



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 9, 2022, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - October 26, 2022
3. Historic District Application, 14 N. Market Street, for replacement of seven first floor windows and repainting window frames and sashes
Owner: Robin McGrath
Applicant: Rick Meyers, Countryside North
-Commission to make decision
4. Historic District Application, 125 S. Market Street, for a building sign
Owner: Wade Westfall
Applicant: Lori Angel-York
-Commission to make decision
5. Historic District Application, 101-105 E. Main Street, for replacement of roof shingles
Owner/Applicant: Troy Redmen Lodge, IORM Tonquas 222
-Commission to make decision
6. Historic District Application, 110-112 E. Main Street, second story window replacements, rear entry door installation, storefront window replacement, painting of storefront at 112 E. Main Street
Owner/Applicant: Kimmel Ohio, LLC - Randy Kimmel
-Commission to make decision
7. Historic District Application, 9-11 W. Main Street, install a public restroom access, building access, new sidewalk, and east wall with a ramp at the property located at 9 W. Main Street
Owner/Applicant: Busted Brick Realty Group
-Commission to make decision
8. Historic District Application for 702 W. Franklin Street - FIRST READING
Owner/Applicant: Robert Widule
 - A. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property
 - No action can be taken at this meeting
 - The application will go onto the next PC agenda for a required Public Hearing and decision by the Troy Planning Commission
9. Correction to Zoning Code Section 1143.22 (m) (6) B.
-Commission to provide a recommendation to Council
10. Other - Discuss if members available to meet November 23

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, October 26, 2022, at 3:30 PM with Vice-Chairman James McGarry presiding. ATTENDING: Members – Wolke, Oda, Titterington, Westmeyer, and McGarry; Development Staff – Eidemiller, Bruner, Russell and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mr. Westmeyer, the minutes of the September 28, 2022 meeting were approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, 101 W. MAIN STREET, FOR INSTALLATION OF TWO BUILDING SIGNS ON THE WALLS ABOVE THE WINDOWS - ONE ON W. MAIN STREET AND ONE ON N. CHERRY STREET; OWNER - 107 W MAIN ST LLC; APPLICANT - RYAN FRANCE, SELECT SIGNS. The staff reported: property is zoned B-3, Central Business District; building was built in 1904, is made of stucco and brick and is described in the Ohio Historic Index form as an eclectic style building and a major landmark for downtown Troy; contributing descriptive features include the Eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation, building is not listed on the National Register of Historic Places; building is permitted a total of 100 square feet of building signage with this tenant permitted 66 sq. ft.; application is for two identical signs with the dimensions of 30" tall by 94" wide with a total depth of 3"; signs will be located on the southeast corner of the building facing both W. Main and N. Cherry Streets; applicant proposes the use of 5 different colors consisting of two shades of blue, two shades of green and white lettering (color mix shown on the application); application includes 2.96 sq.ft. of door signs in the same color palette; and staff recommends approval based on the findings of:

- The sign is appropriate in design, scale and color to the building;
- The sign meets City of Troy sign code requirements.

Discussion: In response to Mr. Titterington, staff advised that signage on both Cherry and Main Street is permitted as this is a corner lot. In response to Mr. McGarry, staff advised that the business still intends to use outdoor furnishings as previously approved by the Commission.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the historic district application for 101 W. Main Street as submitted, including the colors, and based on the findings of staff that:

- The sign is appropriate in design, scale and color to the building.
- The sign meets City of Troy sign code requirements.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 121-123 E. MAIN STREET (HATFIELD HOUSE), INSTALLATION OF 45 WINDOWS; PAINT WINDOW TRIM/SILLS/CORNICES/CORBLES; PAINT SIDE ENTRANCE CORNICE; PAINT ENTRANCE DOORS (OTHER THAN ORIGINAL SIDE ENTRANCE DOORS); PAINT THE VINYL ON THE ADDITION TO THE REAR OF THE STRUCTURE; PAINT DECK AND HANDRAILS; OWNER/APPLICANT: HOLDON LINGRELL Staff reported: OHI form lists this property as being a three-story brick vernacular commercial building built in 1841; contributing features include a bracketed cornice at the top with elaborate wood mold over the side entrance; the OHI form referenced this building as having 2/2 double hung windows but the windows have been altered since the completion of the OHI form; applicant is proposing replacement of all 45 windows with Silver Plus Series DH Windows; application also includes painting the window trim, sill, cornice and corbels Tricom Black #HGSW1441; the side entrance cornice will be maintained in its current state and painted Tricom Black #HGSW1441, as well as all entrance doors excepting the original side entrance door facing N. Mulberry St. (which entrance will be maintained as is); painting the red vinyl on the addition at the rear of the structure Tricom Black #HGSW1441; and staff recommends approval of the entire application based on the findings of:

- The proposed changes do not detract from the historic integrity of the streetscape,
- The existing windows were an alteration to the 2/2 double hung windows as referenced in the OHI form,
- The paint colors exist on other structures within the HPO.

Discussion: Mayor Oda asked if the wood on the balcony would be replaced as it appears beat up in the photo. Mr. Lingrell advised that the wood is solid and has integrity so the existing paint will be scraped off and it repainted in the black shade.

Mr. Titterington asked about the windows, with staff stating that while the windows have wood, they are single pane and are not original to the building, and the plan is to install vinyl windows.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve all elements of the historic district application for 121-123 E. Main Street as submitted, with all repainting being in the color Tricom Black #HGSW1441, and based on the findings of staff that:

- The proposed changes do not detract from the historic integrity of the streetscape
- The existing windows were an alteration to the 2/2 double hung windows as referenced in the OHI form
- The paint colors exist on other structures within the HPO.

MOTION PASSED, UNANIMOUS VOTE

CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION OF 206 S. MARKET STREET; OWNER - SHARE SPACE LLC; APPLICANT SCOTT STRAYER Staff noted that this is the first demolition application under the new Ordinance provisions and submitted the following report:

*A request by Scott Strayer with Share Space LLC, for the Planning Commission to consider a demolition at 206 S. Market Street. The property is zoned B-3 Central Business District.

An Ohio Historic Inventory form has not been completed for the property in reference.

DISCUSSION:

City Council approved an update to section 1143.22 Historic Preservation Overlay Districts as per Ordinance O-42-2022 that became effective on October 6th, 2022. The applicant is proposing a demolition of the principal structure at 206 S. Market Street.

According to the Miami County Auditor's website, the building was constructed in 1967 with further improvements in 1974. The property was previously used as a former filling station/auto garage (Dutch's Service Inc.). The location closed in 2000 with a few short-term tenants until 2012.

The existing conditions do not meet the minimum housing standards as established by the City of Troy Property Maintenance Code. The property maintenance orders include the following violations:

- Section 302.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- Section 302.9 Defacement of property: No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- 304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
- 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Rood drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

- 304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be structurally sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

The property is listed as a Class C site through the State Fire Marshall's Office. The City of Troy has received funding from the Ohio Department of Development through the Abandoned Gas Station Cleanup Grant. This grant will be used to complete a VAP Phase II PA, obtain a No Final Action (NFA) Letter, and demolition of the building and parking lot. The demolition will follow BUSTR's process through the State Fire Marshall's Office in coordination with the Ohio Department of Development.

STAFF ANALYSIS:

Zoning Code 1143.22 (n) Certificate of Appropriateness – Demolition, Removal, or moving of a Structure (7) The Planning Commission shall only approve a COA for demolition if the application meets one of two conditions: 1) the application satisfies criterion A below; or, 2) the application satisfies criterion B and either C or D or both.

- A. The Planning Commission finds that the structure subject to the application is not historically significant or non-qualifying per Section 1143.22(m)(6), the Planning Commission shall state the basis for such determination and shall be required to make a formal determination that the proposed demolition, removal of an architectural feature, or movement of a structure will not harm or reduce the historical significance of the site on which it is located or the historic district as a whole.

When reviewing this standard, the proposed application meets the above criteria based on Zoning Code 1143.22 (m) (6) and will not harm or reduce the historical significance of the district. The applicant is not required to meet criteria B, C, or D. Please see staff analysis below in red:

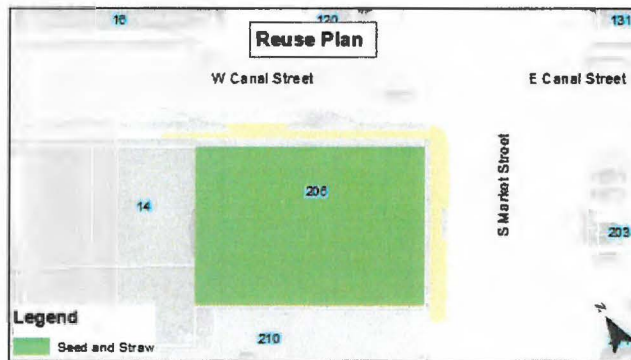
The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:

- Value as a reminder of the cultural or archaeological heritage of the city, state, or nation; *The property does not have value as a reminder of the cultural or archaeological heritage.*
- Location as a site of a significant local, state, or national event; *The location is not a site of a significant local, state, or national event.*
- Identification with a person or persons who significantly contributed to the development of the city, state, or nation; *There is no evidence or identification of a person(s) who significantly contributed to the development of the city, state, or nation.*
- Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation; *There is no evidence that identifies the work of a master building, designer, or architect, whose work has influenced the city, state, or nation.*
- Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance; *There is no value recognized for the quality of the architecture. The building has vinyl siding, three (3) large garage bays facing W. Canal Street, and Concrete block, and brick on the south elevation.*
- Example of an architectural style or period; *The building does not present an example of an architectural style or period. Per the Miami County Auditor, the building was constructed in 1967 with further improvements in 1976.*
- Contribution to the historical nature of the overall site; and/or The property does not contribute to the historical nature of the overall site. *The site is predominately asphalt with a small structure. The structure does not have any contributing features to the district.*
- Character as a contributing element in the Historic Preservation Overlay District. *There is no character or contributing elements on the structure.*

REUSE PLAN:

The applicant has submitted a reuse plan that identifies grass by planting seed after demolition following BUSTR's requirements of the State Fire Marshall's office. Per Zoning Code 1143.22 (n) E, when a demolition is an acceptable loss, the Planning Commission has the authority to relax any of these requirements and may consider other appropriate reuse plans.

It is Staff's determination that the demolition of the principal structure at 206 S. Market Street is not historically significant based on Zoning Code 1143.22 (m) (6) and is otherwise an acceptable loss. The reuse plan is also in accordance with BUSTR's requirements as a part of the Ohio Department of Development's Abandoned Gas Station Cleanup Grant.



PUBLIC HEARING:

The Planning Commission is not required to hold a public hearing for historically insignificant structures per Zoning Code 1143.22 (n)(4).

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.

RECOMMENDATION:

Staff recommends approval of the proposed demolition and reuse plan based on the following:

- The building has no historic significance per section 1143.22 (m) (6), and meets the standards for demolition per Zoning Code 1143.22 (n).
- The demolition is following BUSTR standards through the State Fire Marshall's office.
- The reuse plan is an acceptable loss per Zoning Code 1143.22 (E) and the reuse plan will not negatively impact the integrity of the historic district.
- The property has little or no significant historical or architectural value. *

Discussion: Regarding the reuse plan of grass and seeding, staff recommended that the reuse requirements be relaxed for this site and noted that should there be a later reuse plan, the owner is required to come before the Commission for approval prior to commencing.

Mr. Westmeyer asked about the grading of the property to manage any runoff on the adjacent property. Mr. Eidemiller stated that staff will assure there are no grading issues to impact adjacent properties.

In response to Mr. Wolke, staff confirmed that this application is a two-part consideration: first, determining to concur with staff's interpretation that the structure is not historically significant; and second, to approve the Certificate of Appropriateness.

Historical Significance: A motion was made by Mr. Wolke, seconded by Mr. Titterton, that the Commission agrees with the interpretation of staff that the structure located at 206 S. Market Street has little or no significant historical or architectural value.

MOTION PASSED, UNANIMOUS VOTE

Action of Commission: A motion was made by Mr. Westmeyer, that the Commission approves the Certificate of Appropriateness for the demolition of the structure at 206 S. Market Street, and approves the reuse plan as submitted in the application, noting that any further reuse plan must be submitted to and approved by the Commission in advance, based on the findings of staff that:

- The building has no historic significance per section 1143.22 (m) (6), and meets the standards for demolition per Zoning Code 1143.22 (n).
- The demolition is following BUSTR standards through the State Fire Marshall's office.
- The reuse plan is an acceptable loss per Zoning Code 1143.22 (E) and the reuse plan will not negatively impact the integrity of the historic district.
- and
- The property has little or no significant historical or architectural value.

MOTION PASSED, UNANIMOUS VOTE

Randy Kimmel asked about the Commission determining that grass and seeding is sufficient as a reuse plan. Mr. Wolke state that is true in this particular situation but not in every situation. Mr. Titterington commented that because of the declaration of the structure as historically insignificant, the reuse plan was relaxed.

Other:

Penalty Provisions: Staff noted that staff is still working on penalty provisions.

100 E Main Street: Information was provided to the Commission regarding the alteration on 100 E. Main Street that was approved by the Commission at a prior meeting. Staff recently approved a small alteration to that approved application. Due to years of water infiltration of the stone sill cap, the remaining exterior stone cap was left in very poor condition creating a safety concern for the general public that walk along the sidewalk. McMiller Masonry Company (and the property owner) requested that two offset layers of stone (instead of one, as approved) are necessary to prevent the water infiltration from reoccurring and damaging the stone cap again. The color and width will match the adjacent stone cap on the adjacent connected building. Due to the safety concerns and status of the parapet, the Contractor is continuing the work.

There being no further business, the meeting adjourned at 3:47 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: November 9, 2022

SUBJECT: Certificate of Appropriateness – 14 North Market Street

PROPOSAL:

The applicant, Rick Myers of Countryside Construction on behalf of owner Robin McGrath, comes before the Planning Commission requesting approval for the replacement of seven first floor windows and repainting of window frames and sashes located at 14 North Market Street. The property is located within the B-3, Central Business District.

The OHI form states this building as a two story brick commercial building. It is stated to have rectangular windows with stone lintels and sills. This building is not listed on the National Register of Historic Places.

DISCUSSION:

The applicant is requesting the removal and replacement of the seven single lite windows on the first floor of the building. The removal is of the sashes only, the frames will remain. The applicant is proposing replacement of the seven windows with Pella, Direct Set, insulated, no grid windows. The window sash will be painted to match current exterior color.

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.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The windows are appropriate in design, scale and color to the building, and;
- The replacement windows are similar in likeness to the current windows.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 10-24-22

Applicant Rick Myer, Countryside Court North Telephone No. 937-477-5237

Owner of Property Robin McGrath Has the Owner been Notified? Yes

Address of Project 14 N. Market St. 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: _____

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.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (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:

Rick Myer / Countryside Court North

SIGNATURE OF PROPERTY OWNER:

Robin Rene McGrath

PRINTED NAME OF PROPERTY OWNER:

Robin Rene McGrath

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



SUBARINE HOUSE
14 N. Market St.
Troy, 45373

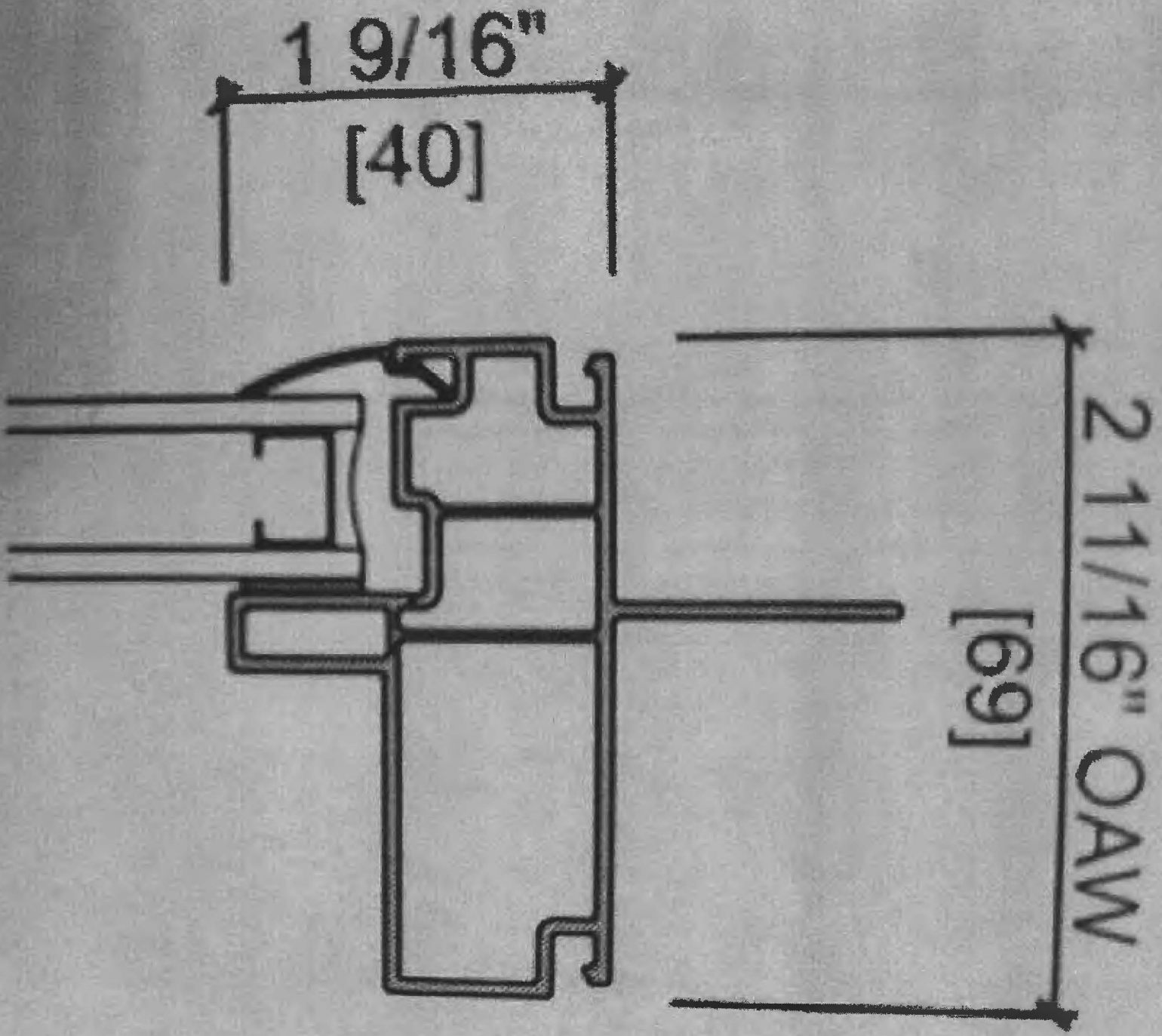
10-05-22
Sash Replacement



Remove Sash ONLY

Do NOT Remove
Main Frame





SCOPE OF WORK

Submarine House
14 N. Market St.
Troy, OH 45373

Work area to include front entry to be blocked off with appropriate cones & rope or fencing.

Remove Interior fixtures (TV's, Brackets, etc., etc.) as needed for removal of existing (7) ea.
"dead lite" window units

Remove (7) ea. Exterior "dead lite" sash on front / 1st level of building

Install Pella, Direct Set, Fixed Frame

Frames to be Almond Color (Interior & Exterior)

Glass to be insulated, Dual Tempered, LoE with Argon Gas, U-Factor .026, NO Grilles

Paint Exterior Main Frames & Vinyl Sash Frames on (7) units to match existing Exterior Color
as close as possible

Paint Interior Main Frames

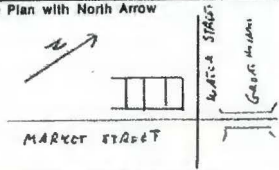
Reinstall (TV's, Brackets, etc., etc.) as needed

"Broom & Dust Pan" Clean Up work Site

Remove and Haul Off ALL Debris

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>10228 770170</u>		4. Present Name(s) Commercial Row		1. No. County Miami
2. County Miami		5. Other Name(s)		
3. Location of Negatives Regional office				
6. Specific Location West side of Market Street extending south from Water Street		16. Thematic Category C <u>CPH</u>	26. No. of Stories 2	4. County Miami
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period after 1824	29. Basement? Yes ☒ No ☐	
8. Site Plan with North Arrow 		18. Style or Design	30. Foundation Material stone	6. Federal Agency Commercial Row
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 7 3 8 5 5 1 4 1 3 5 7 3 0		19. Architect or Engineer	31. Wall Construction brick	
10. Zone Easting Northing Site ☐ Building ☒ Structure ☐ Object ☐		20. Contractor or Builder	32. Roof Type & Material pitched asphalt shingle	
11. On National Register? Yes ☐ No ☒		21. Original Use, if apparent commercial	33. No. of Bays Front 2 Side 2	
12. Is It Eligible? Yes ☐ No ☒		22. Present Use commercial	34. Wall Treatment	
13. Part of Estab. Yes ☐ Hist. Dist. No ☒		23. Ownership Public ☐ Private ☒	35. Plan Shape row structure	
14. District Potent? Yes ☐ No ☒		24. Owner's Name & Address, if known Robert Bravo et al. 210 Bridge Ave Troy, Ohio	36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
15. Name of Established District Troy Public Square		25. Open to Public? Yes ☒ No ☐	37. Condition Interior Exterior good	
42. Further Description of Important Features A row of two bay structures of early commercial construction; rectangular windows have stone lintels and sills; store facades are modified; chimney between each segment.		26. Local Contact Person or Organization Troy Historical Society	38. Preservation Underway? Yes ☒ No ☐	
		27. Other Surveys in Which Included Boese, Bravo, Fraula, et al. Historic Troy Ohio, Troy, Ohio: Troy Historical Society, 1974	39. Endangered? By What? Yes ☐ No ☒	
			40. Visible from Public Road? Yes ☒ No ☐	
			41. Distance from and Frontage on Road Street front 80' wide	
				
43. History and Significance In 1824 most of the block burned. Rebuilt by Henry S. Mayo. They were the most important business block until after the Civil War. A skid row until 1975 when they were purchased and rehabilitated.				
44. Description of Environment and Outbuildings Main north south commercial street of Troy in downtown.				
45. Sources of Information Boese, Bravo, Fraula et al., Historic Troy Ohio, Troy, Ohio: Troy Historical Society, 1974		46. Prepared by L.S. Gannon, Jr.		
		47. Organization Regional office SHA		
		48. Date 1/77 49. Revision Date(s)		

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: November 9, 2022

SUBJECT: Certificate of Appropriateness – 125 S. Market Street

PROPOSAL:

The applicant, Lori Angel-York, comes before the Planning Commission requesting approval for signage at the property located at 125 S. Market Street. The property is located within the B-3, Central Business District.

There is not an OHI form for this building. The building is a brick, two-story commercial building with a gable roof. The first floor is split into two commercial units each with their own store front and entrance. It appears that the front façade has been altered. This building is not on the National Register of Historic Places.

DISCUSSION:

This multi-tenant commercial building is permitted to have a total of 45 square feet of wall signage with each tenant permitted 22.5 square feet. The proposed sign measures 3 feet by 5 feet for a total of 15 square feet and is described as a single sided aluminum panel with digital print covered with a clear laminate. The sign colors consist of Green (#PMS 3415C) and Lavender (#PMS 7676C) printing on a White background. The accompanying window graphics have been administratively reviewed as they are a minor alteration.

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.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The signage is appropriate in design, scale and color to the building, and;
- The signage meets City of Troy sign code requirements;

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date Oct 28-2022

Applicant Lori Angel-York Telephone No. 937-684-3838

Owner of Property Wade Westfall Has the Owner been Notified? _____

Address of Project 125 S. Market

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

Signage window

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:

Lori Angel-York

OFFICE USE ONLY:

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

DATE OF MEETING: _____



GARDEN OF YORK



Vintage Garden & Home Decor
Artisans • Consignments

3' x 5'

Single sided Max metal (aluminum clad composite) panel
with digital print covered with clear laminate



Green PMS 3415C
Lavender PMS 7676C



Photo is variations of these colors

FASTSIGNS
Make Your Statement™

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: November 9, 2022

SUBJECT: Certificate of Appropriateness – 101-105 East Main Street

PROPOSAL:

The applicant, Troy Redmen Lodge, comes before the Planning Commission requesting approval for the replacement of the roof covering located at 101-105 East Main Street. The property is located within the B-3, Central Business District.

The OHI form states this building as a three story brick commercial building in the High Victorian Italianate style. It has stone and cast iron storefronts with prism glass transoms and recessed entrances. This building is listed on the National Register of Historic Places.

DISCUSSION:

This building currently has a three tab asphalt shingle roof covering that is brown in color. The applicant is requesting replacement with Certainteed Grand Manor Luxury Shingles that are Colonial Slate in color. The shingles will also have a red diamond feature added to create an additional dimension. (see attached design graphics) The final appearance of the roof will be similar to that of 5 South Market Street which houses The Caroline.

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.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The shingles are appropriate in design, scale and color to the building.



20220590
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 10-21-22

Applicant Troy Redmen Lodge Telephone No. 937-339-1076

Owner of Property IORM Tongues 222 Has the Owner been Notified? yes

Address of Project ~~103~~ 101-105 E. Main St.

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Eric Carey

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Roof

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.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (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:

David A. Ross Trustee

SIGNATURE OF PROPERTY OWNER:

David A. Ross

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

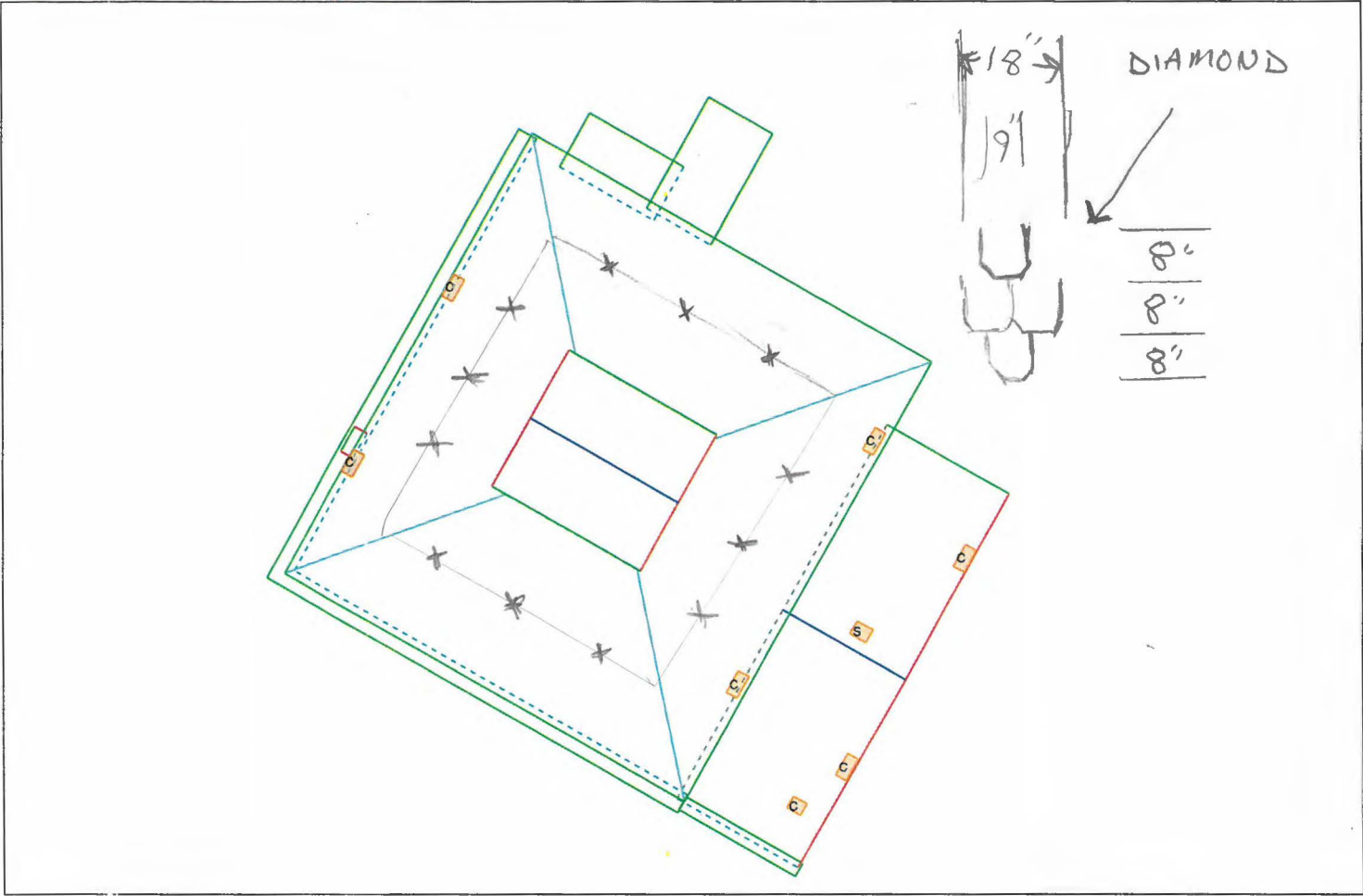
102 South Market Street, Troy, OH 45373-7303

Make it yours.





Roof Protrusion Diagram



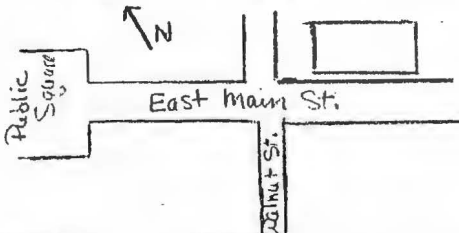
Protrusion Length Area		
X1-X6	11	7
X7	10	6
X8	9	5

Summary			
Protrusion Length	Protrusion Area	Roof Area	Without Protrusions
85	53	7048	6995

PAGE 6 OF CERTAINTED
ROOF SELECTION GUIDE

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. <u>MIA 272-05</u> <u>10928-00027W</u>		4. Present Name(s) <u>Red Man Building</u>		00027W															
2. County <u>Miami</u>		5. Other Name(s) <u>Joseph Pearson Building</u>																	
3. Location of Negatives <u>M 2</u> <u>Regional Office 5HA</u>																			
6. Specific Location <u>101-103-105 E. Main</u>		16. Thematic Category <u>C</u>		Miami															
7. City or Town <u>Troy</u> If Rural, Township & Vicinity		17. Date(s) or Period <u>1871</u>																	
8. Site Plan with North Arrow 		18. Style or Design <u>High Victorian Italianate</u>																	
		19. Architect or Engineer		Red Man Building															
		20. Contractor or Builder																	
		21. Original Use, if apparent <u>commercial</u>																	
		22. Present Use <u>commercial</u>		Red Man Building															
		23. Ownership Public ☐ Private ☒																	
		24. Owner's Name & Address, if known <u>Lodge IORM 222</u> <u>103 1/2 E. Main St, Troy, OH</u>																	
9. Coordinates <u>Troy</u> Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="display: inline-table;"><tr><td>1</td><td>6</td><td>7</td><td>3</td><td>8</td><td>7</td><td>3</td><td>0</td><td>4</td><td>4</td><td>3</td><td>5</td><td>6</td><td>1</td><td>0</td></tr></table> Zone _____ Easting _____ Northing _____		1	6	7	3	8	7	3	0	4	4	3	5	6	1	0	25. Open to Public? Yes ☐ No ☒		Red Man Building
1	6	7	3	8	7	3	0	4	4	3	5	6	1	0					
10. Site ☐ Building ☒ Structure ☐ Object ☐		26. Local Contact Person or Organization <u>Troy Historical Society</u>																	
11. On National Register? Yes ☒ No ☐ 12. Is It Eligible? Yes ☐ No ☐		27. Other Surveys in Which Included <u>NATIONAL REGISTER</u>																	
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐ 14. District Potent'l? Yes ☐ No ☐		28. No. of Stories <u>3</u>		Red Man Building															
15. Name of Established District <u>Troy Public Square Historic Dist.</u>		29. Basement? Yes ☒ No ☐																	
		30. Foundation Material <u>stone</u>																	
		31. Wall Construction <u>brick</u>		Red Man Building															
		32. Roof Type & Material <u>truncated hip asphalt shing</u>																	
		33. No. of Bays Front <u>9</u> Side <u>5</u>																	
		34. Wall Treatment <u>stucco</u>		Red Man Building															
		35. Plan Shape <u>rectangular</u>																	
		36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐																	
		37. Condition Interior _____ Exterior <u>excellent</u>		Red Man Building															
		38. Preservation Underway? Yes ☒ No ☐																	
		39. Endangered? By What? Yes ☐ No ☒																	
		40. Visible from Public Road? Yes ☒ No ☐		Red Man Building															
		41. Distance from and Frontage on Road <u>Street front 100' wide</u>																	
42. Further Description of Important Features With the exception of an ugly aluminum awning the store front is basically intact. The front has stone pillars, iron mullion columns and small light transoms. Windows are 1/1 and triple sash with stone lintels and sills. Quions and a bracketed box cornice with panelled frieze define the terminals. A three bay addition to the right is lower but similar.				Red Man Building															
43. History and Significance A significant contributor to the historic district. <u>Built by Joseph Pearson in 1871.</u>																			
44. Description of Environment and Outbuildings <u>In the commercial core of Troy.</u>																			
45. Sources of Information				Red Man Building															
46. Prepared by <u>L.S. Gannon, Jr.</u>																			
47. Organization <u>Regional Office 5HA</u>																			
48. Date <u>7/77</u> 49. Revision Date(s)				Red Man Building															



42.

Three story brick commercial building in the High Victorian Italianate style. CDF: include the stone and cast iron storefronts with prism glass transoms and recessed entrances; tall windows (altered sash); bracketed cornice.

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 9, 2022

SUBJECT: Certificate of Appropriateness – 110 – 112 E. Main Street

BACKGROUND:

The applicant and property owner, Randy Kimmel, is requesting the Planning Commission to the exterior alteration and paint at the property located at 110 – 112 E. Main Street.

The Ohio Historic Inventory (OHI) form identifies a two-story commercial block building with 15 bays across the front with multiple storefronts. Contributing features include: Corbelled and decorative brickwork on the façade, brick piers separating the bays, continuous stone lintels. Alterations include some windows and a 1-story addition at the rear. The property is located in the B-3, Central Business District.

DISCUSSION:

The applicant is proposing second story window replacements, rear entry door installation, storefront windows, and painting the existing storefront at 112 E. Main Street.

The second story windows are proposed to be replaced with T1400 Thermal Screw Plie black double hung windows. The two-original windows over the entry door to the apartments will be maintained as well as the original entry door to the upstairs. The storefront windows will be replaced to make uniform on both storefronts. The original column is going to maintained on the 110 E. Main Street storefront. The existing wood on the 112 E. Main Storefront will be painted tricorn black (see attached design graphics). The rear entry door will be replaced with the same door as installed on the storefront.

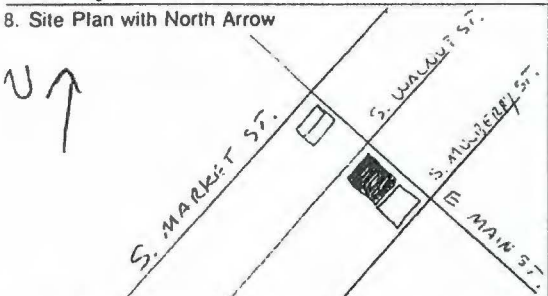
This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed alterations and paint based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- The window replacement will match the design of the existing windows;
- The paint color currently exists on properties in the district.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) Cornerstone Nat. Food, Cabinet Shop, etal, Grilliott Ins. ☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s) Pearson Building	
Roll No. A		Picture No.(s) 5			
6. Specific Address or Location 100-112 E. Main St.				16. Thematic Association(s) Commercial	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1884	
7. City or Village Troy				17b. Alteration Date(s)	
8. Site Plan with North Arrow 				18. Style or Design ☒ High Style Italianate Comm. ☐ Elements	
				18a. Style of Addition or Element(s) N/A	
				19. Architect or Engineer	
				19a. Design Sources	
				20. Contractor or Builder	
				21. Building Type or Plan Commercial	
				22. Original Use, if apparent Commercial - Stores	
9. U.T.M. Reference Quadrangle Name TROY				23. Present Use Commercial-Stores & Office	
Zone 16 Easting 738700 Northing 4435610				24. Ownership Public ☐ Private ☒	
10. Site ☐ Structure ☐ Building ☒ Object ☐				25. Owner's Name & Address, if known Ralph & Jean Grilliot 221 Grant St Troy, OH	
11. On National Register? Yes ☒ No ☐				26. Property Acreage	
12. N.R. Potential? Yes ☐ No ☐				27. Other Surveys in Which Included	
13. Part of Estab. Yes ☒ No ☐					
14. District Potential? Yes ☐ No ☐					
15. Name of Established District (N.R. or Local) Troy historic district				28. No. of Stories 2	
				29. Basement? Yes ☐ No ☐	
				30. Foundation Material Stone	
				31. Wall Construction Brick	
				32. Roof Type & Material Flat/Blt Up	
				33. No. of Bays Front 15 Side 10	
				34. Exterior Wall Material(s) Running Bond	
				35. Plan Shape Rectangular	
				36. Changes (Explain in #42) Addition ☐ Altered ☒ Moved ☐	
				37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 1/1 ☐ 4 over 4 ☒ Other fixed si	
				38. Building Dimensions 80 x 150 gles	
				39. Endangered? By What? Yes ☐ No ☐	
				40. Chimney Placement Side/Int.	
				41. Distance from and Frontage on Road 10 x 80	
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story commercial block with 15 bays across the front and multiple storefronts. CDF: Corbelled and decorative brickwork on facade; brick piers separating bays, continuous stone sills, stone lintels, some 1/1 windows, and painted small windows. Al-terations include the storefronts, some side windows and a 1-story addition at the rear.					
43. History and Significance (Continue on reverse if necessary) This building was completed by George H. Pearson in 1884.					
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.					
45. Sources of Information Field observation City of Troy Miami Co. property records					
46. Prepared by J. Darbee/N. Recchie					
47. Organization F. Conaway & Assoc.					
48. Date Recorded in Field 5/97					
49. Revised by 50a. Date Revised					
50b. Reviewed by					



PHOTO



20220602

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 10-26-22

Applicant KIMMEL OHIO LLC Telephone No. 937-418-2003

Owner of Property KIMMEL OHIO LLC Has the Owner been Notified? Yes

Address of Project 110 E Main + 112 E Main

Contact Address (if different than Project Address) 8453 Covington Bedford RD Covington
Ohio 45318

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: Window Replacement

Street Front

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:

[Signature] Randy Kimmel
SIGNATURE OF PROPERTY OWNER: PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

We offer an option for recycled aluminum on selected
extruded products with an industry leading content of
post-consumer and pre-consumer material.

Anodized Finishes



Standard Painted Colors – 70% PVDF



NOTE: Colors shown are not exact and are intended for planning purposes. For actual job, Tubelite® will supply Linetec color chips.

Project Name: PUREBREAD COFFEE RANDY KIMMLE

10/17/2022 11:12 AM

Frame Set Name: Frame Set 1

Frame Name: REAR ENTRANCE

Metal Group: 4500 SCREW SPLINE

D/S: 1 Frame Type: Standard

Required: 1 Panels: 1 Rows: 2

Frame Width: 39 1/2 Frame Height: 104 1/2

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Project Name: PUREBREAD COFFEE RANDY KIMMLE

