

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 27, 2022 at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Titterington, Wolke, Oda, Kappers and Westmeyer; Zoning Inspectors Eidemiller and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mr. Titterington, the minutes of the April 13, 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.

STAFF 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.”

Public Hearing: At 3:31 p.m. Chairman Kappers declared open the Public Hearing on the DR-O application, related to the installation of a second projecting sign. There were no comments in this regard and at 3:32 p.m., Mr. Kappers declared this public hearing closed.

Recommendation to City Council Regarding the DR-O Application:

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission has reviewed the revised application to apply the Downtown/Riverfront Overlay District to the property located at 224 S. Market Street, that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section 1143.25(q) (1) (c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property of 224 S. Market Street, Parcel D08-004860, be approved as submitted related to the second projecting sign on the front of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 115 S. MARKET STREET, INSTALLATION OF A NEW WALL SIGN; OWNER – ROBERT & HEATHER DAVEY; APPLICANT – THE CARR AGENCY, LLC.

Staff reported: property is zoned B-3, Central Business District; property owner has approved the application being submitted; building was originally built in 1911; building is not on the National Register of Historic Places; application is for sign measuring 3.25’ x 10’ or 32.5 square feet to be located in the sign space right above the storefront; allowable sign square footage is 33 square feet; sign material is 3mm ACM, with the sign colors being black, white, and red (RGB 152, 34, 40); sign will be mounted to the wall using 1.5-inch anchors; and staff recommends approval based on the findings of:

- 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.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the historic district application for 115 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 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.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, PAINTED PIANO PROGRAM. Similar to last year, six pianos have been painted by artists and will be placed in the downtown area from June 10 through August; it is recognized that after a while the pianos may not be as playable as at the beginning; this is more of a public arts program of the City and Troy Main Street; and the pianos will be covered and locked in the evening hours; this program was very popular last year and is an added downtown attraction; the locations will be generally as stated in the information provided. Mr. Westmeyer noted that last year Mrs. Ehrlich had concerns that the pianos would not fare well outdoors. Staff commented that while they will be covered at times, the elements will impact the playability of the pianos at some time, but that the program is a public arts program based on the painting of the pianos by local artists.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the Painted Piano Program in the downtown area as requested.

MOTION PASSED, UNANIMOUS VOTE

DISCUSSION REGARDING INFORMATION ALLOWED ON SIGNS. Mr. Titterington commented that there had been social media postings about the Commission's decisions on sign applications at the prior meeting, specifically not including phone numbers, addresses, websites, and he noted that by motion on April 14, 2021, the Commission had voted not to allow such information on signs. Regarding the QR code that was approved, he confirmed that the QR code will be part of a future discussion on signage that staff will be providing to the Commission.

There being no further business, the meeting adjourned at 3:41 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Wolke, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary