



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 8, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Oct. 25, 2023
3. Historic District Application - Certificate of Appropriateness, 125 S. Market Street, installation of building sign.
Owner - Wade Westfall
Applicant - Art of Alchemy, Casey Patrick
-Commission to make a decision
4. Historic District Application - Certificate of Appropriateness, 404 W. Main Street, installation of new wall signage for three tenants of the building.
Owner - Todd & Lisa Broomhall
Applicant - Tom Harris, Harris Signworks, LLC, for Home State Healthcare, Posh Hair Salon, Renew U
-Commission to make a decision
5. Historic District Application - Certificate of Appropriateness, 131 S. Market Street, installation of a replacement roof sign.
Owner - Michelle Schulze Education LLC
Applicant - Treanna Lavy
-Commission to make a decision
6. Discussion of availability of members for meetings the following dates, if there are agenda items:
November 22 (day before Thanksgiving)
December 27 (week between Christmas and New Year's)
7. Adjourn

Next Meeting -- Nov. 22, 2023

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

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, October 25, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Westmeyer, Ehrlich, Oda, Wolke, and Titterington; Development Staff – Elden Miller, Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, the minutes of the October 11, 2023 meeting were approved by unanimous voice vote.

REZONING APPLICATION, SWANK ANNEXATION, 2980 W. FENNER ROAD, IL 11560, IL 11561, AND IL 11562, FROM CITY ADMINISTERED COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY ZONING OF R-4, SINGLE FAMILY RESIDENCE DISTRICT WITH A MINIMUM LOT SIZE OF 9,000 SQUARE FEET, OWNER/APPLICANT – MONTE SWANK. Staff reported that this application was considered at the September 11 meeting and recommended; however, discrepancies were later found (the DO number was stated incorrectly, the acreage was not correctly stated, and the current County zoning was not stated correctly) in the application, and the Director of Law determined that the application must be started over. Staff reported: Owner, Monte Swank, has requested the City zoning of his annexed property at 2980 W. Fenner Road, Inlot 11560 (20.017 Acres), Inlot 11561 (22.931 Acres), and Inlot 11562 (10.007 Acres); properties are located on Fenner Road north of the Edgewater Subdivision; they are currently zoned City Administered County Zoning due to annexation (O-12-2023); the land is currently used as agriculture and located north of the Edgewater Subdivision; surrounding zoning districts include: R-4 Single Family to the south, County zoning of A-1 Domestic Agriculture to the east, and County Zoning of A-2 and A-1 to the north.

DISCUSSION:

The Zoning Code describes the proposed R-4 zoning district as "designed to accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-4 District as medium to high density." The Comprehensive Plan's Future Land Use Map displays this property as future residential.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the residential uses that currently exist to the south.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the residential uses that currently exist to the south in the Kensington Subdivision and the Edgewater Subdivision.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities can be provided to the referenced property.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no unavailable vacant land for development with the R-4 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straightforward nature of the rezoning request, the compliance with the intent of the Zoning Code and Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired development. Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from City Administered County Zoning to R-4 Single-Family Residential, based on the following:

1. The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
2. The proposed rezoning is consistent with the surrounding zoning districts
3. The proposed rezoning complies with the Comprehensive Plan Future Land Use.

PUBLIC HEARING: A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Planning Commission not hold a public hearing on the proposed rezoning, as recommended by staff.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECOMMENDATION: A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends to Troy City Council that the property at 2980 W. Fenner Road, consisting of Inlot 11560 (20.017 acres), Inlot 11561 (22.931 acres), and Inlot 11562 (10.007 acres) be rezoned from the County Zoning of A-2, General Agriculture, to the City zoning of R-4, Single Family Residence District, as submitted and based on the findings of staff that:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- o The proposed rezoning is consistent with the surrounding zoning districts
- o The proposed rezoning complies with the Comprehensive Plan Future Land Use.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

REZONING APPLICATION, 1304 W. MAIN STREET, FROM R-4, SINGLE-FAMILY RESIDENCE DISTRICT TO OR-1, OFFICE-RESIDENCE DISTRICT; PROPERTY OWNER/APPLICANT – FOUR SONS DEVELOPMENT, LLC. Staff reported: The property is located on W. Main Street east of South Lane; applicant wishes to relocate a professional office to the subject property; property is currently used as a single-family dwelling; surrounding zoning districts include OC-1 Office-Commercial District to the west and R-4 Single Family Residential surrounding the property. Please see attached Exhibit A – Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed OR-1 zoning district as "designed to accommodate a mixture of residential and office uses. Medium intensity residential and office uses are permitted with a lot area requirement of three thousand (3,000) square feet per dwelling unit. Residential and office uses may be mixed in the same building or structure. A variety of personal service uses which are compatible with the other uses of the "OR-1" Office-Residence District are permitted. This district is mapped along major thoroughfares, near hospitals and as a transitional area between commercial and residential uses."