10/17/2022 11:12 AM

Frame Set Name: Frame Set 1

Frame Name: WINDOW BY REAR

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

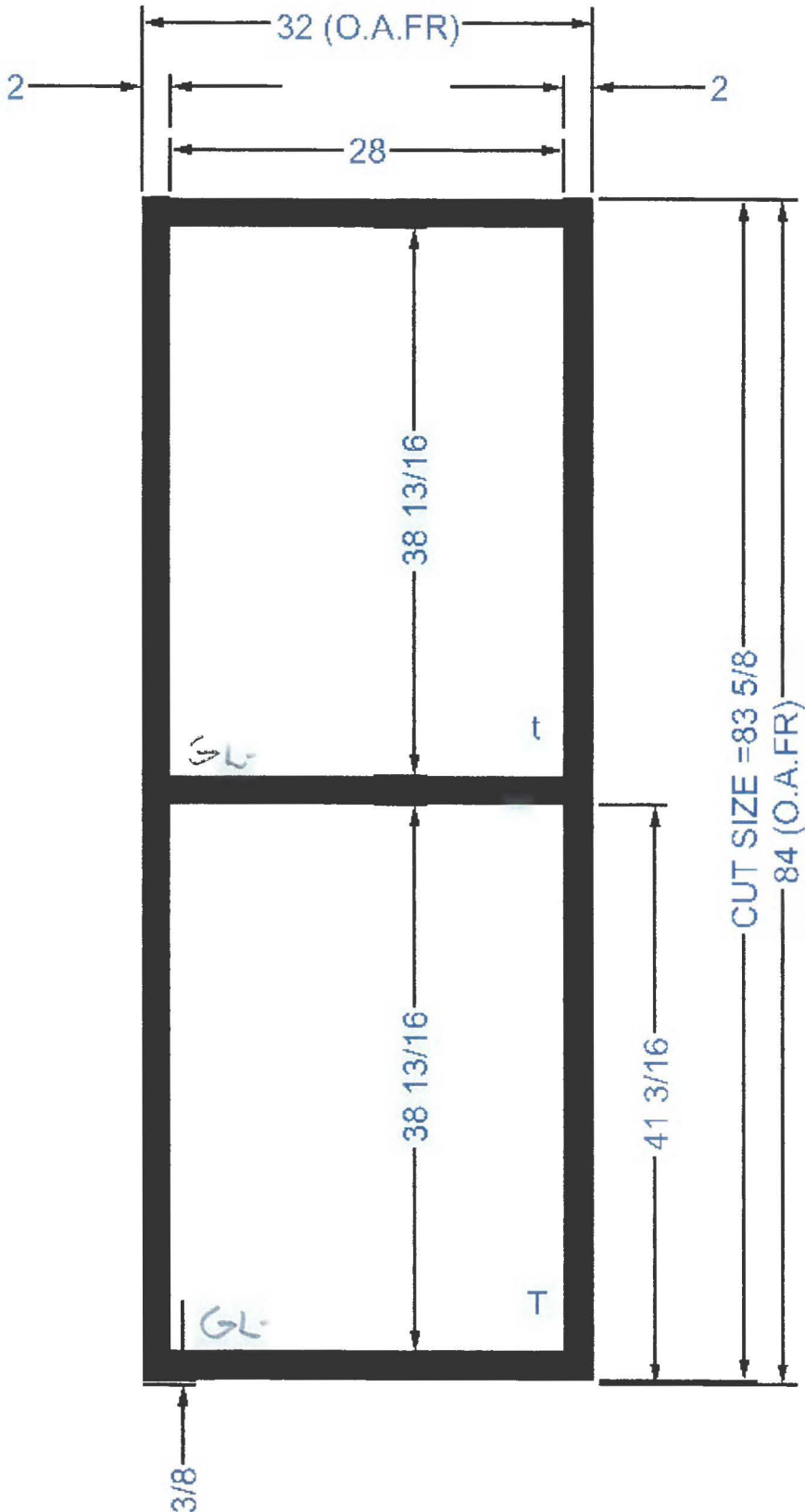
Required: 4 Panels: 1 Rows: 2

Frame Width: 32

Frame Height: 84

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



10/17/2022 2:44 PM

Frame Name: BAKERY DOOR

D/S: 1 Frame Type: Standard

Frame Width: 40 Frame Height: 98 1/2

Face Member Color: BL BLACK : ANODIZED

Project Name: RANDY KIMMELBAKERY

10/17/2022 2:44 PM

Frame Set Name: Frame Set 1

Frame Name: BAKERY SECOND STORY

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

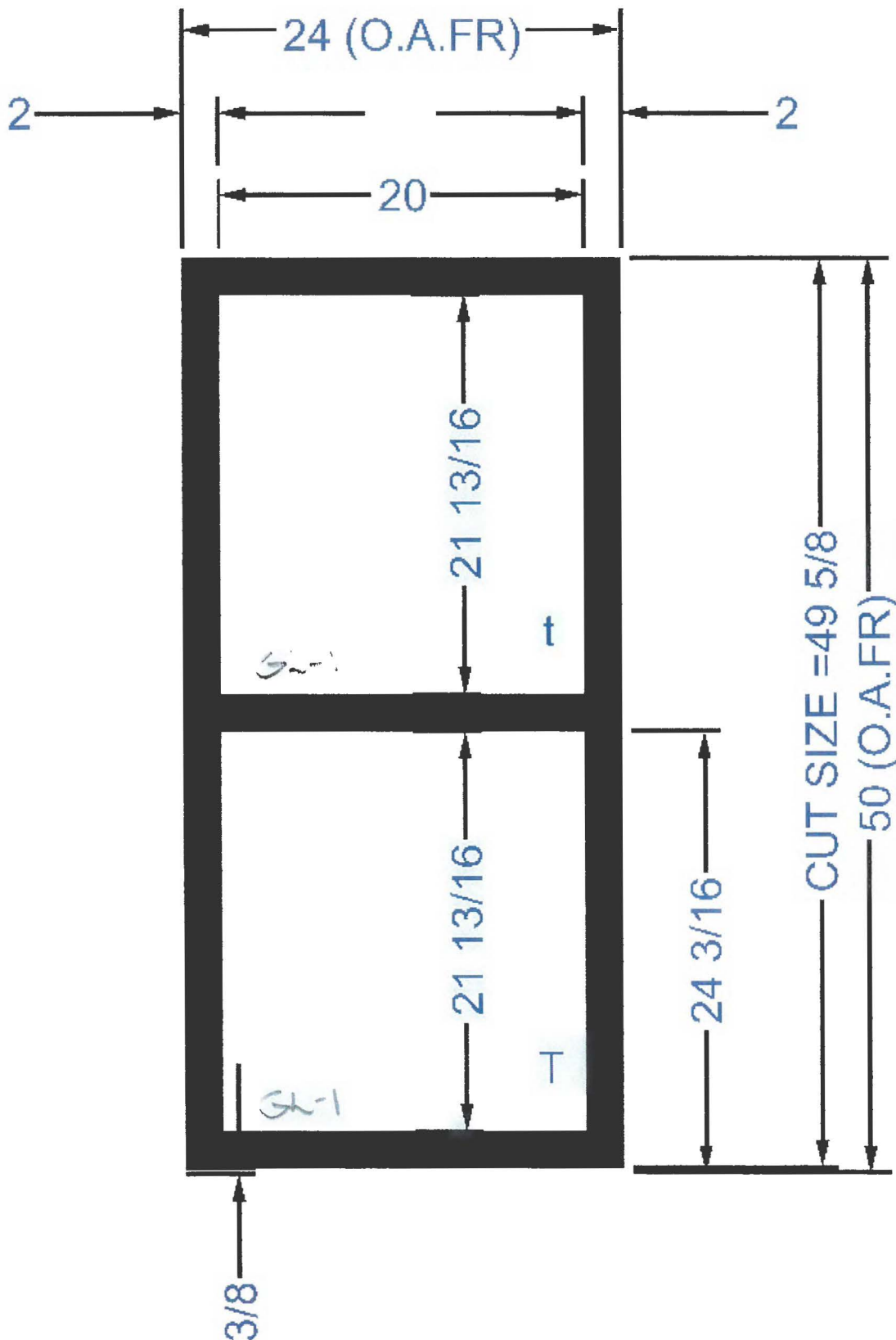
Required: 2 Panels: 1 Rows: 2

Frame Width: 24

Frame Height: 50

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Project Name: RANDY KIMMEE ~~COFFEE~~ COFFEE

10/17/2022 2:44 PM

Frame Set Name: Frame Set 1

Frame Name: RESIDENT SECOND STORY

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1

Frame Type: Standard

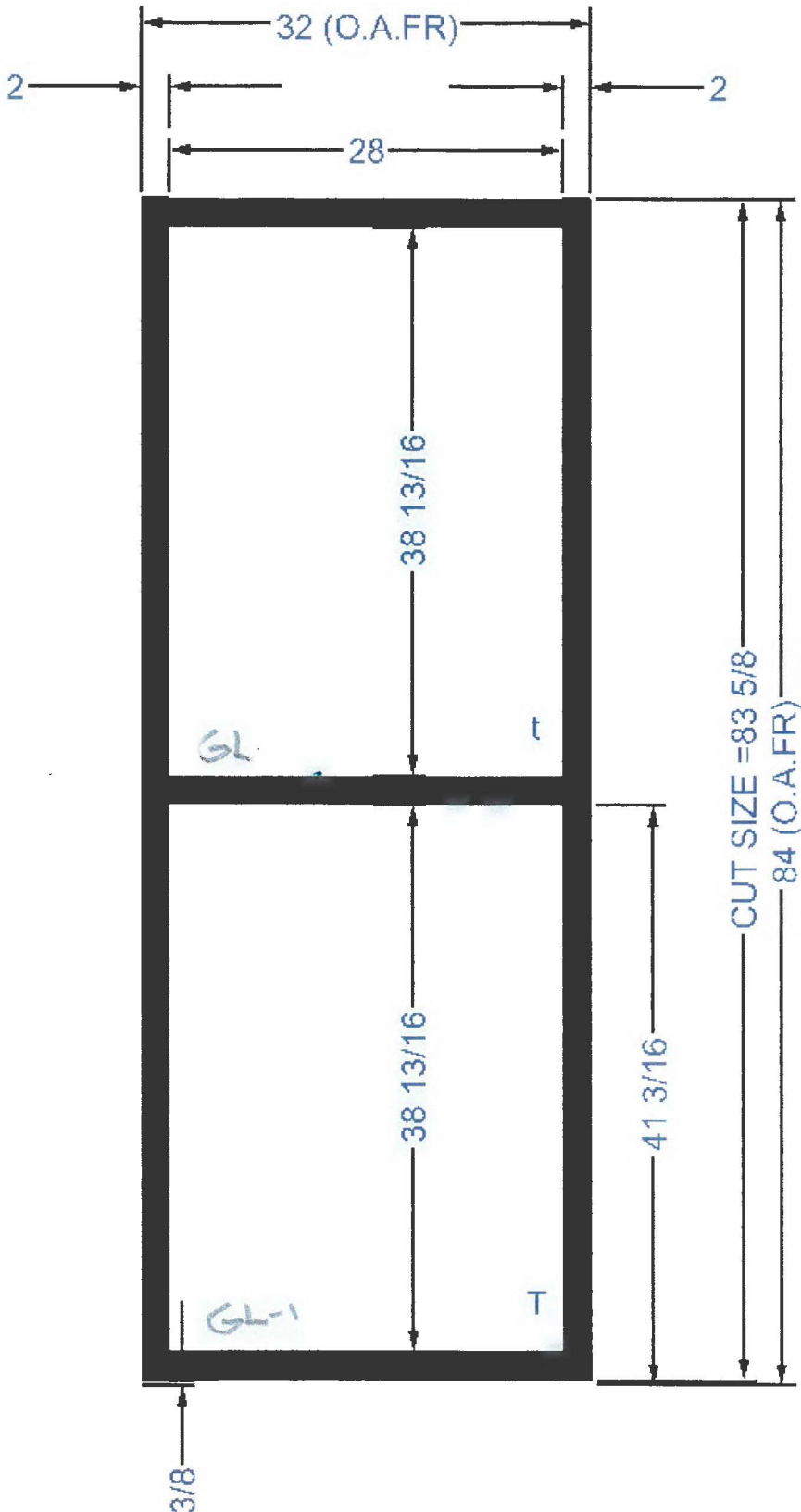
Required: 2 Panels: 1 Rows: 2

Frame Width: 32

Frame Height: 84

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Project Name: PUREBREAD COFFEE RANDY KIMMLE

10/17/2022 11:12 AM

Frame Set Name: Frame Set 1

Frame Name: FRONT ENTRANCE *Left*

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1

Frame Type: Standard

Required: 1 Panels: 2 Rows: 2

Frame Width: 114

Frame Height: 108

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Project Name: PUREBREAD COFFEE RANDY KIMMLE

10/17/2022 11:12 AM

Frame Set Name: Frame Set 1

Frame Name: FRONT ENTRANCE DOOR

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1

Frame Type: Standard

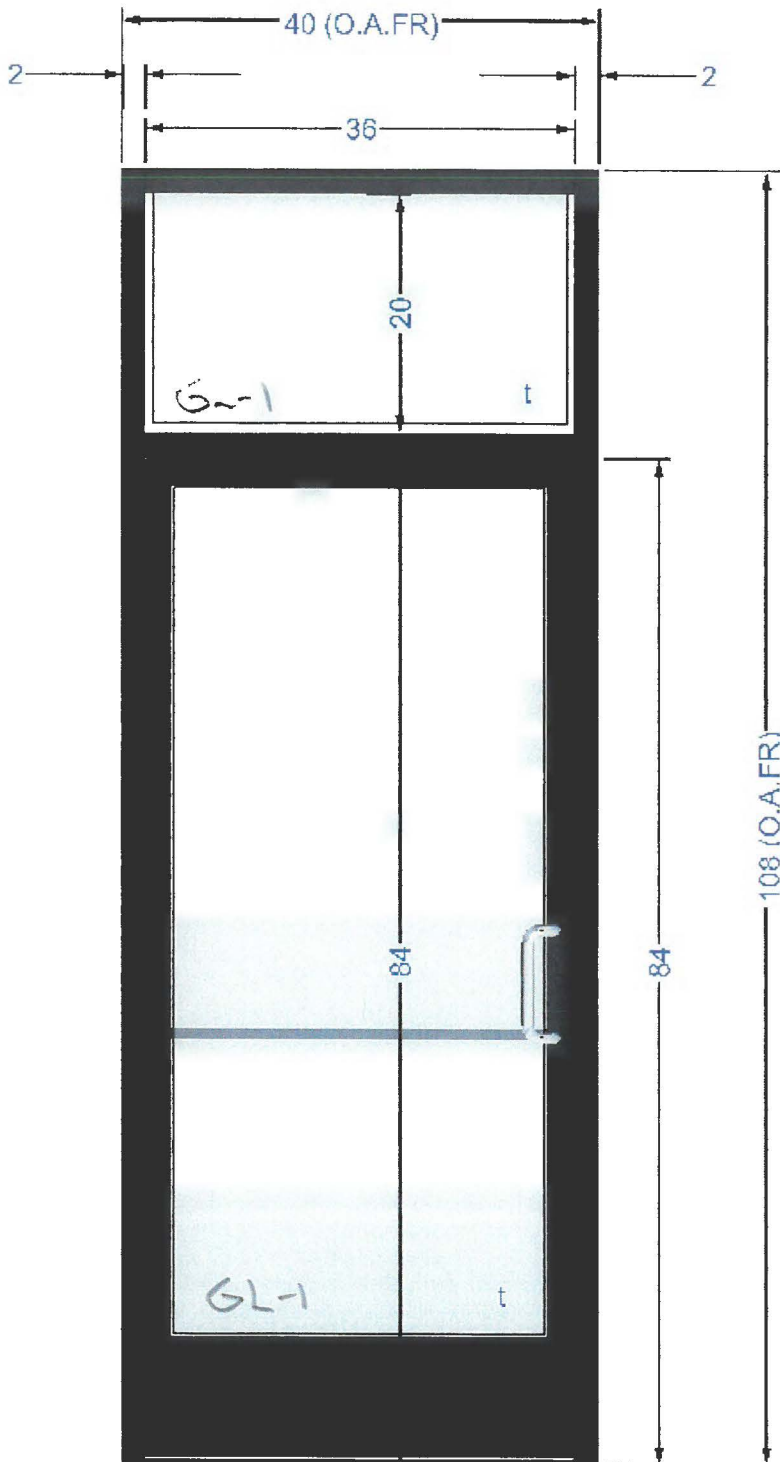
Required: 1 Panels: 1 Rows: 2

Frame Width: 40

Frame Height: 108

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Project Name: PUREBREAD COFFEE RANDY KIMMLE

