



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 9, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - July 26, 2023
3. Certificate of Appropriateness, 9 N. Market Street, building signage
Owner - Luis Arturo Fuentes
Applicant - Rachel Brown
-Commission to make a decision
4. Adjourn

Next Meeting -- August 23, 2023

Note to Commission members:

If you will not be attending, please email or call Sue.

July 26, 2023

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, July 26, 2023, at 3:30 p.m. with Vice-Chairman N. Lawrence Wolke presiding. ATTENDING: Members – Oda, Ehrlich, Westmeyer, Wolke, Emerick and Titterington; Development Staff – Eidemiller, Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the July 12, 2023 meeting were approved by unanimous voice vote.

SOLAR PANEL INSTALLATION 1551 CREEKWOOD DRIVE: OWNER – PATRICIA SMITH; APPLICANT – SOLAR PANEL AND LIGHT. Staff reported: the application is for the installation of solar panels facing the public right-of-way; the solar panels were installed without a Zoning Permit; proposed solar panels would be located in three separate roof lines on the structure; one set of panels front Creekwood Drive and is the reason for the Planning Commission review as described in Section 1151.14 (f)(2); that Section stated: "Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission"; at the June 28, 2023 meeting of the Commission, the Planning Commission recommended a Zoning Code amendment related solar panels that would provide for certain criteria; as that recommendation has not been approved by Council at this time, the recommendation only serves as guidelines for the Commission; when using the recommended changes as guidelines, the proposed solar panels do not meet item E., F. and H.; it would appear that the application can be altered to meet the guidelines by removing two sections of solar panels; Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing goal #7 states the following: "the city shall encourage new construction and renovation to take advantage of the "green movement" to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects."; while the City supports the use of solar panels, the panels installed on the south facing roof along Creekwood are not rectangular and wiring is visible from the right-of-way; and staff recommends denial for the installation of roof mounted solar panels, based on the solar panels not meeting the recommended guidelines (items E., F. and H.) as outlined in the June 28, 2023 Planning Commission meeting. Items E., F. and H. read as follows:

E. All building-mounted solar energy systems shall be installed in a manner so they have a rectangular configuration.

F. Wiring and other appurtenances associated with roof-mounted solar energy systems shall be installed in a manner not visible from the right-of-way.

H. Solar energy systems shall be located in a manner that provides a three (3) foot wide clear access pathway from the eave to the ridge for each roof where panels are located."

DISCUSSION: Mayor Oda asked why a permit was not requested. A representative of Solar Panel and Light stated a staff member called the City and was advised a permit was not needed for a roof mounted solar panel in Troy, but the company could not identify the date called or to whom they spoke; the representative stated this is the first job the company has had in Troy and their practice is to check with the governing entity; and the company's process has now been updated for Troy. Rick Boyd, for the company, stated that they had a revised plan to submit that would square off the panel area (to which staff objected) and any wiring/cords would not be visible. A copy of the revised plan was given to staff and the Commission. Mr. Smith, the property owner, stated that the revised plan does impact the energy they are able to capture. Mrs. Smith stated she has a form signed by neighbors stating that the neighbors do not object to the installation; their immediate neighbors were in attendance to support the application; and she does not believe that the person who contacted the City to complain about the installation can even see the panels from their home.

Staff looked at the revised submittal and stated that, based on that submittal (which squares off the panel area and hides the wiring), staff revises the recommendation to now support the application. In response to Mr. Wolke, Mr. Eidemiller stated that staff had sufficient time to adequately review the revised submittal.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the application for solar panel installation at 1551 Creekwood Drive, based on the revised application submitted at the July 26, 2023 Planning Commission meeting, which staff indicated would receive a positive recommendation.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:46 p.m. upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: August 9th, 2023

SUBJECT: Certificate of Appropriateness – 9 North Market Street.

BACKGROUND:

The applicant, Rachel Brown, is requesting Planning Commission approval for new signage located at 9 North Market St. The property is located in the B-3 Central Business District. Planning Commission recently approved the repainting of the awning for the same applicant and address.