The Comprehensive Plan's Future Land Use Map (Figure 14-3) displays this property in between existing residential and commercial uses. A copy of Figure 14-3 has been attached to this report.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area. Commercial uses exist to the west of the subject property.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the commercial uses that currently exist to the west.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

Adequate utilities are being provided to the property in reference.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no unavailable vacant land for development with the OR-1 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

RECOMMENDATION:

Staff did not recommend a public hearing. Staff provided an opinion that it is staff's opinion that the proposed rezoning will achieve the desired transitional district as discussed in the City of Troy's Comprehensive Plan and Zoning Code. The intent of the OR-1 is act as a transitional area between commercial and residential uses. The Comprehensive Plan shows this area as existing residential and commercial uses and the requested rezoning will not deviate from the Comprehensive Plan.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from R-4 Single Family Residential to OR-1 Office Residence District, based on the following:

The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code

The proposed rezoning is consistent with the surrounding zoning districts

The proposed use is consistent with permitted uses in the OR-1 district

The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

DISCUSSION: Mr. Titterington asked about the proposed zoning and if it is recommended to be a transition and buffer district, with staff stating OR-1 permits residential use and if the proposed business use is not successful, the property could revert back to a residential use without a zoning change.

PUBLIC HEARING: A motion was made by Mr. Titterington, seconded by Mr. Wolke, that the Planning Commission not hold a public hearing on the proposed rezoning, as recommended by staff.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECOMMENDATION: A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that 1304 W. Main Street, Parcel No. D08-096100, be rezoned from R-4, Single-family Residential District, to OR-1, Office-Residence District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- The proposed rezoning is consistent with the surrounding zoning districts
- The use is consistent with permitted uses in the OR-1
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

OTHER: Representatives of the consultant, Structurepoint, discussed the update of the Comprehensive Plan. Comments were that the plan development should take about 12 months; it is the policy document used by the Commission and the BZA; it will be developed in three phases; there is a community survey to receive and gauge public input; the consultants will be meeting with as many groups as possible; the consultant will also be updating the Zoning Code; the goal is that the new plan will be easy to read and use for staff and the public; it seems that Troy has a lot of zoning districts and the consultant will be looking for ways to consolidate some of the districts; the consultant will be looking for possible ways to improve the process; and will recommend updates to State/Federal Law and case law.

Mr. Wolke asked how much the consultant will rely on current plan in development of the new. It was stated that the plan is to look at what can be built off of, update the data, look for overlaps, and there may be areas that are unchanged. Mr. Wolke stated his concern with diminishing industrial/commercial land as he believes industrial/commercial uses make a city money and residential uses cost a city. Mr. Wolke also expressed his hope that the plan not be written in platitudes, gibberish and buzz words, but be easily understood. Commission members and Will Harrelson (BZA member) participated in an exercise to help indicate their answers to questions about Troy. The consultant commented that similar presentations have been made to stakeholder groups over the past three days; additional meetings will take place; and many meetings will be held with the Commission. The Mayor commented that she has referred to the NE section of the City as a "bedroom community" as it has no amenity such as a grocery store, but that reference has bothered residents. The consultant commented that term usually applies to an entire community where everyone has to drive to another area for amenities, but they would not define Troy a bedroom community. It was suggested that area of a community could be a "bedroom area". It was commented that a number of considerations go into attracting a retail company to locate in an area of a community and that at times a small retailer may be attracted but not a large retailer that has to look at co-locations with other large retailers that attract quantities of shoppers.

The consultant summarized what has been heard so far from the groups with whom they have met:

Positives – positive energy to live, work, play; downtown is a destination; regional draw; unique location (people want to be here); events and programming; high quality of life; parks and recreation.

Challenges – housing (missing middle housing); how to find attainable housing; what are options?; transportation (people getting to and from work); food access (number of people walking to convenience stores).

Mayor Oda asked for a definition of "attainable housing". It was stated that would mean being able to pay for housing and have some money to save (discretionary funds) remaining.

Next steps for the consultant are to continue meeting with stakeholder groups, make some presentations such as to service organizations, be at upcoming community events (downtown Halloween celebration, Christmas Tree lighting) to engage with community members, try to encourage participation in the on-line survey including partnering with other organizations to be part of social media postings of those organizations, and start to develop areas of the plan.

