



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 27, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - 4-13-2022
3. Downtown/Riverfront Overlay (DR-O) District, for 224 S Market Street, Suite C, for a projecting sign
Owner: Innisfree Enterprises, LLC
Applicant: Level MB Construction, by Mike Twiss
-Public Hearing - related to applying the DR-O District to the property to allow a second projecting sign on the front of the building
-Commission to make recommendation to Council regarding the DR-O District Application
4. Historic District Application for 115 S. Market Street, installation of new wall sign
Owner: Heather & Robert Davey
Applicant: The Carr Agency, LLC
-Commission to make decision
5. Historic District Application, Painted Piano Program
Applicant: Troy Main Street, Inc./City of Troy
-Commission to make decision
6. Other

Note Next Meeting -- May 11, 2022

Note to Commission members:
If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 13, 2022 at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Titterington, Ehrlich, Wolke, McGarry, Oda, Kappers and Westmeyer; Zoning Inspectors Eidemiller and Bruner.

APPROVAL OF MINUTES: Mr. Kappers noted that the 3-23 minutes reflected the wording: "Mr. Kappers indicated that the application is so amended." under the Public Hearing on the DR-O application for Lincoln Center. He commented that he does have the authority to amend the application, and asked that the wording be: "Being present, the applicant consented to such an amendment, and Mr. Kappers indicated the application is so amended." Upon motion of Mr. Westmeyer, seconded by Mayor Oda, the minutes of the March 23, 2022 meeting were approved as amended by unanimous roll call vote.

DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT, 224 S. MARKET STREET, SUITE C, FOR PROJECTING SIGN – FIRST READING: OWNER – INNISFREE ENTERPRISES, LLC; APPLICANT – LEVEL MB CONSTRUCTION BY MIKE TWISS.

Staff reported:

***PROPOSAL:**

A request by the applicant, Mike Twiss, Owner of Innisfree Enterprises LLC, for the installation of 7.5 square feet projecting sign at the property located at 224 S Market Street STE C, Parcel ID: D08-004860. The applicant is requesting the projecting sign using the Downtown Riverfront Overlay District. The property is located in the B-3, Central Business District.

The OHI form lists this property as a two-story brick commercial building with an Arts & Crafts, Mission High style and built in 1929. A well preserved and maintained building with original features intact. Including a symmetrical façade with a central entrance placed within a round arched recess. The property is not listed on the National Historic Register

DISCUSSION:

This multi-tenant building is permitted to have a total of 75 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 7.5 Square Foot projecting sign using the DR-O. This sign measures 30" x 36" or 7.5 square feet. The sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black, White, and Pantone 186 Red lettering.

The Sign Code permits a total of one projecting sign per principal structure resulting in the Downtown Riverfront Overlay request. Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio." With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape. The MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

DR-O CRITERIA:

As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

RECOMMENDATION:

Staff recommends approval of the proposed sign with the condition that the sign shall be approved using the DR-O process. This conditional recommendation is due to:

- With the DR-O, the projecting sign encourages a pedestrian friendly environment as recommended in the Comprehensive Plan and;
- The projecting sign relates harmoniously to the exterior building material and color, while expressing a simple clear message.

NEXT STEPS:

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (public hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for the public input on the project. Planning Commission can only act after the second hearing as required by the DR-O process and a decision will be requested by the Planning Commission at the second meeting. "

Discussion: Staff commented that projecting signs are becoming more of a trend, and this will be looked at in the next sign code update.

HISTORIC DISTRICT APPLICATION FOR 201 E. WATER STREET, OVERFIELD TAVERN, REMOVAL AND REPLACEMENT OF THE SECOND STORY LEDGE LOG AND FIRST STORY SILL LOGS, EXTERIOR REPAIRS AND REPLACEMENT LOGS, AND FOUNDATION REPAIRS ON THE SOUTH ELEVATION (FACING WATER STREET); OWNER/APPLICANT: OVERFIELD TAVERN MUSEUM, BY CHRIS MANNING. Staff reported:

***BACKGROUND:**

The OHI form lists this property as a hand-hewn log cabin built in 1808. The building has previously been used as a tavern, courthouse, Masonic lodge, and now a museum. Character defining features include 9/8 double hung, sash windows, chimney on the east side of the building, and a dog run, log wing to the rear with a frame second story. This building is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark.

Between 1995 and 2000, the Overfield Tavern underwent major restorations, which includes the installation of poplar siding that was subsequently painted red, and the painting of hewn logs with white latex paint, along with several interior modifications. The Overfield Tavern Museum conducted an Architectural Assessment Report in 2019. The assessment report identified an accelerated rate of deterioration of the poplar siding located on the west elevation (S. Mulberry Street). Continued exposure of the hewn logs located on the south and east elevation has led to extensive dry rot, that has made the building susceptible to insect damage and birds. Phase 1 of the revitalization efforts have been completed with the replacement of the wood shingled roof to an imitation wood shingle known as Enviroshake that was previously approved by the Planning Commission in February of 2020.