The Ohio Historic Inventory (OHI) form identifies this as a three-story building with Italianate elements, stone steps and double bracketed cornice. The storefront was altered in 1960.

DISCUSSION:

The applicant is proposing a new sign to be mounted on the front face of the building above the awning. The sign will consist of a matte black, aluminum circular panel with mounted gold painted, maple wood lettering. The sign is a total area of 9 square feet.

Design Manual. The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 of the Design Manual.

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 paint based on the following:

- The signage complies with section 5.4 of the Design Manual.
- The sign complies with the City of Troy sign code.

Backing of sign is an aluminum circle (40" in diameter). Painted Matte Black



Lettering is made of maple wood, painted Gold. Attached to the aluminum circle.



Will be coated with a poly coating.
Mounted on building above awning.

Digital Sign Design:



Certificate of Appropriateness Application

Date: 07/19/2023

Applicant / Owner

Applicant Name: Rachel Brown
Applicant Address: 9377 Neff Rd
City, State, Zip: Arcanum, OH 45304
Phone: (937)999-7751
Email: rachel@stayclassyboutique.com

Owner Name:
Address:
City, State, Zip:
Phone:
Email:

Contractor

Contractor Name: Rachel Brown
Contractor Address: 9377 Neff Rd
City, State, Zip: Arcanum, OH 45304

Phone: (937)999-7751
Email: rachel@stayclassyboutique.com
License #:

Project

Project Location: 9 North Market St
City, State, Zip: 45373
Parcel: D08-000490

Work Type: Signage
Design Graphics:
Temporary Use:
Square Feet: 0

Project Description: Install Business Sign on Building Above Awning

I do hereby certify that the information contained herein is true and correct.



07/19/2023

Date

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



1. No.		2. County Miami		4. Present Name(s) Slone Building		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept				5. Historic or Other Name(s) Telford Building			
Roll No. C		Picture No.(s) 16					
6. Specific Address or Location 9 N. Market St.				16. Thematic Association(s) Commercial		28. No. of Stories 3	
6a. Lot, Section or VMD Number				17. Date(s) or Period 1853		29. Basement? Yes ☐ No ☐	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Unknown	
8. Site Plan with North Arrow				18. Style or Design Italianate		31. Wall Construction Not Visible	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Built Up	
				19. Architect or Engineer		33. No. of Bays Front 4 Side 3	
				19a. Design Sources		34. Exterior Wall Material(s) Femish Bond	
				20. Contractor or Builder		35. Plan Shape AM Bond	
				21. Building Type or Plan Commercial		36. Changes Addition ☐ Alter ☒ Moved ☐	
				22. Original Use, if apparent Commercial		37. Window Type(s) 1/1	
9. U.T.M. Reference Quadrangle Name Troy				23. Present Use Commercial		☐ 6 over 6 ☐ 2 over 2	
Zone 16 Easting 73 Northing 62				24. Ownership Public ☐ Private ☒		☐ 4 over 4 ☒ Other 1/1	
10. Site ☐ Structure ☐				25. Owner's Name & Address, if known Jason & Chastity Slone		38. Building Dimensions 35 x 50	
11. On National Register? Yes ☒ No ☐				26. Property Acreage		39. Endangered? Yes ☐ No ☐	
12. N.R. Potential? Yes ☐ No ☐				27. Other Surveys in Which Included		40. Chimney Placement Side/Late	
13. Part of Estab. Hist. Dist.? Yes ☐ No ☐						41. Distance from and Frontage on Road 10 x 35	
14. District Potential? Yes ☐ No ☐							
15. Name of Established District (N.R. or Local) Troy Historic District							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Three story commercial building with Italianate Elements. CDF: include the double bracketed cornice; and stone steps. The storefronts were altered c. 1960.							
43. History and Significance (Continue on reverse if necessary) Built by John Telford in 1853.							
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