10/17/2022 11:12 AM

Frame Set Name: Frame Set 1

Frame Name: FRONT ENTRANCE RIGHT OF

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

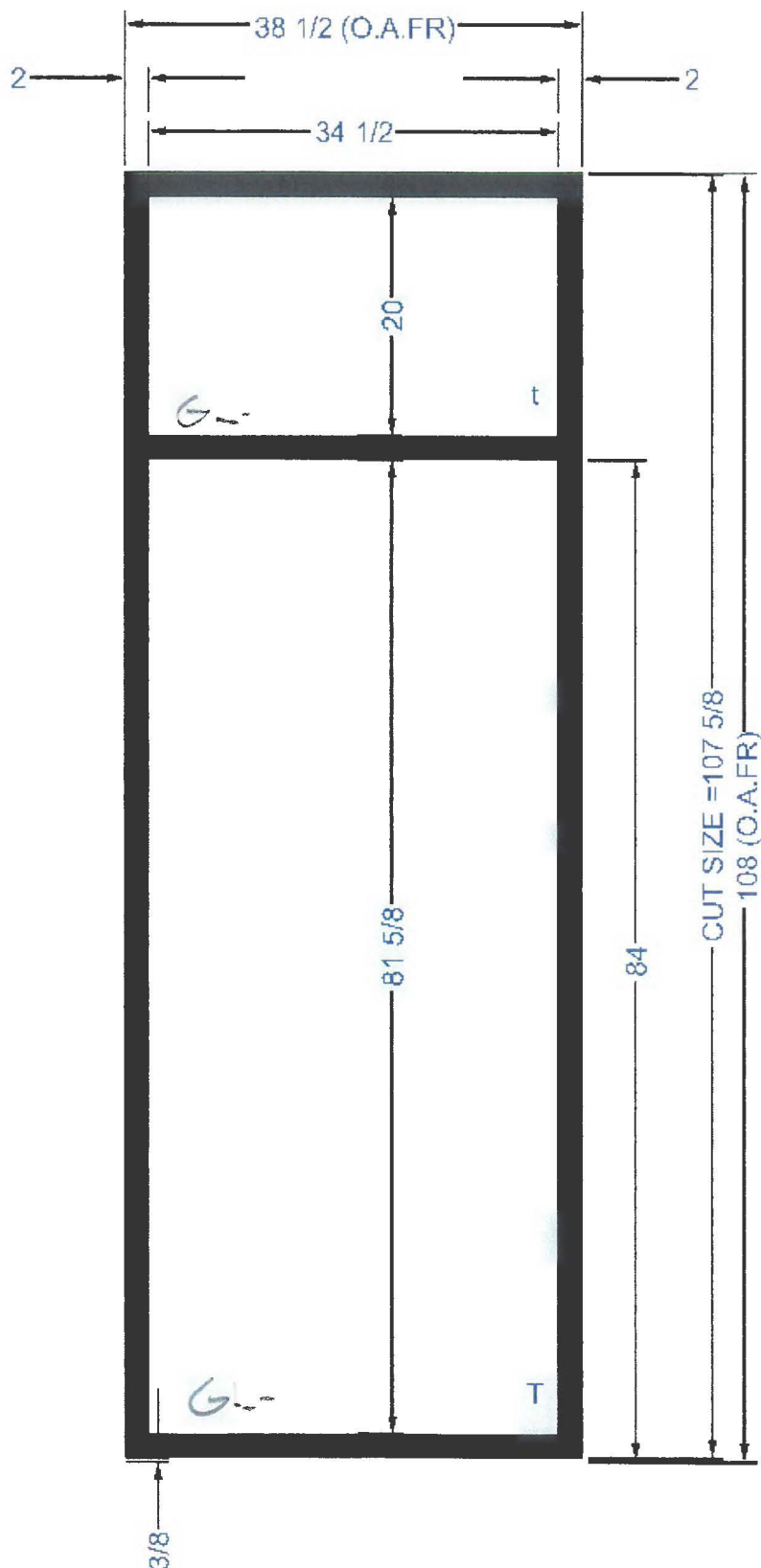
Required: 1 Panels: 1 Rows: 2

Frame Width: 38 1/2

Frame Height: 108

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED





BAKERY

112½ • 110½

COFFEE

Project Name: RANDY KIMMEL ^{112 1/2 + 110 1/2} ~~RE-IDENT~~ Re-ident

10/17/2022 2:44 PM

Frame Set Name: Frame Set 1

Frame Name: RESIDENT DOORTO UPSTAIR

Metal Group: 4500 SCREW SPLINE

D/S: 1 Frame Type: Standard

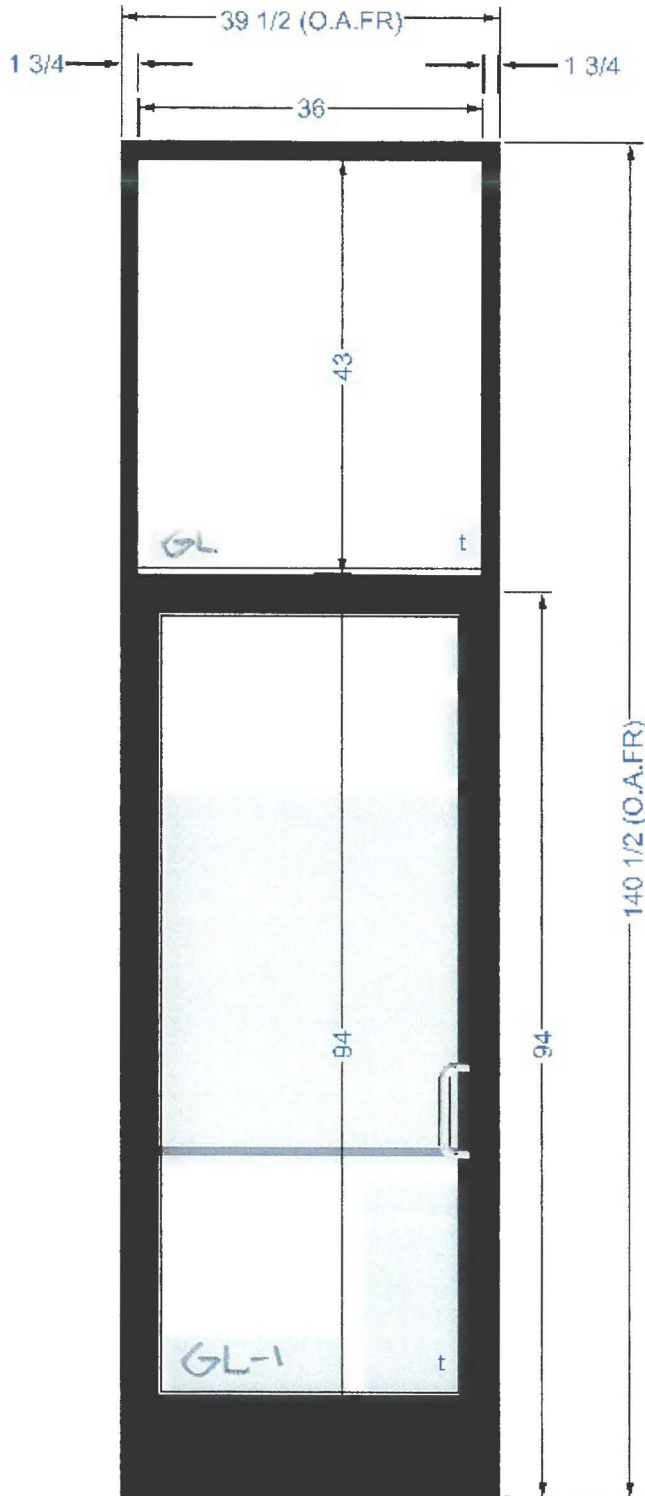
Required: 1 Panels: 1 Rows: 2

Frame Width: 39 1/2

Frame Height: 140 1/2

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



Letter of Transmittal

To:	Randy Kimmel
From:	Anthony Ciancolo/CFO
Date:	10/18/22
Job Reference #	Purebred Coffee 110 E Main St. Troy, OH
	Bakery 112 E Main St. Troy, OH
	Resident 110 ½ & 112 ½ E Main St. Troy, OH

We are sending you the following:

☒ Attached Under Separate Cover Via _____ the following items:
☐ Shop Drawings ☐ Prints ☐ Plans ☒ Samples
☐ Specifications ☐ Copy of Letter ☐ Change Order Other _____

Copies	Date	Number	Description
		1	Tubelite T14000 Series Storefront
		1	Tubelite Standard Narrow Stile Entrances
		1	Tubelite Color Chart
		1	Tubelite Door Hardware & Accessories
		1	Falcon SC60A Series Closers
		1	Tremco Dymonic Color Chart
		1	Glazier Drawings
		1	Wojan M-85 Series Window Information

These are transmitted as checked below:

☒ For Approval ☐ Approved as Submitted ☐ Resubmit _____ copies for Approval
☐ For your Use ☐ Approved as Noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ Other _____
☐ For Bids due _____ 200__ ☐ Prints returned after loaned to us

Remarks:

Copy to: _____ Signed: Anthony R. Ciancolo

✓ Select item

■ Review item

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 9, 2022

SUBJECT: Historic District Review – 9-11 W. Main Street – Phase Two

BACKGROUND:

The applicant, Wesley Martin, comes before the Planning Commission requesting approval for alterations at the structure located at 9 - 11 West Main Street. The property is located within the B-3 Central Business District.

The OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder. Important exterior features listed on the OHI form include: a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch. The property is listed on the National Register of Historic Places.

The Planning Commission previously approved phase one of this request at the meeting on August 24, 2022. Phase one included removal of the fabric awning, storefront modifications, west façade (facing N. Cherry Street) brick infill, window replacement and gooseneck lighting removal.

DISCUSSION:

The applicant is proposing to install a public restroom access, building access, new sidewalk, and east wall with a ramp at the property located at 9 W. Main Street.

The east wall will be constructed of brick and will total 5' 4" in height. The applicant is proposed to match the mural on the outer wall portion. The existing mural will not be altered except the new door openings to provide access to the public restrooms and bar access. Two powder coated steel canopies will be added above both access doors. A 5' wide sidewalk will be added outside of the wall to provide access from the public parking lot (S. Cherry Street) to the sidewalk on W. Main Street. Two public restrooms will be included inside the building (south door access on Prouty Plaza). The applicant has received a 10' easement on Prouty Plaza. Please 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 those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed alterations based on the following:

- The proposed alterations do not alter character defining features as referenced on the OHI form;
- ADA Access is being provided into the Mayflower;
- The mural will remain intact, while recreating the mural on east wall using the same colors as existing.



SOUTHEAST CORNER PERSPECTIVE

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22

AO ANDREW
CIRCLE
ARCHITECT



PLAZA PERSPECTIVE

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22

AO ANDREW
CIRCLE
ARCHITECT

MAYFLOWER EAST FACADE SITE WORK & RESTROOM DRAWINGS



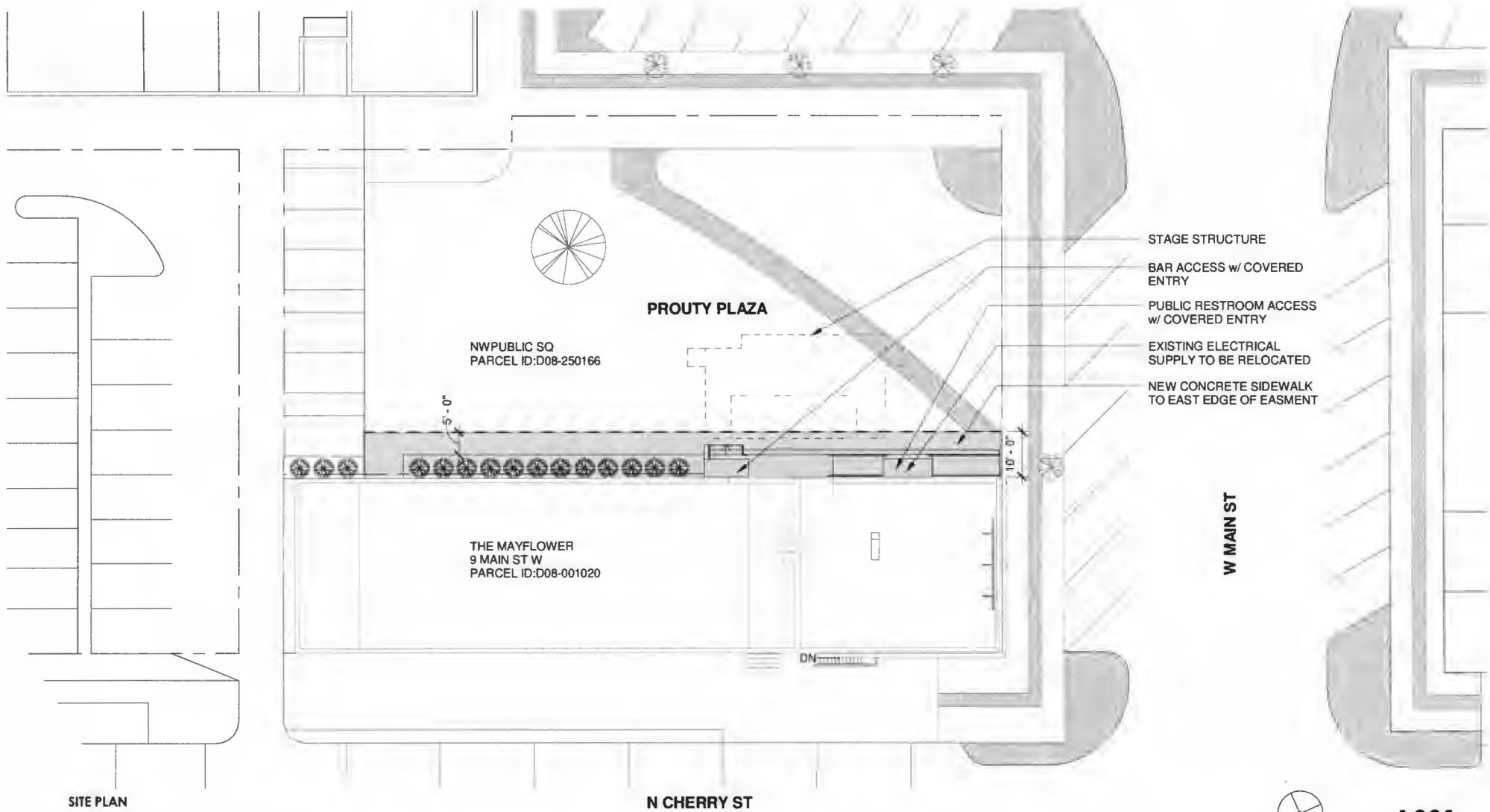
PREPARED BY:

ARCHITECT:
ANDREW CIRCLE ARCHITECT LLC
CONTACT: ANDREW CIRCLE
320 E MAIN STREET
TROY OH 45373
937.623.0251
circleas@gmail.com



MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22

AO ANDREW
CIRCLE
ARCHITECT

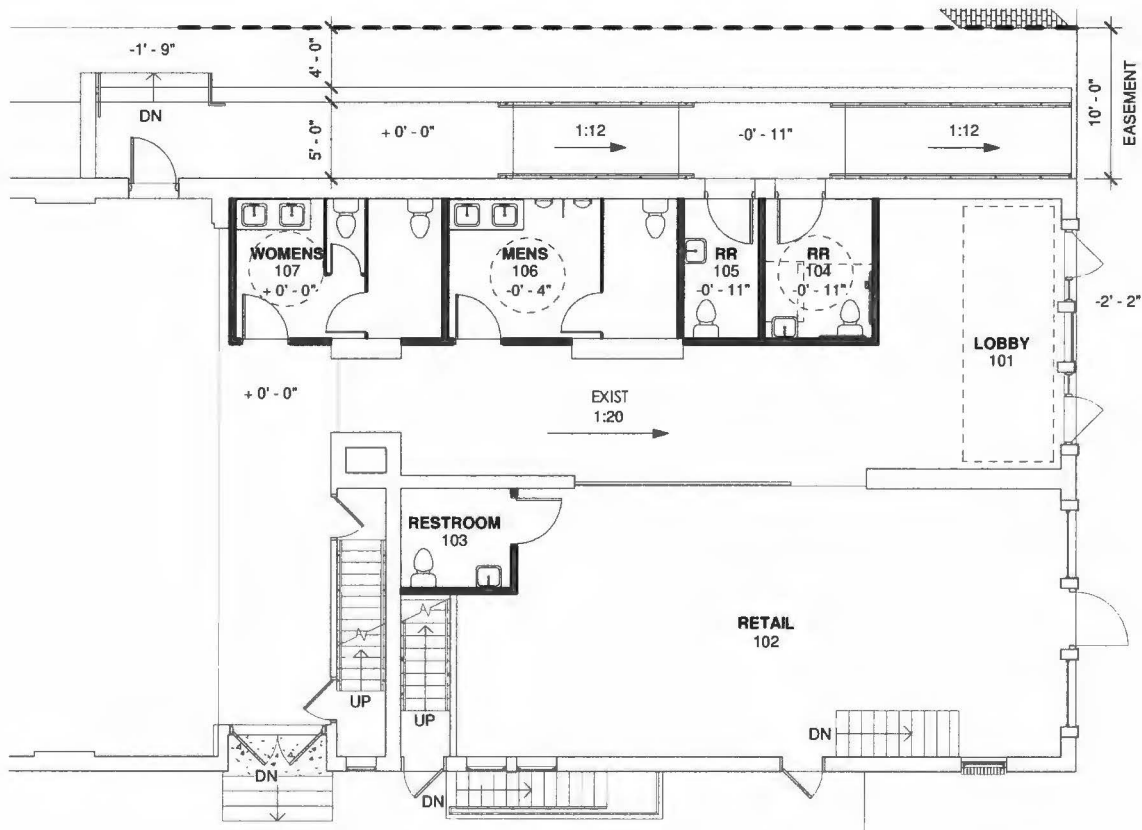


MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22



A001

AO ANDREW CIRCLE ARCHITECT



FIRST FLOOR PUBLIC RESTROOM PLAN
 1/8" = 1'-0"

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
 EAST FACADE SITE WORK & RESTROOMS
 10/28/22