On the August 25, 2021 Planning Commission Meeting, the applicant requested the review of the temporary exterior alterations to the building that included the removal of the poplar siding on the west façade along S. Mulberry Street and partial removal of the white latex paint on the front façade (Water Street) and east façades. The request was made to provide more accessibility to the structural engineer for a full inspection known as phase 2a of the project. The request was approved with the following conditions:

- Overfield Tavern Museum will provide an update of the findings from the structural engineer by December 21st, 2021.
- This approval is not permitting the final design or material replacement of any elements of the building, rather to provide access for the structural engineer to conduct a complete structural inspection.
- The removal of the white latex paint is conducted using the gentlest method possible, following the Secretary of Interior Standards for the Treatment of Historic Properties.

In October 2021, Midwest Maintenance Inc. removed the existing new-growth poplar siding on the west elevation facing Mulberry Street and the coating of white latex paint on the south elevation facing Water Street, revealing the extent of the damage to the log walls. The structural engineer assessed the extent of the damage identifying which logs will need repaired or replaced.

The west elevation logs that were protected by the wood siding are in relatively good repair with minimal repairs needed. The south and east elevations that were covered in latex paint need substantial repairs, including replacement logs.

DISCUSSION:

Chris Manning, Executive Director of the Overfield Tavern, is requesting the Planning Commission to consider the exterior alterations/repair of the Overfield Tavern south elevation (facing Water Street). The request is for the removal and replacement of the second story ledge log and first-story sill logs (including the sill log that was replaced with modern lumber in 1998), additional exterior log replacements and repairs, and foundation repairs.

The replacement logs will consist of old-growth oak and poplar beams recovered from historic barns in the region. These logs will be of the same species as existing and properly seasoned on site prior to installation. Additionally, the logs will be hand-hewn and over 100 years old as they have superior quality and durability over modern farm-raised wood and represent similar tooling techniques as the existing logs. The logs will be rechinked and daubed with an appropriate mortar mix. Five "dutchman repairs" also known as "pleading-in" are also being requested. This technique involves the cutting of rotten areas of the wood and stabilization of the adjacent logs, ultimately installing replacement seasoned wood with the similar grain style. These techniques are in conformance with the Secretary of Interior Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief: "The Preservation and Repair of Historic Log Buildings".

Additionally, the south elevation will include a foundation repair that consists of removal of the stone foundation and replacement with a 36" concrete footer. The stones will be salvaged and added to the exposed foundation above the average grade level that will provide for the original stone appearance above the ground level. This will help prevent moisture from continuing to undermine the sill logs and lead to long term stability. These repairs are similar to the foundation work that was required in 1998. All requested work will be reviewed by the Miami County Department of Development should this request proceed forward.

RECOMMENDATION:

Staff recommends approval of the requested removal and replacement of the second story ledge log and first-story sill logs, exterior repair and replacement logs, and foundation repairs on the south elevation (facing Water Street) with the following conditions:

1. The exterior repairs and foundation work are reviewed and approved by the Miami County Department of Development;
2. The chinking and daubing mortar repairs and replacement will include historically appropriate mixtures and match existing;
3. The Sidewalk replacement will be in accordance with the Engineering Department Construction standards, following a final inspection of the concrete work.

Staff recommends this conditional approval due to the materials used in repairs are historically appropriate and follow the Secretary of Interior Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief: "The Preservation and Repair of Historic Log Buildings".

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to conditionally approve the application for 201 E. Water Street as submitted, based on the conditional approval recommendation of staff and based on the following findings of staff that:

1. The exterior repairs and foundation work are reviewed and approved by the Miami County Department of Development;
2. The chinking and daubing mortar repairs and replacement will include historically appropriate mixtures and match existing;
3. The Sidewalk replacement will be in accordance with the Engineering Department Construction Standards, following a final inspection of the concrete work.

Staff recommends this conditional approval due to the materials used in repairs are historically appropriate and follow the Secretary of Interior Standards for the Treatment of Historic Properties and the National Park Service Preservation Brief:

"The Preservation and Repair of Historic Log Buildings".

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 116 S. MARKET STREET, ÉCLAT FACIAL STUDIO, INSTALLATION OF BUILDING SIGN AND WINDOW SIGN; PAINTING OF FRONT FAÇADE; OWNER: WADE WESTFALL; APPLICANT: KARIN GAUDIN. Staff reported: property is zoned B-3, Central Business District; property owner has approved the application being submitted; this multi-tenant building is permitted to have a total of 66 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy; application is for a total of 33 square feet of building signage (building sign 30 square feet, window sign 1 square foot); sign will be constructed of 3m metal composite with 1/8" 3-dimensional white lettering; building paint color of Benjamin Moore 2102-50 "Rose Bisque" behind the building signage and trim surrounding the store front; applicant has painted the store front, and City staff has worked with the owner for a historic review submittal with applicant charged double for the modification without approval; 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;
- The proposed paint alteration does not detract from the historic integrity of the building and streetscape, and similar paint colors exist in the historic district.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the historic district application for 116 S. Market Street as submitted, based on the exact colors, design, size and materials as stated in the application, 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;
- The proposed paint alteration does not detract from the historic integrity of the building and streetscape, and similar paint colors exist in the historic district.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 16 S. CHERRY STREET, SUITE A, SHARONELAINE PHOTOGRAPHY, INSTALLATION OF A WINDOW SIGN, OWNER- GAUDIN PROPERTIES, LLC, APPLICANT – SHARON LANGE. Staff reported: property is zoned B-3, Central Business District; property owner has approved submittal of the application; property is on the National Register of Historic Places and was constructed around 1870; building is permitted a total of 57 square feet of building signage with each tenant calculated separately based on frontage occupied; application is for .765 square foot of signage which is the exact area permitted; sign to be constructed of white vinyl; and staff recommends approval 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.

