

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 9, 2021, with Chairman, Mr. Kappers presiding. ATTENDING: Members – Kappers, Titterington, Wolke, Oda, McGarry, Westmeyer, and Ehrlich; Staff – Assistant Development Director Harris, Development Director Davis.

MINUTES OF MAY 26, 2021 MEETING. Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the May 26, 2021 meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION, 2-6 S. MARKET STREET FOR REPAINTING; OWNER/APPLICANT- HEATHER & ROBERT DAVEY. Staff reported: property is zoned B-3, Central Business District; building was constructed in 1871; building is on the National Register; the applicant has provided a painting scheme of:

- Craftsman Brown: Primary Building Color
 - Main body of the building noted as “1” on the application
 - Includes the fire escape stairwell and panel behind sign boards
- Croissant: Trim Color
 - All trim on the building noted as “2” on the application and currently a dark tan color. Includes the cornice, all window areas, and trim around the store front on the north elevation.
- Roycraft Copper Red: Accent Color
 - All accents that are faded red and green noted as “3” on the application, including the stairwell to the 2nd floor on the north elevation.

Staff recommends approval of the application based on the findings of:

- The proposed modification does not hide any important features of the building as listed on the OHI form; and
- The proposed color can be found throughout the Historic District.

The applicant confirmed the trim areas to be painted.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the historic district application for repainting 2-6 S. Market Street as submitted, based on the exact PMS color staff has received and the areas each color is to be painted, and based on the findings of staff that:

- The proposed modification does not hide any important features of the building as listed on the OHI form.
- The proposed color can be found throughout the Historic District. **MOTION PASSED, UNANIMOUS VOTE**

HISTORIC DISTRICT APPLICATION, 405 SW PUBLIC SQUARE AND 2-4 W. MAIN STREET FOR REPAINTING; OWNER/APPLICANT - HEATHER & ROBERT DAVY. Staff reported: property is zoned B-3, Central Business District; it was built in 1853 by Richard Brandriff; the building is on the National Register; repainting plan is:

- Summit Gray: Primary Building Color
 - Main body of the building noted as “4” on the application
- Extra White: Trim Color
 - All trim on the building noted as “5” on the application and currently a grey color on the 405 building and a tan color on 2-4 W. Main St. building. Includes the cornice and all window areas (sills and arches).
- Tricorn Black: Accent Color
 - All accents that are red and green noted as “6” on the application, including the decorative grapes, lines and dots within the cornice, as well as the stairwell and fencing on the east elevation.

Staff recommends approval based on the findings of:

- The proposed modification does not hide any important features of the building as listed on the OHI form; and
- The proposed color can be found throughout the Historic District

There was a question about the façade of the building that now houses “Pop Up”, with the applicant advising that the façade of that building will stay black.

A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, to approve the historic district application for 405 SW Public Square and 2-4 W. Main Street as submitted for the exact repainting plan submitted and the PMS colors staff has received, and based on the findings of staff that:

- The proposed modification does not hide any important features of the building as listed on the OHI form; and
- The proposed color can be found throughout the Historic District **MOTION PASSED, UNANIMOUS VOTE**

HISTORIC DISTRICT APPLICATION, 2 S. MARKET STREET FOR MULTIPLE WINDOW SIGNS; OWNER: HEATHER & ROBERT DAVEY; APPLICANT: ASI SIGNS FOR ALL SEASONS – HOSPICE OF MIAMI COUNTY. Staff reported: property is zoned B-3, Central Business District; building was constructed in 1871; building is on the National Register; 45 square feet of signage is allowed for the building frontage; multiple signs are requested for window signs along the windows of the storefront and the front door totaling 41.70 square feet; application is for a total of three signs that include the area of the logo, decorative film, name and taglines; colors include: PMS 639 Blue, PMS 370 Dark Green, PMS 390 Light Green, PMS 425 Dark Gray and White; and staff recommends approval based on the findings of:

- The signs will not detract from the historic integrity of the building

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, the historic district application for 2 S. Market Street as submitted, based on the exact colors of PMS 639 Blue, PMS 370 Dark Green, PMS 390 Light Green, PMS 425 Dark Gray and White; and based on the findings of staff that the signs will not detract from the historic integrity of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 101 E. MAIN STREET, REFACE BOTH SIDES OF THE INTERNALLY ILLUMINATED PROJECTING SIGN ON THE N. WALNUT SIDE OF THE BUILDING; OWNER – LODGE IORM 222; APPLICANT – QUINT CREATIVE SIGNS.

Staff reported: property is zoned B-3, Central Business District; it was built in 1871 by Joseph Pearson; the building is on the National Register of Historic Places; the Lodge utilizes the upper floors and the main floor is used for retail; applicant is proposing to reface an active internally illuminated projecting sign, that is 36.5 square feet per face; new replacement panels will fit within the existing cabinet indicating the name of the Lodge and logo; colors include tan, brown, green, red, blue and white; and staff recommends approval based on the findings of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

Mr. Titterington commented that this sign is grandfathered as legally non-conforming and, for that reason, the sign can continue to stay and a refacing can be considered.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the historic district application for 101 E. Main Street as submitted, with the exact sign PMS colors that staff has received, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS VOTE

SUBDIVISION REGULATIONS. Mr. Kappers commented that staff has been working on updating the Subdivision Regulations. This is a lengthy document that will need to be reviewed by the Commission and a recommendation provided to Council. Staff advised that the Commission will receive the document well ahead of it being discussed at a meeting.

There being no further business, the meeting adjourned at 3:46 p.m. upon motion of Mayor Oda, seconded by Mr. Westmeyer.

Respectfully submitted,

_____Chairman

_____Secretary