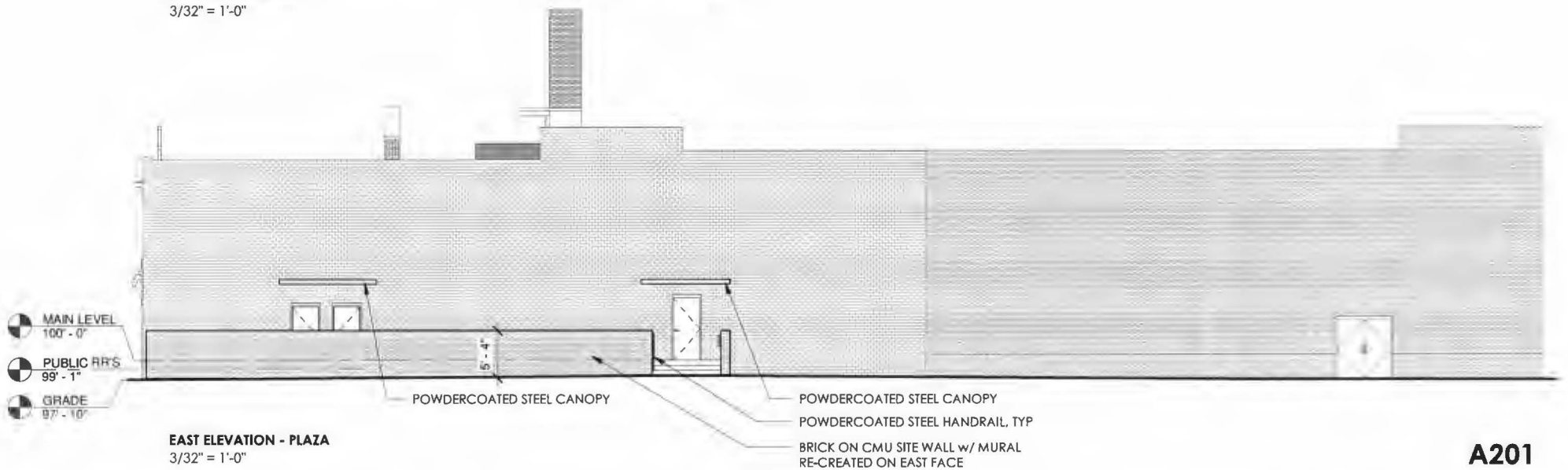


A101

AO ANDREW
 CIRCLE
 ARCHITECT



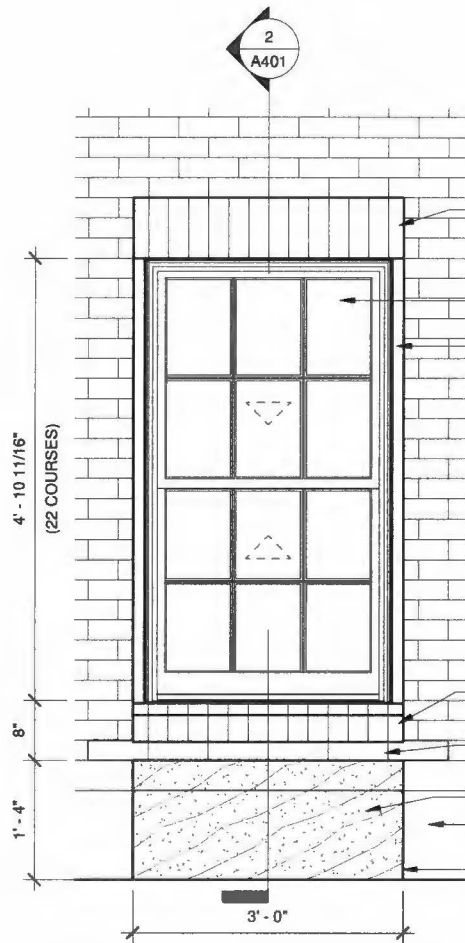
SOUTH ELEVATION
3/32" = 1'-0"



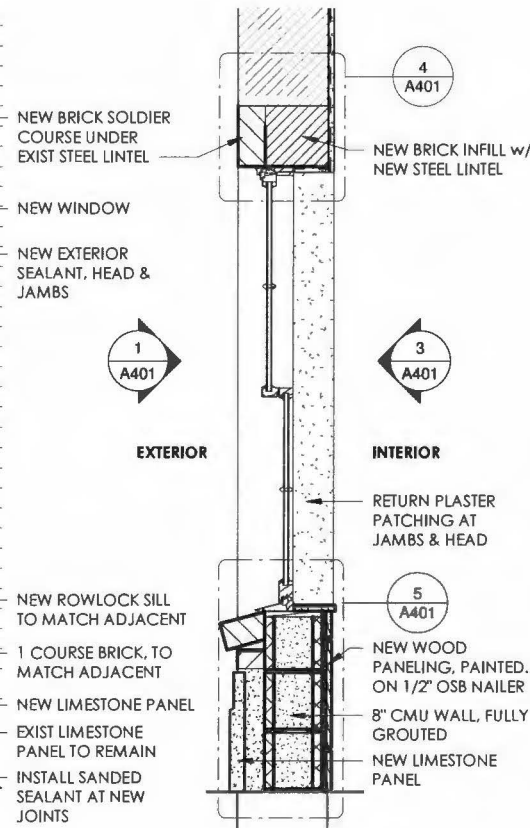
EAST ELEVATION - PLAZA
3/32" = 1'-0"

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22

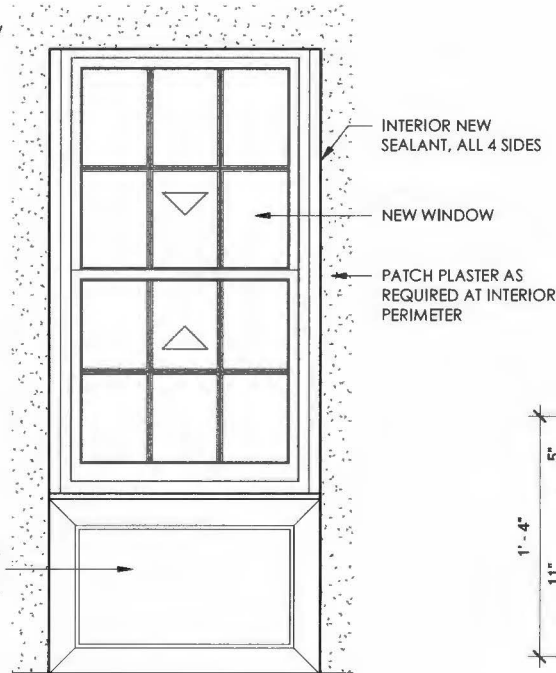
A201



① ENLARGED WINDOW ELEVATION
3/4" = 1'-0"

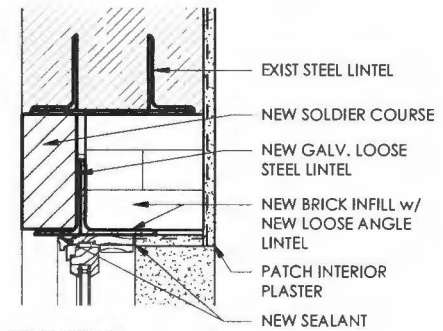


② WALL SECTION
3/4" = 1'-0"

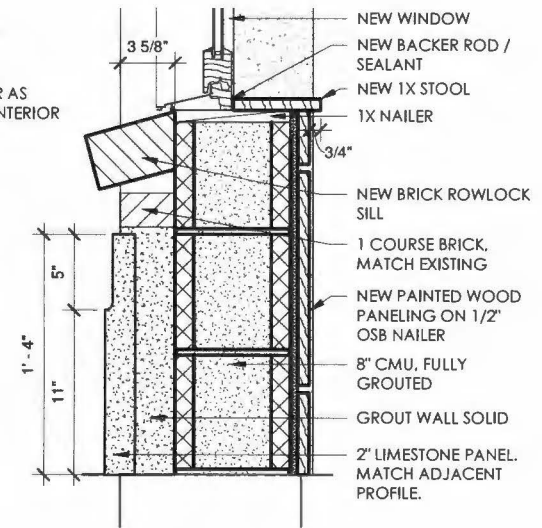


③ INTERIOR ELEVATION
3/4" = 1'-0"

WINDOW SPEC:
PELLA 150 SERIES VINYL
DOUBLE HUNG WINDOW
w/ SIMULATED DIVIDED LITES
FIELD VERIFY OPENING
2'-9"W X 4'-11"H



④ HEAD DETAIL
1 1/2" = 1'-0"



⑤ SILL DETAIL
1 1/2" = 1'-0"

A401



SOUTH ELEVATION PERSPECTIVE

MAYFLOWER 9 / 11 W MAIN ST, TROY OH 45373
EAST FACADE SITE WORK & RESTROOMS
10/28/22

AO ANDREW
CIRCLE
ARCHITECT

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 9, 2022

SUBJECT: Downtown Riverfront Overlay (DR-O) – 702 W. Franklin Street

BACKGROUND:

The applicant and property owner, Robert Widule, is requesting the Planning Commission to review the proposed uses for the property located at 702 W. Franklin Street, using the Downtown/ Riverfront Overlay District. The property is located in the R-6 Two-Family Residential district.

DISCUSSION:

The proposal is to split into three separate lots to allow for Three Single-Family Dwellings. Single Family Dwellings are principally permitted in the R-6 district. The applicant's desire is to provide market rate housing and infill development. The proposed homes would be two (2) bedrooms and two (2) bathrooms and total 1,240 square feet with nine (9) foot ceilings. The homes are projected to be priced in the mid \$200's.

The homes would have the following setbacks: Front Yard 9', Side Yard 5', and a 15' rear yard setback. Zoning Code 1143.09 (d) Lot Size Requirements requires that each separate zoning lot in the R-6 shall contain a minimum lot area of six thousand (6,000) square feet for single-family residences, and three thousand (3,000) square feet per unit for two-family residences. The applicant is requesting through the DR-O process to permit three (3) lots of about 2,317 square feet.

Below in red identifies the variation or compliance with the bulk regulations in the R-6 District: Zoning Code 1143.09 (f) Bulk Regulations all construction on any zoning lot in the "R-6" Two-family Residential district shall provide for:

- (1) Maximum building lot coverage of fifty (50) percent. The proposed lot coverage is 53.8%
- (2) Maximum structure height of forty (40) feet. The height would meet this requirement.
- (3) Minimum front yard of twenty-five (25) feet. The proposed setback is 5' and would not meet this requirement. The average block face is 8.58' on W. Franklin Street. The average block face on the east side of Ash Street is about 8.4'. Exhibit A identifies the front yard setbacks on the surrounding properties.
- (4) Minimum side yard of five (5) feet. The side yard setback will meet this requirement to the principal structure.
- (5) Minimum rear yard of twenty-five (25) feet. The proposed rear yard setback is 15'.

The proposed floor plan, site plan, and building elevations have been attached to this report.

As stated in section 1143.25(q)(1)(c) 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 the 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.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood. The variations to the front yard setback exist on both side of the block face and surrounding blocks (see exhibit A). The single-family use is a permitted use by right per the Zoning Code. The City of Troy Comprehensive Plan Neighborhoods and House #1 is "the City will offer residents a wide-range of housing choices, providing many options for all types of people as they move through various stages of life". Goal #2 is to "have a ratio of owner-occupied housing and rental housing that is equal to or better than the state and national statistics" and Goal #5 is "To eliminate poor housing conditions from further property decline and encourage infill, rehabilitation and restoration". The proposed development achieves these three goals of the Comprehensive Plan.

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 (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for 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.



NORTH

702 W Franklin St - Rezoning to DR-O Narrative

Zoning Overview

Current Zoning: R-6 Two-Family Residential

Proposed Zoning: DR-O Downtown/Riverfront Overlay District with use comprised of 3 single family homes



GOAL

In a recent conversation, workforce housing was identified by the planning commission as one of the greater needs in Troy.

My goal is to assist with that need by subdividing the property and delivering 3 new construction single family homes that will be priced in the mid \$200k's.

AMI – AREA MEDIAN INCOME STUDY

Workforce housing is generally defined as housing affordable to households earning between 80 and 120 percent of AMI. Depending on the source, Troy's AMI is between \$62,000 and \$84,000. According to HUD, housing is considered affordable when the occupant is paying no more than 30 percent of gross income for housing costs.

Therefore, in Troy, housing costs should be between \$1,240 and \$2,520 per month to satisfy workforce housing needs. The average of that range is \$1,880 per month.

SUBJECT PROPERTY HOUSING COSTS

The homes are projected to be offered at \$250,000 or less. The monthly housing costs are broken out below.

Mortgage: (20% down, 7% interest, 30 year term) \$1,330 monthly principal and interest payment

Property Tax: \$250,000 market value x 35% Assessment value x 37.378506 Tax Rate = \$3,270/yr

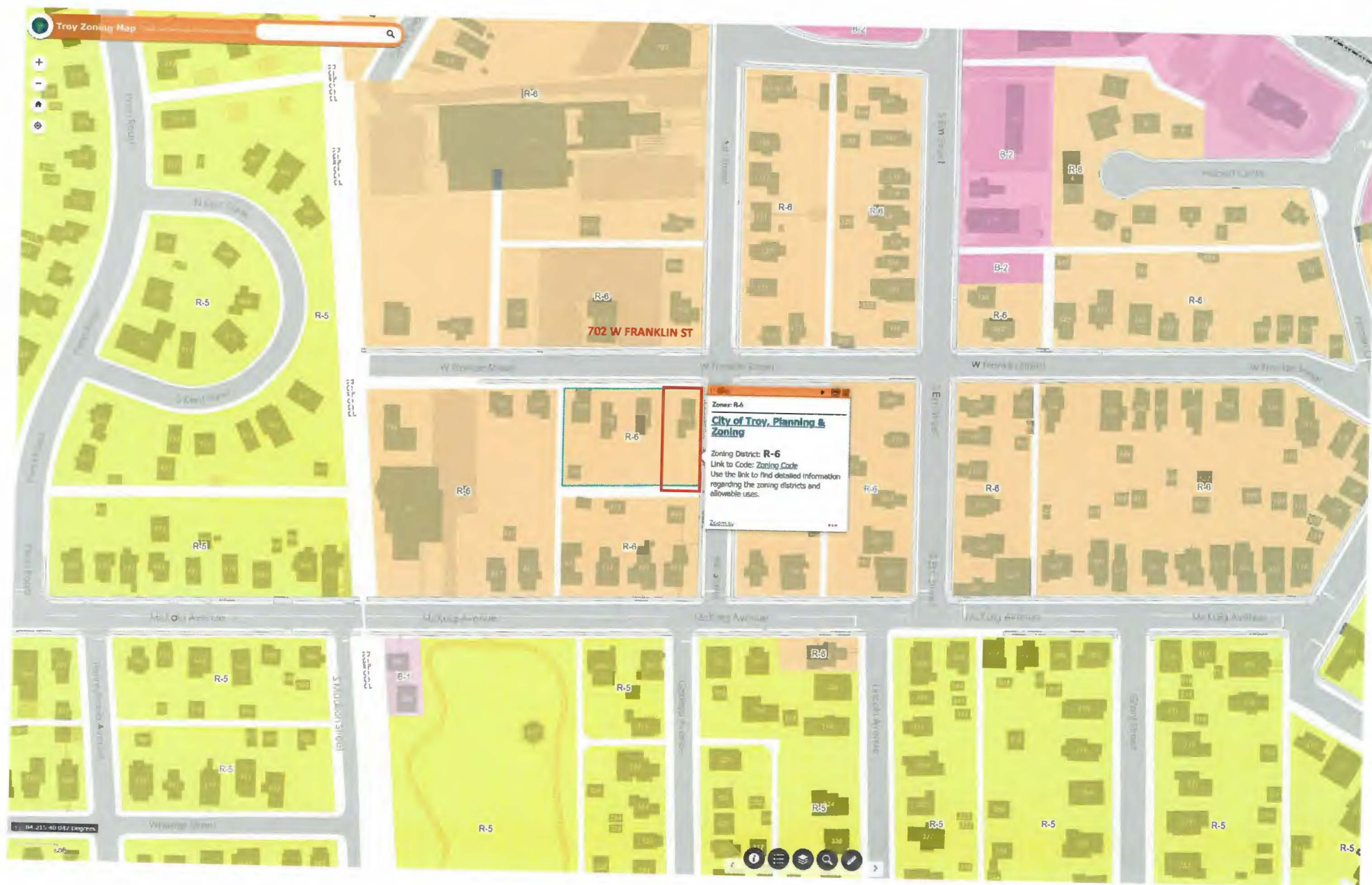
\$3,270/12 mo = \$272 monthly

Insurance: \$1,200 per year annual premium estimate = \$100 monthly

Total Housing Cost: \$1,702 monthly

HOME FEATURES

The homes have been designed to fit the historic character of the neighborhood. Each has 2 bedrooms and 2 bathrooms, with loft space for a desk or home office. The floorplans are 1,240 sf with 9 ft ceilings and feature a full suite of stainless-steel kitchen appliances and stone countertops. Each will have a wraparound porch and pergola covering the driveway.