Discussion. Mr. Westmeyer commented that the sign includes a phone number and website, which the Commission has indicated should not be part of signage in the historic district. The Mayor stated she had no objection to that information being on the sign.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the historic district application for 16 S. Cherry Street, Suite A, subject to the website and phone number not being on the sign, otherwise based on the exact colors, design, size and materials as stated in the application, 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.

Voting: Yes – Kappers, Titterington, Ehrlich, Wolke, McGarry; No – Mayor Oda.

MOTION PASSED

HISTORIC DISTRICT APPLICATION FOR 8 NORTH MARKET STREET, FOUR ACRE CLOTHING CO., INSTALLATION OF BUILDING SIGN AND WINDOW SIGN: OWNER – BETTY LANGER; APPLICANT ANDREA WROCKLEDGE. Staff reported; zoning is B-3, Central Business District; property owner has approved submittal of the application; 28 square feet of signage is permitted for the building; application is for a 16 square foot metal building sign, a 7 square foot building sign, and a 4.1 square foot window sign; the building signs would be constructed of alumicore; all signs would include black and white; and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building as the signage does not cover contributing features;
- The sign colors are commonly found throughout the historic district.

Discussion. In response to questions, staff confirmed there are three signs – one is vinyl on the brick, one above the archway, and one on the window. There was a discussion about the QR code on the window sign, with it noted that QR codes have not been addressed by the Commission, but perhaps should be addressed in a sign code review. Mr. Westmeyer commented that having a QR may resolve the requests of applicants to have phone number, websites, etc., on signs. It was noted that this application also includes a website.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the historic district application for 8 North Market Street as submitted, for all three signs, subject to the website being removed from signage, but the QR code permitted, and based on the exact colors, design, size and materials as stated in the application, and based on the findings of staff that:

- The proposed sign will meet all City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building as the signage does not cover contributing features;
- The sign colors are commonly found throughout the historic district.

MOTION PASSED, UNANIMOUS VOTE

VACATION OF 30' WIDE PUBLIC WALK BETWEEN 1291 AND 1285 YORK LANE, PETITIONED BY THOMAS & ROMA CRESS AND DOUGLAS RICH & MELANIE HARRIS. Staff reported that property owners Thomas & Roma Cress, owners of 1291 York Lane (IL 3386), and Douglas Rich & Melanie Harris, owners of 1285 York Lane (IL 3387), have petitioned for the vacation of the 30' public walk located between the two properties; if approved, the 30' wide walkway would be divided between the abutting property owners, as shown on the vacation plat; the City does have buried infrastructure (water and sanitary sewer) in this space, it is not known if there are other utilities; all easements shall remain in accordance with Chapter 723.041 of the ORC; and staff recommends approval.

Staff advised that that the City does not need this area to maintain the ditch to the back of the property, and has no other need of the property.

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends to Troy City Council that the petition for the vacation of the 30' public walk between 1291 York Lane and 1285 York Lane be approved.

MOTION PASSED, UNANIMOUS VOTE

VACATION OF 3' ALLEY OF RECORD BETWEEN INLOTS 380 AND 381 AT 121 PUBLIC SQUARE NE, PETITIONED BY THE FAMILY ABUSE SHELTER OF MIAMI COUNTY, INC. Staff reported that the property at 121 Public Square NE is being sold and a title search has indicated that there is an unimproved 3' alley of record located under the building structure; it is likely that this "alley" has existed on record since the mid-1800s and was the access to a privy; through a great deal of research, it appears that the alley was not previously vacated and the alley of record had apparently not been an issue when the current building was constructed over it decades ago or during prior sales of the building; the property owner now needs to have the alley formally vacated in order to complete the sale of the property; the City does not have buried infrastructure in this space, it is not known if there are other utilities; all easements shall remain in accordance with Chapter 723.041 of the ORC; and staff recommends approval.

Mrs. Ehrlich advised that she is on the Board of the Family Abuse Shelter of Miami County, and would abstain from voting to avoid the appearance of a conflict of interest.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that the petition for the vacation of the 3' alley of record between Inlots 380 and 381 at 121 Public Square NE be approved.

Voting: Yes – Kappers, Titterington, Oda, Wolke, McGarry; Abstain – Ehrlich.

MOTION PASSED

DEDICATION OF RIGHT-OF-WAY ALONG FENNER ROAD AND EDGEWOOD DRIVE (HARSON INVESTMENTS PLAT). Staff reported that the developer has submitted a replat for the property located along the north side of W. Market Street between Fenner Road, Edgewood Drive and I-75; the replat can be approved administratively; however, the replat also included the dedication of 1.385 acres of IL 6503 for the property at 1415 W. Market Street and such right-of-way dedication requires Council approval; and staff recommends approval. It was noted that the dedication of the right-of-way is required for roadway improvements associated with the development of the parcel.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council that the dedication of 1.385 acres of Inlot 6503 as public right-of-way be approved as submitted.

