

March 10, 2021

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, March 10, 2021, with Chairman, Mr. Kappers presiding. ATTENDING: Members – Kappers, Titterington, Wolke, Oda, McGarry, Westmeyer, and Ehrlich; Staff -- Development Director Davis, Zoning Inspector Eidemiller, Assistant Development Director Harris; and Director of Law Grant Kerber.

MINUTES OF FEBRUARY 24, 2021 MEETING. Minutes were approved upon motion of Mr. Titterington, second by Mr. McGarry.

HISTORIC DISTRICT APPLICATION – DEMOLITION OF 112-118 W. MAIN STREET, OWNER/APPLICANT 116 W MAIN LLC – RANDY KIMMEL. THIS ITEM REMAINED ON THE TABLE.

HISTORIC DISTRICT APPLICATION – 101 W. FRANKLIN STREET, FOR TWO NEW SIGNS; OWNER – P&C VENTURES, LLC; APPLICANT – REU INDUSTRIES, LLC AND AIRROSTI REHAB CENTERS. The staff report noted: property is zoned B-3; Central Business District; building was originally a church but has not been used as a church for years; the bell tower has been removed; building is not listed on the National Register; this multi-tenant building is permitted to have up to a total of 100 square feet in signage, with an additional 50 square feet for the upper floor; the Fitness Institute has utilized approximately 93 square feet of available signage on the building; the Commission approved (1) 6.25 square feet window sign on 1-27-2021 for Airrosti window sign on the door formerly used as the parsonage; the remaining maximum allowed building wall signage is approximately 51 square feet; the applicants together are requesting a total of 11.21 square feet; on 1-27-2021 Airrosti originally asked for three signs, but withdrew two of them; current request is for one 30"x30" (6.25 square feet) vinyl window sign to be located on the left side of the main entrance door; the sign will be clear and frosted white; the Fitness Institute is requesting a similar vinyl window sign (4.96 square feet) located at the right side of the main entrance door, also in the clear and frosted white color; and staff recommends approval based on the finding of:

- The proposed signs will meet all City of Troy sign code requirements; and
- The proposed signs are compatible with the building.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the Historic District Application for 101 W. Franklin Street as submitted, and based on the findings of staff that:

- The proposed signs will meet all City of Troy sign code requirements; and
- The proposed signs are compatible with the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION – 130 AND 126 S. WALNUT STREET, TO REPLACE ASPHALT SHINGLES ON THE CHURCH BUILDING (130 S. WALNUT STREET) AND THE GATHERING PLACE (126 S. WALNUT STREET); OWNER: ST. JOHN'S EVANGELICAL CHURCH; APPLICANT: GLENN LYTLE, CHAIR OF BOARD OF TRUSTEES. The staff report noted: the property is zoned B-3, Office-Central Business District; the church and parsonage were built in 1882 by the congregation of the German Lutheran Church and are not on the National Register of Historic Places; the church is requesting shingle roof replacement on their primary sanctuary building located at 130 S. Walnut Street, which also includes the steeple on the east end and also the education wing on the west end; the church is contracting with Maxim Roofing to replace the existing green shingle with a preferred "Hunter Green" asphalt 30-year dimensional shingle made by CertainTeed; if this shingle color is not in stock, the second choice would be "Heather Blend" which would match the proposed color shingle replacement at the Gathering Place; the Gathering Place (126 S. Walnut Street), currently has a faded color shingle that closely resembles the color "Heather Blend"; the church is proposing to use the CertainTeed asphalt 30-year dimensional shingle for the Gathering Place; and staff recommends approval based on the findings of:

- The roof replacement of shingles creates no change in historical significance; and
- The colors for the shingles will not detract from the Historic integrity of the area.

In response to Mr. Titterington, it was confirmed that the shingle replacement includes the church steeple.

A motion was made by Mayor Oda, seconded by Mr. McGarry, to approve the Historic District application for 130 and 126 S. Walnut Street as submitted for the Hunter Green or Heather Blend color shingle for the church at 130 S. Walnut Street and for the Heather Blend color shingle for the Gathering Place at 126 S. Walnut Street, based on the findings of staff that:

- The roof replacement of shingles creates no change in historical significance; and
- The colors for the shingles will not detract from the Historic integrity of the area.

MOTION PASSED, UNANIMOUS VOTE

EXECUTIVE SESSION. A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Troy Planning Commission recess into Executive Session to review pending litigation with legal counsel.

MOTION PASSED, UNANIMOUS VOTE

At 3:40 p.m., the Commission recessed into executive session.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to return to regular session.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:54 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer.

Respectfully submitted,

_____Chairman

_____Secretary