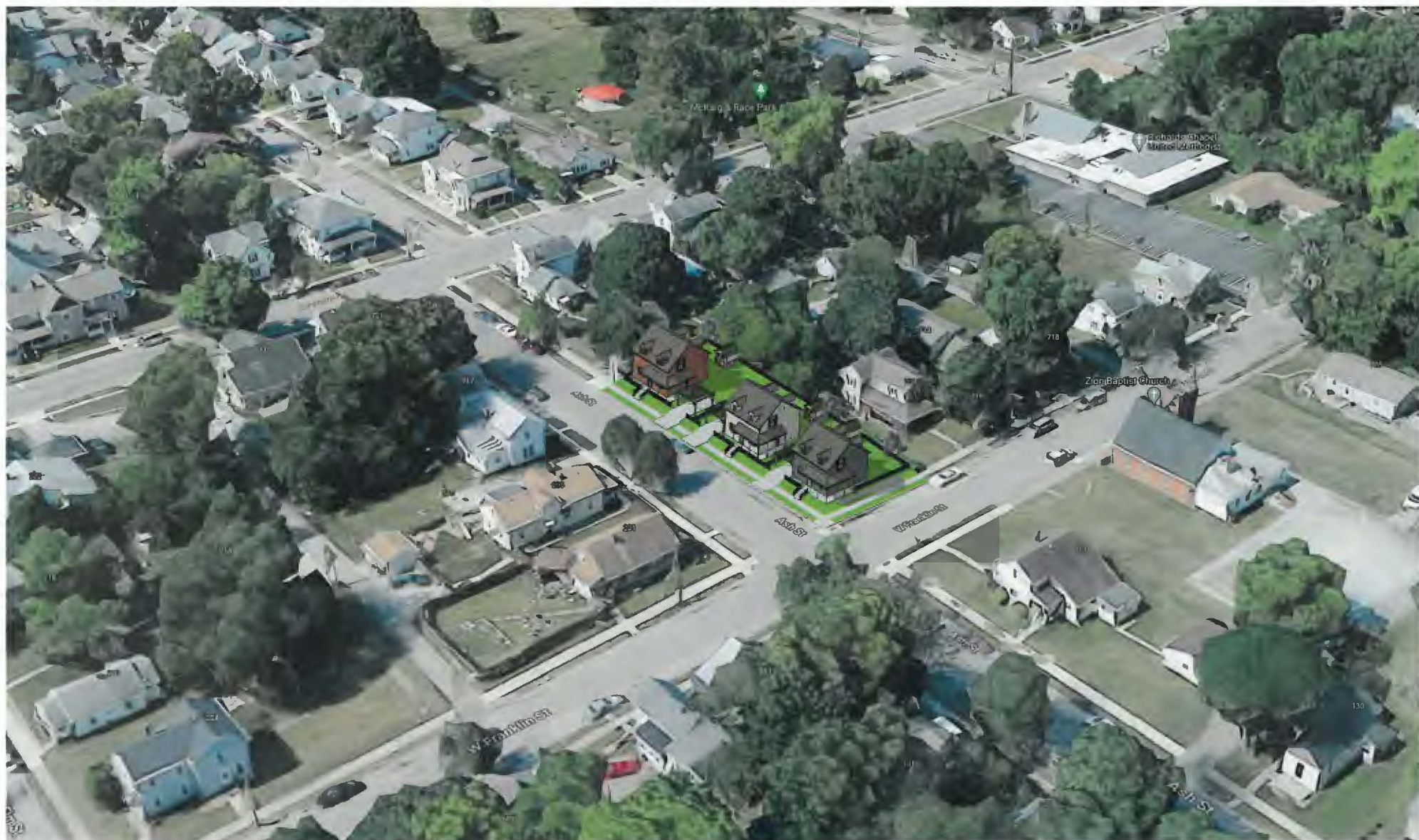


702 W FRANKLIN
EXISTING SITE



702 W FRANKLIN
PROPOSED CONCEPT





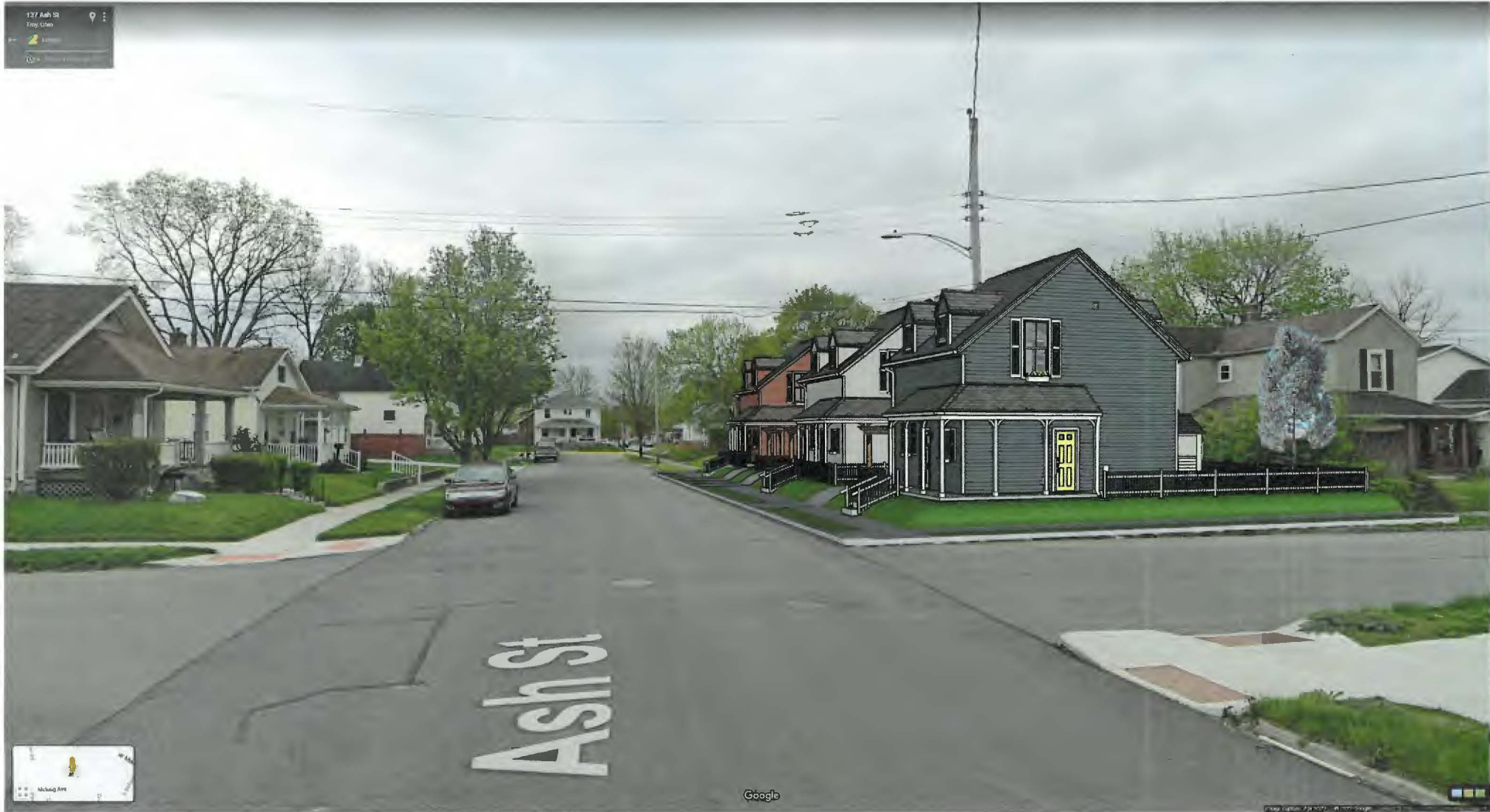


127 Ash St
Troy, Ohio

Map

Layers

Google





1 SITE ELEVATION - EAST
SCALE: 3/8" = 1'-0"



2 TYP. HOUSE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



3 TYP. HOUSE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

702 W FRANKLIN - INFILL HOUSING

702 W Franklin St :: Troy, Ohio :: 45373

DRAWN BY:
Robert Widule
CHECKED BY:
Robert Widule

DOCUMENT DATE:
October 31, 2022
JOB#:
2202A

OWNER:
Robert Widule
151 S State St Unit 1602
Salt Lake City, Utah 84111
p. 262.853.1170
rwidule@rlwcompany.com

CONTRACTOR:
The RLW Company, LLC
Robert Widule
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Salt Lake City, Utah 84111
p. 262.853.1170
rwidule@rlwcompany.com

191 S STATE ST
SALT LAKE CITY, UT 84111
262.853.1170
rwidule@rlwcompany.com

THE
RLW
COMPANY

C2

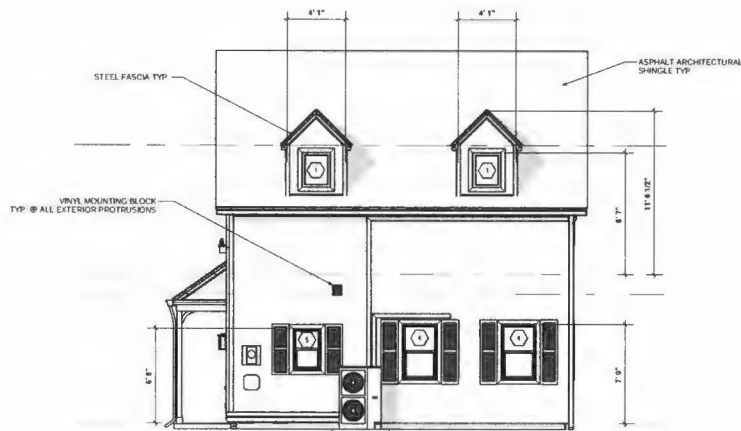
ZONING REGULATIONS



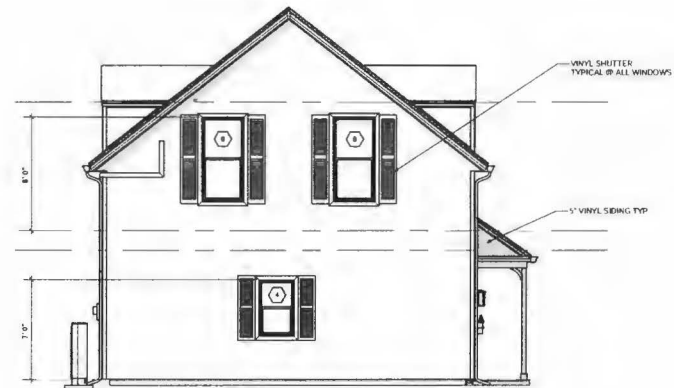
1 EAST ELEVATION - FRONT
SCALE : 1/4" = 1'-0"



2 NORTH ELEVATION - RIGHT SIDE
SCALE : 1/4" = 1'-0"



3 WEST ELEVATION - BACK
SCALE : 1/4" = 1'-0"



4 SOUTH ELEVATION - LEFT SIDE
SCALE : 1/4" = 1'-0"

THE
RLW
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262.853.1170
rwc@rlwcompany.com

CONTRACTOR:
I AM Renovations
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p. 837.716.5193
augustapienaar@gmail.com

OWNER:
The RLW Company
Robert L. Wicula
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p. 262.853.1170
rwc@rlwcompany.com

DRAWN BY:
Robert Wicula

CHECKED BY:
Robert Wicula

DOCUMENT DATE:
September 15, 2022

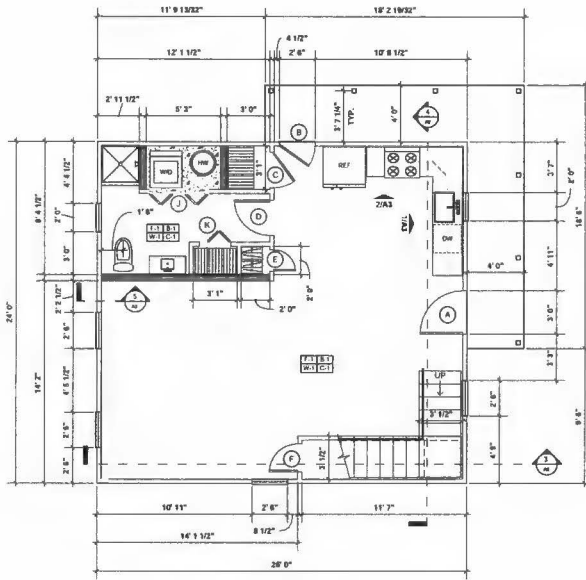
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702 SINGLE FAMILY

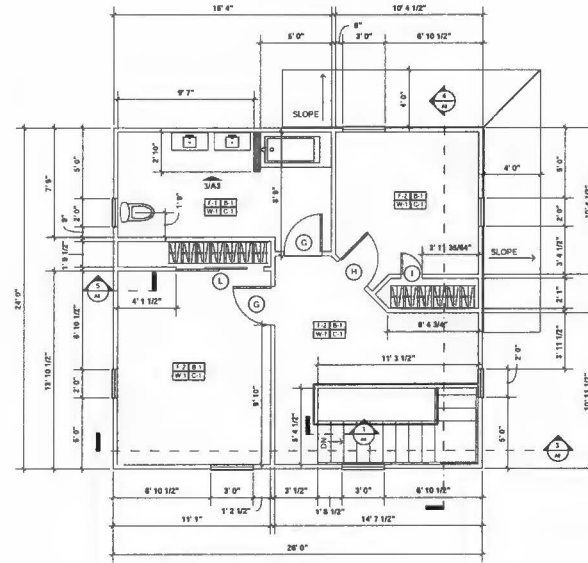
702 W. Franklin St. :: Troy, OH :: 45373

9.16.22 PRICING SET

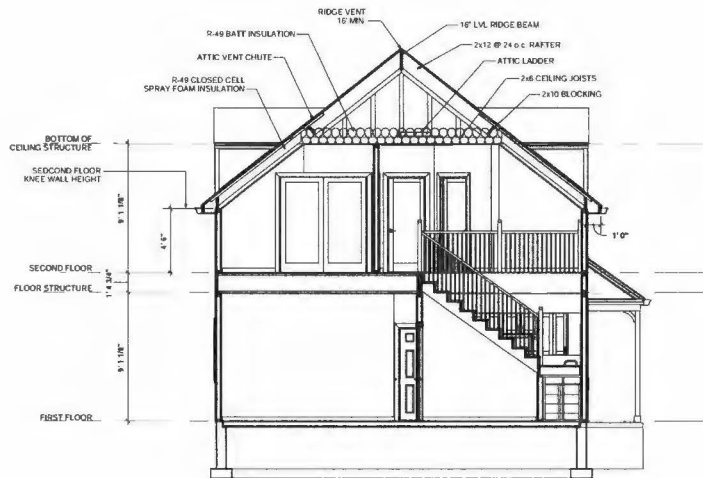
A1



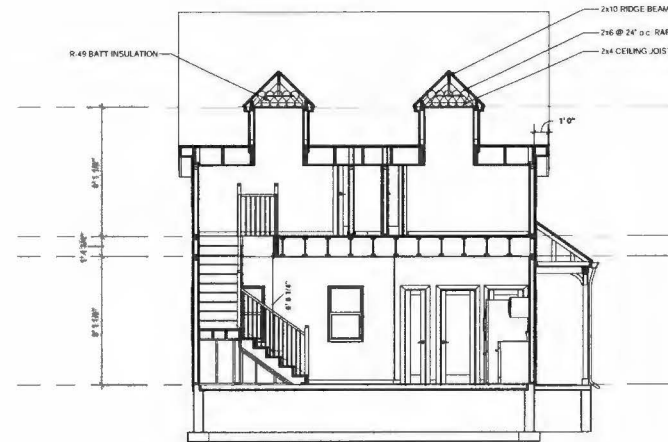
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