MOTION PASSED, UNANIMOUS VOTE

OTHER: Staff advised that the property at 213 E. Main Street is still pending receipt of the Historic District Application discussed at the previous meeting.

There being no further business, the meeting adjourned at 3:55 p.m. upon motion of Mr. Westmeyer, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 27, 2022

SUBJECT: Historic District & DR-O Review – 224 S. Market Street STE C

PROPOSAL:

A request by the applicant, Mike Twiss, Owner of Innisfree Enterprises LLC, for the installation of 7.5 square feet projecting sign at the property located at 224 S Market Street STE C, Parcel ID: D08-004860. The applicant is requesting the projecting sign using the Downtown Riverfront Overlay District. The property is located in the B-3, Central Business District.

The OHI form lists this property as a two-story brick commercial building with an Arts & Crafts, Mission High style and built in 1929. A well preserved and maintained building with original features intact. Including a symmetrical façade with a central entrance placed within a round arched recess. The property is not listed on the National Historic Register

DISCUSSION:

This multi-tenant building is permitted to have a total of 75 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 7.5 Square Foot projecting sign using the DR-O. This sign measures 30" x 36" or 7.5 square feet. The sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black, White, and Pantone 186 Red lettering (see attached design graphics).

The Sign Code permits a total of one projecting sign per principal structure resulting in the Downtown Riverfront Overlay request. Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio." With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape. The MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

DR-O CRITERIA:

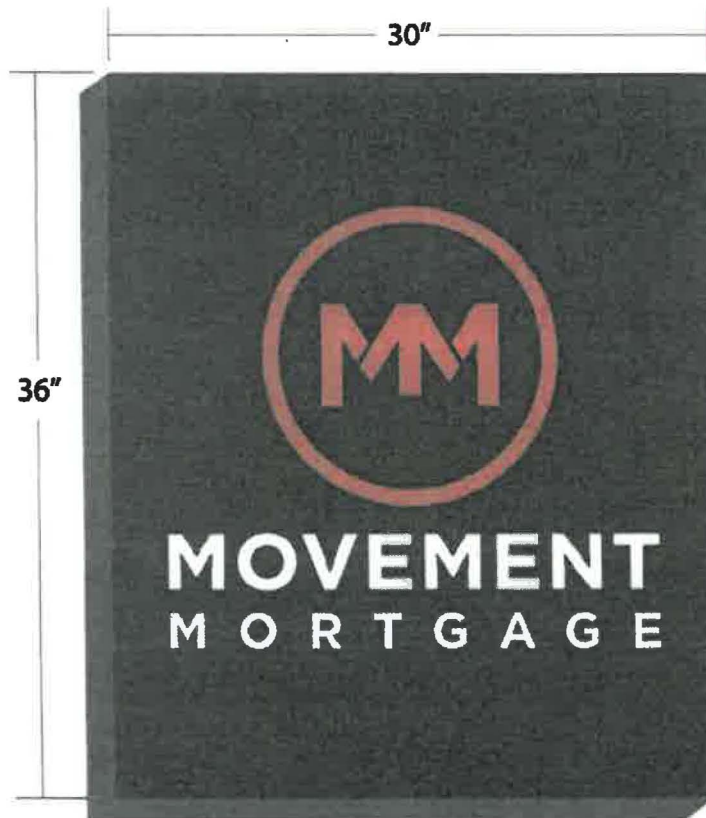
As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

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4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

RECOMMENDATION:

Staff recommends that the Planning Commission makes a positive recommendation to the City Council. The next step is the Clerk of Council will forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final. This recommendation is due to:

- With the DR-O, the projecting sign encourages a pedestrian friendly environment as recommended in the Comprehensive Plan and;
- The projecting sign relates harmoniously to the exterior building material and color, while expressing a simple clear message.



2" square tubular steel frame with double sided
- 2" thick, logo etched into composite material painted:



