

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 28, 2022, at 3:30 PM with Chairman Alan Kappers presiding. ATTENDING: Members – Wolke, Ehrlich Titterington, Westmeyer, and Kappers; Development Staff – Eidemiller, Bruner and Russell.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the September 14, 2022 meeting were approved by unanimous roll call vote.

REVIEW OF CITY BEAUTIFICATION COMMITTEE PROPOSED PLANTINGS AND COLOR PALATE FOR 2023. City Beautification Chairperson Gareth Johnston and Renee Lavey provided photos of proposed plantings. They stated that the plantings and palate will very much mirror that for 2022, possibly including a little more white blooms. Regarding the plantings in planters at the downtown crosswalks, Ms. Lavey talked about a spike plant, and she commented it would only reach 16-18” in height, the plant is very thin, and it can be cut back if there is a concern about the plant. A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, to approve the City Beautification Committee proposed plantings and color palate for 2023 as presented. Yes – Ehrlich, Titterington, Westmeyer, Kappers; Abstain – Wolke (as wife is member of the City Beautification Committee).

MOTION PASSED

HISTORIC DISTRICT APPLICATION, 123 S. PLUM STREET, ROOF REPLACEMENT; OWNER-APPLICANT – FIRST UNITED METHODIST CHURCH; WORK STARTED WITHOUT PERMIT. Staff reported: zoning is B-3, Central Business District; Ohio Historic Inventory lists this property as a one-and-a-half story vernacular frame cottage built in 1884 by William Evans; important features include simple cottage form with gable ends facing the street; original 2/2 windows; front porch across the front with turned wooden posts and a wooden balustrade; there have been alterations including two singe-story wings and a frame garage; property previously had black asphalt shingles on both the house and the garage; applicant installed a brown asphalt shingle to compliment the adjacent properties, the roof has been installed without Planning Commission approval and the fee has been doubled; and staff recommends approval based on the findings of:

- The roof shingle replacement is the same material as existing;
- The shingle color does not detract from the integrity of the building or streetscape; and
- The contributing features listed on the OHI form are not being altered.

Discussion: Mr. Titterington advised that staff has had discussions with the Director of Law regarding what might be done to change fees when work proceeds without a review/permit and applicants ask for forgiveness, and he indicated that a staff report will be submitted to the Commission in the near future regarding options regarding fees in such circumstances.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the historic district application for 123 S. Plum Street as submitted, for the roof replacement, and based on the findings of staff that:

- The roof shingle replacement is the same material as existing;
- The shingle color does not detract from the integrity of the building or streetscape; and
- The contributing features listed on the OHI form are not being altered.

MOTION PASSED, UNANIMOUS VOTE

UPDATE REGARDING THE “MAKE IT ART” MURAL PROGRAM; PROCEED WITH THE PROGRAM FOR 2023: Troy Main Street, Inc. Executive Director was present. Staff reported:

“Troy Main Street in partnership with the City of Troy are working together to help promote murals for downtown buildings as part of the “Make It Art” initiative. This initiative is to enrich and enhance the Troy community through art encounters, creating magical moments of wonder.

The “Make it Art” mural project strives to:

- Enhance the beauty of historic downtown Troy through public murals.
- Attract residents, visitors, and businesses to downtown Troy.
- Provide opportunities for artists to share their talent while earning a living.
- Allow building owners an opportunity to utilize their buildings in a creative manner while maintaining the historic integrity of the building and streetscape.
- Expose the community to diverse styles of art and interpretation to increase understanding and appreciation.

Building owner applications will be reviewed by the Troy Main Street Design Committee and the committee will then work with building owners to start implementing murals in the summer of 2023.

Troy Main Street and the City of Troy are requesting permission to move forward with the 2023 “Make It Art” initiative. Attached to this report is an informational cover sheet and the Mural Installation Guide. The Mural Installation Guide will be a future section of the Design Standards.”

Ms. Keller commented that 22 potential mural locations have been identifications; permission of property owners will be sought; draft guidelines were submitted to the Commission, and includes items such as if the mural is appropriate for the downtown; the Commission has approved the concept of the program; based on funding it may be prudent to first select a smaller mural; Planning Commission member McGarry serves on the Mural Committee.

Mr. Eidemiller noted that the plans need to include a “de-commission” as to what happens to the mural at the end of its life. Mrs. Ehrlich commented that plans need to include response to vandalism of any of the mural. Mr. Titterington asked about a lead mural by the end of the year, with Ms. Keller indicating that may be possible and maybe it would be a “selfie mural”. It was stated that specific designs/colors would come back to the Commission for approval.

A motion was made by Mrs. Ehrlich, seconded by Mr. Westmeyer, that the Commission approve Troy Main Street, Inc. proceeding with the Make it Art Mural Program, noting that specific mural design/colors would come back to the Commission prior to proceeding.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:51 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary