign for 10 E. Franklin Street as submitted, based on the exact materials and colors noted in the application and based on the finding of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.7 of the Design Manual. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.**

APPROVAL OF THE ARCHER PARK REPLAT, TO COMBINE PARCELS INTO ONE PARCEL AND IN THE NAME OF THE BOARD OF PARK COMMISSIONERS. Staff noted that the replat has been approved by Council, but approval of the Commission is required so the Plat can be recorded. It was noted that one parcel of the park will not be combined as it is located in the Miami East School District and cannot be combined with parcels in the Troy School District.

ACTION OF THE COMMISSION. A motion was made by Mr. Westmeyer, seconded by Mr. Wolke, to approve the Archer Park Replat as submitted. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.**

UNIFIED DEVELOPMENT CODE. Staff reported: The Commission has reviewed the proposed UDC for five meetings and held a public input meeting; changes requested by the Commission have been incorporated; some formatting work remains to be done; but staff is confident that the UDC is complete to the point the Commission can recommend it to Council. A draft of the zoning map was reviewed; there is a table to show the current zoning district and what the district would be based on the UDC.

ACTION OF THE COMMISSION. A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Troy Planning Commission approves the proposed Unified Development Code and recommends that Council approves the Unified Development Code. as submitted. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.**

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Andrew Burgei, Zoning Inspector
DATE: September 4, 2026
SUBJECT: Certificate of Appropriateness – 121 Public Sq Ste 101

PROPOSAL:

The applicant Cheyenne Nicholson, on behalf of the owner Marvin Ramirez, has requested the Planning Commission to review paint application at the property located at 121 Public Sq Ste 101. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as a two story brick commercial building with Italianate Commercial elements. CDF: Corbelled brickwork above the storefront and at the cornice; continuous stone lintels and sills, 5 circular windows above the second floor windows; the name on the building; parapet. Alteration: Storefront.

DISCUSSION:

Paint. The applicant proposes painting the main body color of the building Pittsburgh Paints & Stains Dark Sage (MEN7174-5). The accent trim will be painted Pittsburgh Paints & Stains Purple Basil (MEN7054-6). Submitted paint chips will be provided during Planning Commission.

STAFF ANALYSIS (Paint):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.6 A. A concentration of similar colors on the same block should be avoided. **Similar colors on the same block are being avoided. The proposal meets this guideline.**

Section 2.6 B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The unpainted surfaces are remaining unpainted. The proposal meets this guideline.**

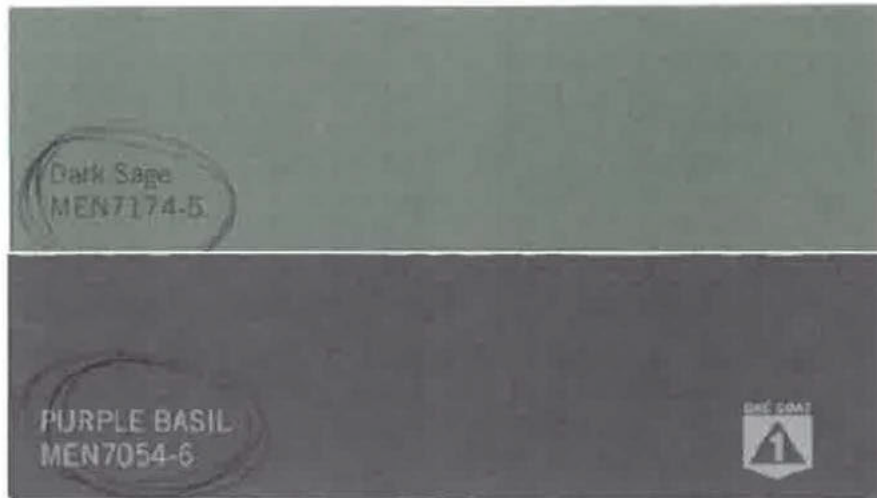
Section 2.6 C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **The proposal will have a simple color scheme and will meet this guideline.**

Section 2.6 D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High gloss paint will be avoided. The proposal will meet this guideline.**

Section 2.6 E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright, obtrusive, and neon colors are being avoided. The proposal meets this guideline.**

RECOMMENDATION (Paint):

Staff recommends approval of the paint due to the compliance with Design Manual Section 2.6.



OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297 2470



1. No.		2. County <u>Miami</u>		4. Present Name(s) <u>Kolter Building</u>		☐ Coded	
3. Location of Negatives <u>City of Troy Devel. Dept</u>				5. Historic or Other Name(s) <u>Schaible Dilts Bldg.</u>			
Roll No. <u>A</u>		Picture No.(s) <u>3</u>					
6. Specific Address or Location <u>217-21 S.E. Public Square</u>				16. Thematic Association(s)		28. No. of Stories <u>2</u>	
6a. Lot, Section or VMD Number				17. Date(s) or Period <u>1907</u>		29. Basement? Yes ☐ No ☐	
7. City or Village <u>Troy</u>				17b. Alteration Date(s) <u>1911</u>		30. Foundation Material <u>Unknown</u>	
8. Site Plan with North Arrow				18. Style or Design <u>N/A</u>		31. Wall Construction <u>Brick Bearing</u>	
				18a. Style of Addition or Element(s) <u>N/A</u>		32. Roof Type & Material <u>Flat/Blt Up</u>	
				19. Architect or Engineer		33. No. of Bays Front <u>7</u> Side <u>3</u>	
				19a. Design Sources		34. Exterior Wall Material(s) <u>Running Bond</u>	
				20. Contractor or Builder		35. Plan Shape <u>Rectangular</u>	
9. U.T.M. Reference				21. Building Type or Plan <u>Commercial</u>		36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
Quadrangle Name <u>Troy</u>				22. Original Use, if apparent <u>Commercial</u>		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other <u>1/1</u>	
Zone <u>16</u> Easting <u>738540</u> Northing <u>4435650</u>				23. Present Use <u>Commercial</u>		38. Building Dimensions	
10. Site ☐ Building ☒ Structure ☐ Object ☐				24. Ownership Public ☐ Private ☒		39. Endangered? Yes ☐ No ☐	
11. On National Register? Yes ☒ No ☐				25. Owner's Name & Address, if known <u>Henrietta Kolter</u> <u>1056 Ridge Ave</u> <u>Troy, OH</u>		40. Chimney Placement <u>Side Ext.</u>	
12. N.R. Potential? Yes ☐ No ☐				26. Property Acreage		41. Distance from and Frontage on Road <u>20 x 45</u>	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				27. Other Surveys in Which Included			
14. District Potential? Yes ☐ No ☐							
15. Name of Established District (N.R. or Local) <u>Troy Historic District</u>							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) <u>Two story brick commercial building with Italianate Commercial elements. CDF: Corbelled brickwork above the storefront and at the cornice; continuous stone lintels and sills, 5 circular windows above the second floor windows; the name on the building; parapet. Alteration: Storefront.</u>							
43. History and Significance (Continue on reverse if necessary) <u>The original structure was built in 1907 by John C. Schaible. Improvements were made on the building in 1911.</u>							
44. Description of Environment and Outbuildings (See #52) <u>Downtown commercial core area</u>							
45. Sources of Information <u>Field observation</u> <u>City of Troy</u> <u>Miami Co. property records</u>							
46. Prepared by <u>J. Darbee/N. Reeche</u>						 PHOTO	
47. Organization <u>F. Conaway & Assoc.</u>							
48. Date Recorded in Field <u>5/97</u>							
49. Revised by							
50a. Date Revised						50b. Reviewed by	



20240533

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
Certificate of Appropriateness (Historical Review)

Date 8-18-24

Applicant [REDACTED] Telephone No. 937 552 7074

Owner of Property [REDACTED] Has the Owner been Notified? YES

Address of Project 121 Public Sq Ste 101

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor _____

Application for renovation to include the following:

☐

Alteration

☐

Repair

☐

Construction

☐

Demolish - Principal Structure

☐

Moving A Building

☐

Demolish - Accessory Structure

☒

Painting

☐

Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





Cheyenne Gentry <cgentry0425@gmail.com>

Cake Alchemy Sign and Paint

Yellow Equities <yellowequitiesllc@gmail.com>

Wed, Aug 26, 2026 at 6:11
PM

To: [REDACTED]

Thank you. We are ok with you painting the trim and where the sign will go, leaving the brick untouched.