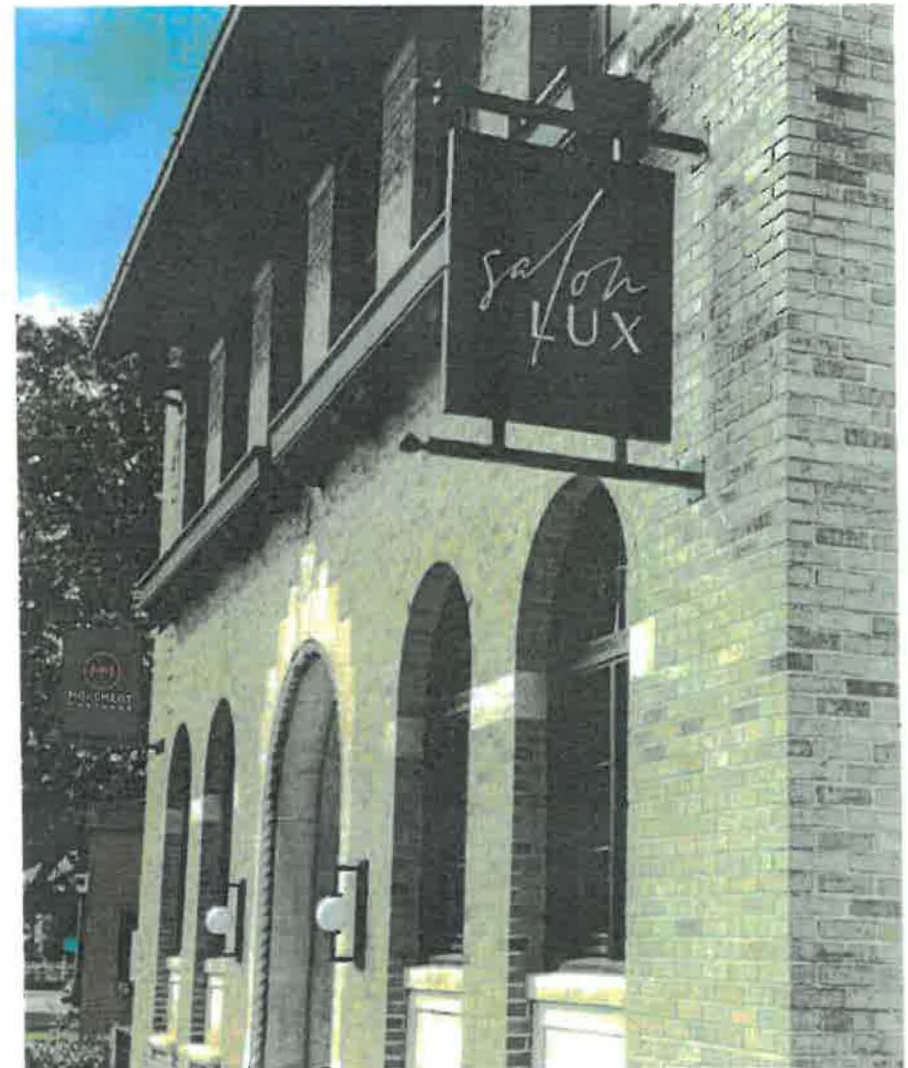
Black



White



PANTONE 186 RED



Sign Proposal for:

Movement Mortgage - Troy, Ohio

Design Copyright of Behr Design, LLC

Date: March 23, 2022

Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937492.5704



APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date **4-4-22**

Applicant **Mike Twiss** Telephone No. **937.760.3884**

Owner of Property **Innisfree Enterprises, LLC**

Address of Project **224 S. Market St., Suite C**

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor **Level MB Construction**

Application for DR-O includes the following items (which do not meet standard zoning requirements):

- | | |
|---|---|
| ☐ Setbacks Requirements | ☐ Landscaping Requirements |
| ☐ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☒ Signage Regulations | ☐ Other: |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.



- e) Complete roof plans, showing its design and materials, and including the locations and details of any rooftop equipment, including, but not limited to process equipment, HVAC equipment, chimneys, and access or elevator enclosures.
- f) The Zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- g) The Planning Commission and/or City Council shall review any proposed declaration of restrictions and covenants.
- h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

REQUIRED SIGNATURES

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City

	Mike Twiss	4-4-22
Signature of Applicant:	Printed Name	Date

	Erin A. Twiss	4-4-22
Signature of Property Owner*:	Printed Name of Property Owner:	Date

*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____
Date : _____



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

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 3/28/22
Applicant Kevin M. Behr - Behr Design LLC Telephone No 937-492-5704
Owner of Property Innisfree, LLC Has the Owner been Notified? Yes
Address of Project 224 S. Market St., Troy, OH 45373
Contact Address (if different than Project Address) same
Name of Architect/Engineer and/or Contractor MT Studio

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:

Kevin M. Behr

SIGNATURE OF PROPERTY OWNER:

Erin A. Twiss

PRINTED NAME OF PROPERTY OWNER:

Erin A. Twiss

OFFICE USE ONLY:

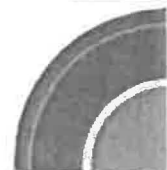
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

make it yours



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: April 27, 2022

SUBJECT: Historic District Review – 115 S. Market Street

PROPOSAL:

The applicant requests the Planning Commission to review the installation of a new wall sign for Carr Insurance Agency office at 115 South Market Street. This property is zoned B-3, Central Business District.

The Ohio Historic Inventory form states that the building was originally built by J.W. Davis in 1911. The building is described as a single-story commercial building with the original façade coated by stucco. The storefronts are a recent alteration. This building is not on the National Register of Historic Places.

DISCUSSION:

The applicant proposes to install a sign measuring 3.25' x 10' or 32.5 square feet. The sign will be located in the sign space right above the storefront. The allowable sign square footage is 33 square feet. The proposed sign follows the Sign Code requirements. The proposed sign's material is 3mm ACM, with the sign colors being black, white, and red (RGB 152, 34, 40). The sign will be mounted to the wall using 1.5-inch anchors (see attached design graphics).