THE
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202.853.1170
www.rlwc.com

CONTRACTOR:

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p. 937.776.5193
augustpienaar@gmail.com

OWNER:

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151 S. State St., Unit 1602
Salt Lake City, UT 84111
p. 202.853.1170
rlw@rlwc.com

702 W. Franklin St. :: Troy, OH :: 45373

DRAWN BY: Robert Wagle

CHECKED BY: Robert Wagle

DOCUMENT DATE: September 15, 2022

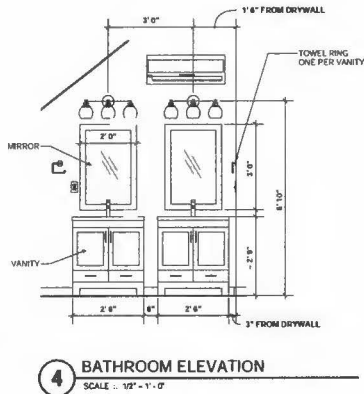
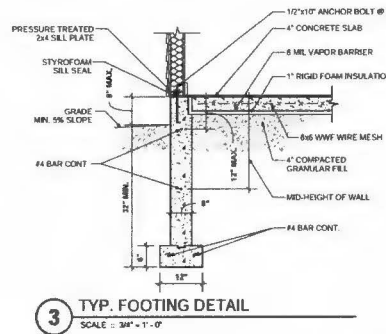
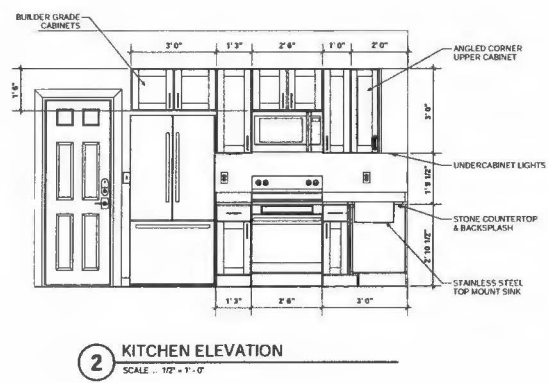
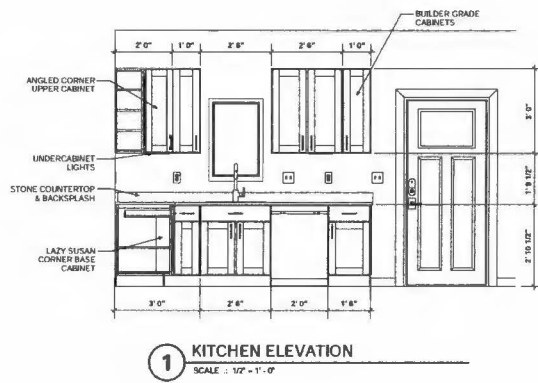
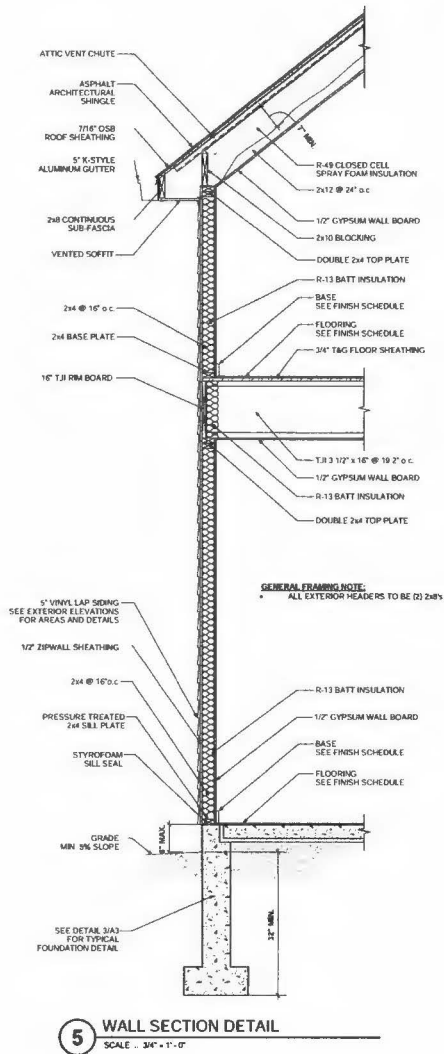
JOB#: 2202A

702 SINGLE FAMILY

9.16.22 PRICING SET

A2

FLOOR PLANS



FINISH SCHEDULE									
FINISH SCHEDULE LEGEND		NO.	FLOOR	NO.	BASE	NO.	WALL	NO.	CEILING
FLOOR	BASE	F-1	ENGINEERED HARDWOOD	B-1	1x4 WHITE SEMI GLOSS	W-1	TEXTURE SMOOTH EGGSHELL REPOSE GRAY (SW7015)	C-1	TEXTURE SMOOTH PLAT, WHITE
WALL	CEILING	F-2	CARPET						

WINDOW									
NO.	SIZE	TYPE	TEMPERED	DESCRIPTION	GRILLES	MAILING FLANGE	BRICKMOLD	EGRESS	ENERGY STAR
1	2'-0" x 2'-6"	FIXED		VINYL DOUBLE PANE	2 x 2 IN GLASS	X			X
2	2'-6" x 4'-0"	SINGLE HUNG	X	VINYL DOUBLE PANE	2 x 2 IN GLASS	X			X
3	2'-0" x 2'-0"	CASEMENT, RIGHT		VINYL DOUBLE PANE	2 x 2 IN GLASS	X			X
4	2'-6" x 4'-0"	SINGLE HUNG		VINYL DOUBLE PANE	2 x 2 IN GLASS	X			X
5	2'-0" x 2'-0"	SINGLE HUNG	X	VINYL DOUBLE PANE	2 x 2 IN GLASS	X			X
6	3'-0" x 6'-0"	SINGLE HUNG		VINYL DOUBLE PANE	2 x 2 IN GLASS	X		X	X

DOOR SCHEDULE									
NO.	SIZE	THK	DESCRIPTION	SWING	THRESH	FRAME	REMARKS	HARDWARE	
A	3'-0" x 6'-8"	1-3/4"	STEEL	LH	YES	WOOD	2-PANEL, 22"x14" LITE	MATTE BLACK HINGES, HANDLE SET, VALE ASSURE LOCK SL	
B	2'-0" x 6'-8"	1-3/4"	STEEL	RH	YES	WOOD	2-PANEL, (2) 8"x6" LITE	MATTE BLACK HINGES, HANDLE SET, VALE ASSURE LOCK SL	
G	2'-6" x 6'-8"	1-3/8"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES	
D	2'-6" x 6'-8"	1-3/8"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER	
E	1'-6" x 6'-8"	1-3/8"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES	
F	2'-0" x 6'-8"	1-3/8"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES	
G	2'-6" x 6'-8"	1-3/8"	H CORE	RH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER	
H	2'-6" x 6'-8"	1-3/8"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES, PRIVACY LEVER	
I	1'-6" x 6'-8"	1-3/8"	H CORE	LH	NO	WOOD	1-PANEL	MATTE BLACK HINGES	
J	PR. 2'-0" x 6'-8"	1-1/8"	PINE			WOOD	FULL LOUVER	STANDARD HARDWARE	
K	2'-0" x 6'-8"	1-1/8"	PINE			WOOD	FULL LOUVER	STANDARD HARDWARE	
L	PR. 2'-0" x 6'-8"	1-3/8"	H CORE			WOOD	1-PANEL	STANDARD HARDWARE	

THE
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151 S. STATE ST
UNIT 1602
SALT LAKE CITY, UT 84111

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rmlw@rlwcompany.com

CONTRACTOR:
I AM Renovations
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augustdpennas@gmail.com

OWNER:
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Robert L. Winkle
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Salt Lake City, UT 84111
p. 262.853.1170
rmlw@rlwcompany.com

702 SINGLE FAMILY

702 W. Franklin St. :: Troy, OH :: 45373

DOCUMENT DATE:
September 15, 2022

DRAWN BY:
Robert Winkle

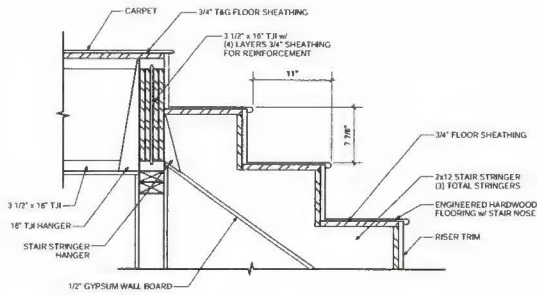
CHECKED BY:
Robert Winkle

JOB#:
2202A

9.16.22 PRICING SET

A3

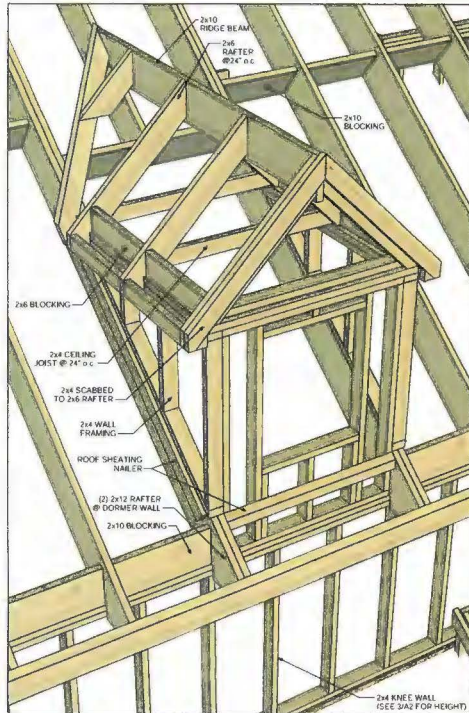
SCHEDULES, SECTIONS & INTERIOR ELEVATIONS



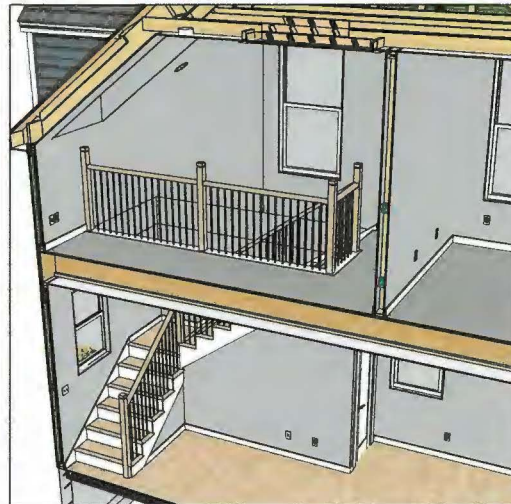
1 STAIR DETAIL
SCALE : 1/16" = 1'-0"



2 KITCHEN PERSPECTIVE
SCALE : N/A



3 DORMER FRAMING PERSPECTIVE
SCALE : N/A



4 STAIR PERSPECTIVE
SCALE : N/A



5 EXTERIOR PERSPECTIVE
SCALE : N/A

THE
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702 SINGLE FAMILY
702 W. Franklin St. :: Troy, OH :: 45373

DRAWN BY:
Robert Wicula
CHECKED BY:
Robert Wicula
DOCUMENT DATE:
September 15, 2022
JOB#:
2202A

△
△
△
△
△ 9.16.22 PRICING SET

A4

SECTIONS & PERSPECTIVES



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

APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 10/31/2022

Applicant Robert Widule Telephone No. (262) 853-1170

Owner of Property Robert Widule

Address of Project 702 W Franklin St. Troy, OH 45373

Contact Address (if different than Project Address) 151 S State St. Unit 1602 Salt Lake City, UT 84111

Name of Architect/Engineer and/or Contractor Robert Widule

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: <u>Dwellings</u> |

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

Robert L. Widule Robert L. Widule 10/31/2022
Signature of Applicant: Printed Name Date

Robert L. Widule Robert L. Widule 10/31/2022
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 : _____

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 9, 2022

SUBJECT: Recommended Updates to the Zoning Code Section 1143.22 (m) (6) B.

BACKGROUND AND DISCUSSION:

City Council approved an update to Zoning Code 1143.22 Historic Preservation Overlay as Ordinance O-43-2022. Development staff are recommending a correction to 1143.22 (m) (6) B. The correction has been reviewed by the Director of Law. Below in red identify the proposed additions to the Zoning Code. Deletions of code text are identified with a ~~strikethrough~~:

1143.22 (m) (6) Determining the Significance of a Structure.

- A. When making decisions or recommendations about changes to structures in the HP-O district, the Planning Commission shall have the authority to make a determination of the historic significance of the structure based on this Section.
- B. For structures that the Planning Commission finds that are not historically significant, the ~~Appeals Board~~ Planning Commission may relax or waive the standards or guidelines found in this Chapter or Guidelines.
- C. The Planning Commission shall determine whether a structure or site is historically significant by meeting at least four (4) of the following criteria:
 - i. Value as a reminder of the cultural or archaeological heritage of the city, state, or nation;
 - ii. Location as a site of a significant local, state, or national event;
 - iii. Identification with a person or persons who significantly contributed to the development of the city, state, or nation;
 - iv. Identification as the work of a master builder, designer, or architect whose individual work has influenced the city, state, or nation;
 - v. Value as a building that is recognized for the quality of its architecture and that it retains sufficient elements showing such architectural significance;
 - vi. Example of an architectural style or period;
 - vii. Contribution to the historical nature of the overall site; and/or
 - viii. Character as a contributing element in the Historic Preservation overlay District.

When a proposed amendment would result in a change in the text of the Zoning Code but would not result in a change of zoning classification of any property on the zoning map, the report of the Planning Commission shall contain a statement as to the nature and effect of such amendment and determinations as to the following items:

- (a) Whether such change is consistent with the intent and purpose of this Zoning Code. *The requested change is consistent with the intent and purpose this Zoning Code. The intent of the Historic Preservation Overlay is to protect and promote the health, safety, and general welfare of the public through: Preservation and Enhancement of Architectural styles, historically significant districts, sites, and buildings; Enhance property values throughout the historic district. The intent of the HP-O district is for the Planning Commission to determine the significance of a structure.*
- (b) Which areas are most likely to be directly affected by such change and in what way they will be affected. *The properties located in the Historic Preservation Overlay will be affected and preserved through the proposed changes.*
- (b) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas of zoning districts affected or in the City generally, and, if so, the nature of such changed or changing conditions. *There are no changed or changing conditions that resulted in this text amendment.*

REQUESTED ACTION:

Staff recommends that the Planning Commission provide a positive recommendation to City Council.