On Thu, Aug 27, 2026 at 12:03 AM [REDACTED] wrote:

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: September 4, 2026

SUBJECT: Historic District Review – 111 W. Water Street

PROPOSAL:

A request by the applicant, Level MB, on behalf of the owner, Randy Kimmel, for the installation of building signs at the property located at 111 W. Water Street, Parcel ID: D08-000170. The applicant has received authorization from the property owner for the proposed request.

The OHI form for 111 West Water Street describes this structure as a two-story brick vernacular commercial/industrial building. CDF: includes simple form fenestration pattern; simple brick voussoirs above windows; some wood and some stone sills. The structure was built in 1863 by the Schwind & Mayer Brewery and is not listed on the National Register of Historic Places.

DISCUSSION:

This building is permitted to have a total of 150 square feet of building signage. The applicant is proposing to install two (2) sets of individual mounted letters. On the West façade, the sign backer will total 54 square feet with red lettering mounted directly to the sign backer. On the front façade (facing Water Street), the sign backer will total 84 square feet. The total square feet for the sign package 138 square feet and will comply with the 150 square feet allowance. It is important to note that the signs have already been installed without a COA from the Planning Commission (see attached photos).

DESIGN MANUAL:

The Design Manual section 5.4 states, "Wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel". The proposed building signage will meet section 5.4 of the Design Manual.

This application has been reviewed for compliance with all requirements of the sign 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 the City of Troy Sign Code requirements;
- The proposed sign complies with section 5.4 of the Design Manual.







TROY
DEVELOPMENT
DEPARTMENT

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
Certificate of Appropriateness (Historical Review)

Date 9/03/26

Applicant [REDACTED] Telephone No. [REDACTED]

Owner of Property [REDACTED] Has the Owner been Notified? Yes

Address of Project 111 W Water St

Contact Address (if different than Project Address) 226 [REDACTED] Market St

Name of Architect/Engineer and/or Contractor [REDACTED]

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☐ Other: _____ |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

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.
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- Application fee: \$25.00

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SIGNATURE OF APPLICANT:

[Signature]

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

[REDACTED]

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



SHEET NOTES

- 1 EXISTING BRICK TO REMAIN.
- 2 EXISTING BRICK TO REMAIN.
- 3 EXISTING BRICK TO REMAIN.
- 4 EXISTING OVERHEAD DOOR TO REMAIN.
- 5 EXISTING WINDOWS TO REMAIN.
- 6 EXISTING STAIRS AND RAMP ARE TO REMAIN.
- 7 REMOVE PORTION OF LONG SEARCHING BRICK WALL, SEE STRUCTURAL DRAWING.
- 8 NEW WALL & STAIRS AND RAMP ARE TO BE BUILT BY CONTRACTOR, PATTERED TO EXISTING BRICKWORK FOR FINISH.
- 9 NOT USED.
- 10 LATCHER BRIDGE SHOWN PROVIDED, INSTALLED BY CONTRACTOR.
- 11 GALV. STEEL GATE FRAME W/ WOOD RAILS OWNER PROVIDED AND INSTALLER TO BE INSTALLED.
- 12 CONC. FILLED PTM. STEEL GATE POST (PANT BLACK) OWNER PROVIDED AND OWNER TO BE INSTALLED.
- 13 NEW GOOSE NECK LIGHT FIXTURE BY OWNER, REFER ELECTRICAL DRAWING.
- 14 EXISTING WALL BRICK TO REMAIN.



226 S. Market St.
Troy, OH 45773
937.360.9362



Rehab Project for:
RUDY'S SMOKEHOUSE
111 W. WATER STREET, TROY, OH 45773

MT STUDIO PROJECT NUMBER: 24094

REVISION / REVISED	DATE
ISSUED BY: P. M. M. M.	1.18.2020
REVISION 1	1.18.2020

EXTERIOR ELEVATIONS

A-2.1