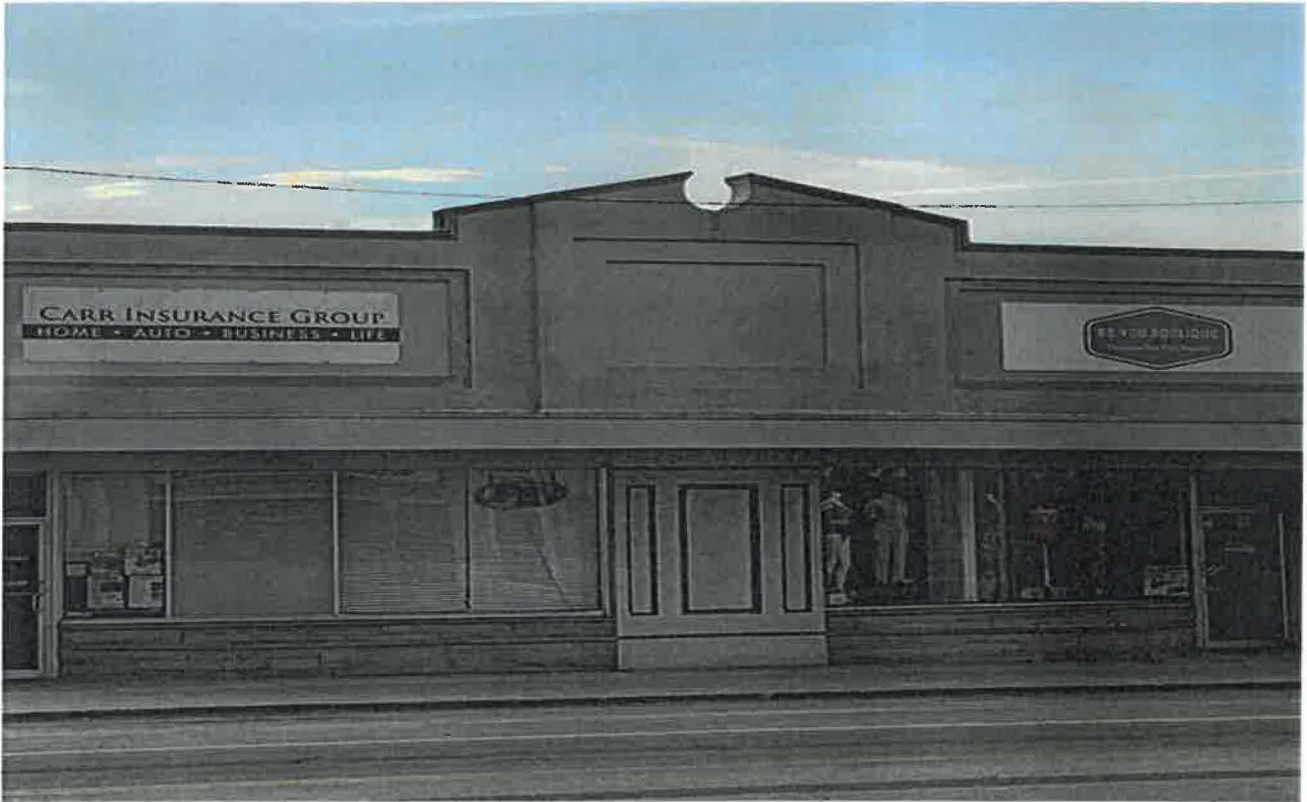
This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

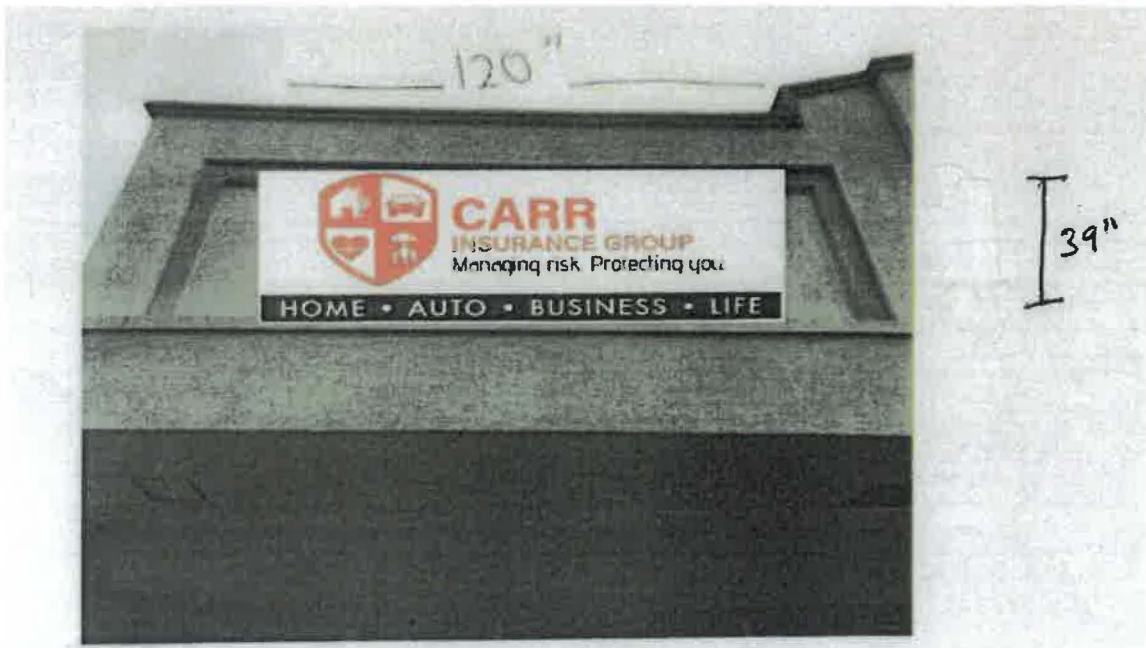
Staff recommends approval of the proposed wall sign, based on the following:

- The proposed sign does not detract for the historic integrity of the building or streetscape; and
- The proposed colors are consistent with the building and the existing sign to the south; and
- The sign meets the City of Troy Sign Code allowance.

Existing



Proposed





CARR
INSURANCE GROUP
Managing risk. Protecting you.

HOME • AUTO • BUSINESS • LIFE

BUILDING
SIGN

Todd Carr

From: Todd Carr
Sent: Wednesday, March 23, 2022 8:55 AM
To: Todd Carr
Subject: Photo



Todd Carr
Carr Insurance Group



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date _____

Applicant THE CAPR AGENCY LLC Telephone No. 937-335-8914

Owner of Property Heather + Robert Davey Has the Owner been Notified? Yes

Address of Project 115 SOUTH MARKET TROY, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor _____

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: REPLACEMENT

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:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
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- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) 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:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Heather Davey

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

20220162

Type of Project: ☐ New Industrial ☒ New Commercial ☐ New Residential ☐ Temporary ☐ Reface of Existing

Address of Project: 115 SOUTH MARKET TROY OH 45373

Applicant/ Business Name: THE CAPR AGENCY LLC

Address: 115 SOUTH MARKET TROY, OH 45373

Phone: 937-335-8914 Email: TODD@TODDCAPRENSURANCE.COM

Contractor Name: _____

Address: _____

Phone: _____ Email: _____

Property Owner Name: Heather & Robert Davey

Address: 1640 Surrey Road Troy, OH 45373

Phone: 937-573-6394 Email: heatherdavey1@gmail.com

New tenant? ☐ Yes ☒ No

Building setback: _____ Height & Stories of Building: _____

Building/Tenant Frontage (linear feet): _____ Top of New Sign from Grade: _____

Number of Faces: _____ Cost of Sign(s): _____

Type of Proposed Sign:

☐ Awning

☐ Development I.D.

☐ Window

☐ Billboard

☐ Freeway Oriented

☒ Other + PARKING

☒ Building

☐ Ground

12" x 18" dimensions
width height

☐ Canopy

☐ Projecting

☐ Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐ Internal ☐ External ☐ Electronic Changeable ☒ No

Historic District: ☒ Yes ☐ No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 1 Length: 120" Width: 12" Height: 39" Total Sq.ft.: 32.5

☐ Provided separate drawings w/ dimensions

Fees: ☒ New Signs - \$50 ☐ Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature] Date: 4/21/2022

100 South Market Street, Troy, OH 45373-7303



April 27, 2022

Troy Planning Commission
100 South Market St.
Troy, OH 45373

Dear City of Troy Planning Commission,

Troy Main Street and the City of Troy are requesting permission to move forward with the 2022 Painted Pianos Project. The Painted Pianos Project will show off the paintings of local artists on six "upcycled" pianos donated by area families. The pianos will be placed downtown from June to August while enjoying, celebrating, and promoting visual arts and music.

The goal of the Painted Piano Project is to add another element of public art downtown. Public art helps create a more interactive downtown, encourages walkability, creates engagement with community members, and helps promote the downtown to community members and visitors. The mission of Troy Main Street is to create the most desirable downtown destination in the Midwest, and we believe the Painted Pianos Project will help further that mission.

- Six pianos have been donated for the Painted Piano Project.
- Six local artists, Annette Cargill, Beth Kerber, Skyler Kerber, Jeff Shultz, Christy Veres, and Susan Westfall, have volunteered to paint the pianos (piano photos and renderings are enclosed as Exhibit "A").
- The pianos will be placed in downtown on June 10, 2022 and will be removed by the end of August 2022.
- Locations (Exhibit "B")
 - The Miami County Courthouse Plaza (W. Main Street)
 - Sidewalk area along Prouty Plaza (Northwest Quad)
 - In front of Grandpa Joe's Candy Shop (Northeast Quad)
 - Near the entrance of Purebred Coffee Co. (E. Main Street)
 - Near Insightful Eyewear (Southwest Quad)
 - Next to the entrance of Be You Boutique (S. Market Street)
- A piano has been assigned to each location (subject to change)
- The pianos will be accessible daily, weather permitting, from 10:00 a.m. – 8:00 p.m.; covered and locked from 8:00 p.m. – 10:00 a.m.

At this time, we are seeking approval of the enclosed renderings and locations of the pianos.

Thank you for your time and consideration of this request.

Sincerely,

Andrea Keller
Executive Director
Troy Main Street

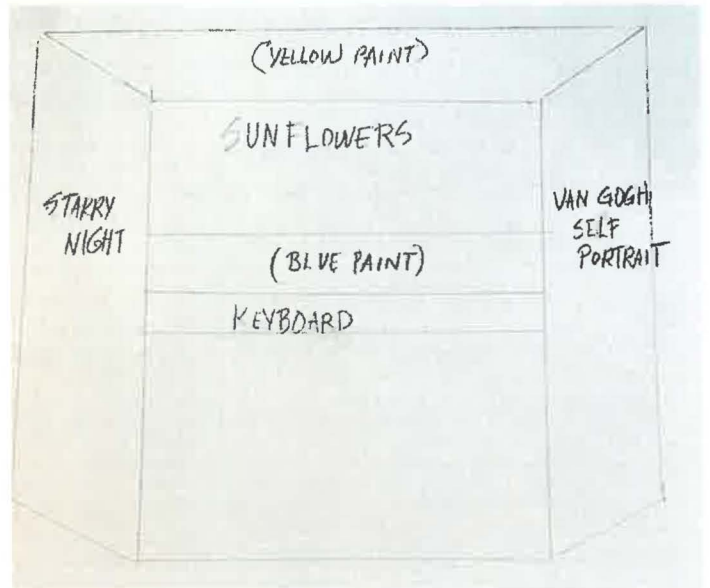
Exhibit "A"

Annette Cargill

Piano



Sketch



Proposed artwork of Van Gogh



Christy Veres

Piano



Proposed artwork of Christy Veres



Jeff Shultz

Piano

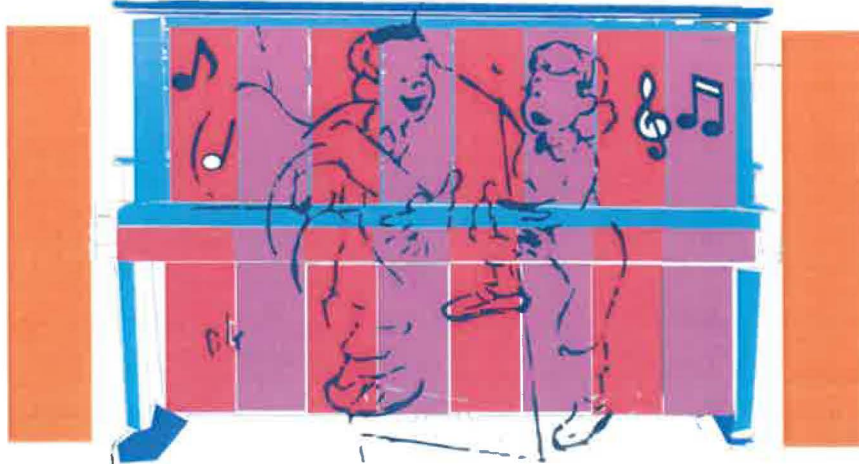


Proposed design

The left side of the piano will be painted in orange, and the character will be drawn in red

The front side will be painted either in pink or multiple colors portrayed below, and the characters will be drawn in dark blue or red

The right side will be painted in orange, and the characters will be drawn in red



Skyler Kerber

Piano



Proposed artwork

The piano will be painted in sky blue and cherubs and/or people will be methodically placed on clouds.



Beth Kerber

Piano



Proposed design



Susan Westfall

Piano



Proposed similar designs

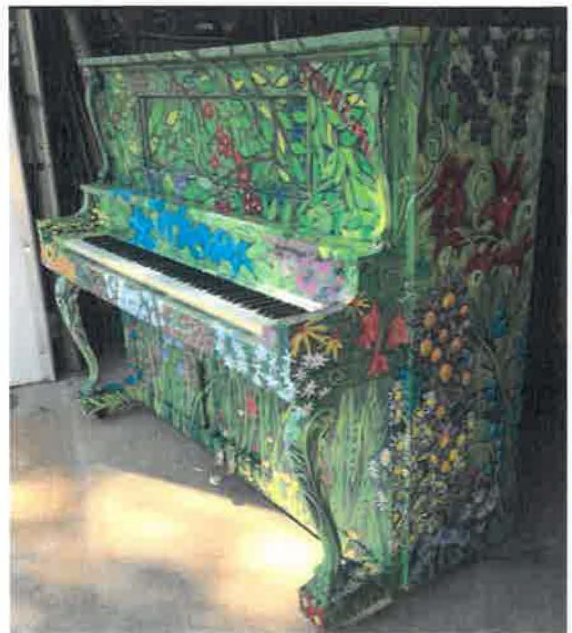
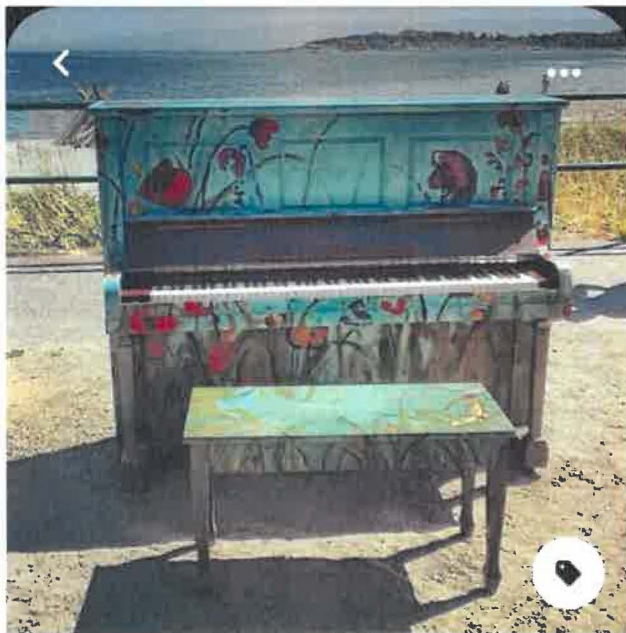


Exhibit "B"
Map of Piano Locations