There being no further business, the meeting adjourned at 5:05 p.m. upon motion of Mr. Wolke, seconded by Mr. Titterington, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 8, 2023

SUBJECT: Certificate of Appropriateness – 125 S. Market Street

PROPOSAL:

The applicant Casey Patrick with Art of Alchemy, is requesting a Certificate of Appropriateness from the Planning Commission to consider the installation of a building sign at the property located at 125 S. Market Street STE B. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as two-story commercial storefront with a gable roof and two dorms facing the street. Contributing features include: stone exterior, and 6/6 dormer windows.

DISCUSSION:

The applicant is proposing to install a black building metal building sign with the dimensions of (2) two feet x (6) six feet (12 square feet) above the main storefront. Per section 5.4 of the Design Manual, Wall Signs should be three dimensional, with letters carved by a router with letters being individual pin-mounted. The lettering on the sign will be routed and three dimensional of which will comply with this requirement.

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 sign, based on the following:

- The sign complies with the Design Manual and Sign Code.
- The signs and lighting are appropriate in scale to the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and



6' 2'

 ART OF ALCHEMY
aesthetics & wellness

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Soon

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WWW.AOALCHEMY.COM
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TOX
FILLER
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MICRONEEDLING
CHEMICAL PEELS
PRIVATE PARTIES



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness Application

Date: 09/20/2023

Applicant / Owner

Applicant Name: Art of Alchemy
Aesthetics/Casey Patrick
Applicant Address: 125 S Market St, B
City, State, Zip: Troy, Ohio 45373
Phone: 9375525050
Email: casey@aoalchemy.com

Owner Name: Wade Westfall
Address: 305 W Water Street
City, State, Zip: Troy, Ohio 45373
Phone:
Email:

Contractor

Contractor Name:
Contractor Address:
City, State, Zip:

Phone:
Email:
License #:

Project

Project Location: 125 S Market St, B
City, State, Zip: Troy, Ohio 45373
Parcel:

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

Project Description: Exterior business sign

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

Casey Patrick

09/20/2023

Date

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: November 8th, 2023

SUBJECT: Certificate of Appropriateness – 404 West Main Street

BACKGROUND:

The applicant, Harris Signworks, LLC on behalf of tenants Posh Hair Salon, Renew U and Home State Health Care, is requesting Planning Commission to review proposed signage for the building located at 404 West Main St. The property is located in the B-2 General Business District.

The OHI form lists this property as a two-story frame vernacular building with stone foundation built in 1873. The original structure has had two large additions to form a single large building of irregular shape.

DISCUSSION:

The applicant is proposing installation of new wall signage for all three tenants of the building. The signs will be separate from each other but secured to the building on the same wall mounting brackets. The signage will be 3D routed lettering on 1 inch thick High Density Urethane (HDU) board.

Sign #1 – Home State Healthcare: The sign measures 31 inches by 94 inches totaling 20.25 Sqft and will consist of Classic Red, Cosmic Blue and Briny Blue lettering with Clean White accents on a Tricorn Black background.

Sign #2 – Posh Hair Salon: The sign measures 30 inches by 90 inches totaling 19.5 Sqft and will consist of Nectar Yellow and Clean White lettering on a Cyberspace Gray background with a Tricorn Black accent around the perimeter.

Sign #3 – Renew U: The sign measures 45 inches by 91 inches totaling 28.5 Sqft and will consist of Clean White and Noble Eric Green lettering on a Tricorn Black background with Awakening Green, Lush Meadow Green and Golden Spell Yellow accents.

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 signage based on the following:

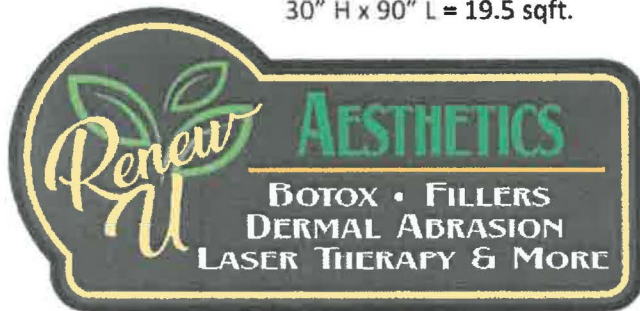
- The signage complies with section 5.4 of the Design Manual.
- The signage keeps the overall integrity of and does not detract from the Historic District.



31" H x 94" L = 20.25 sqft.

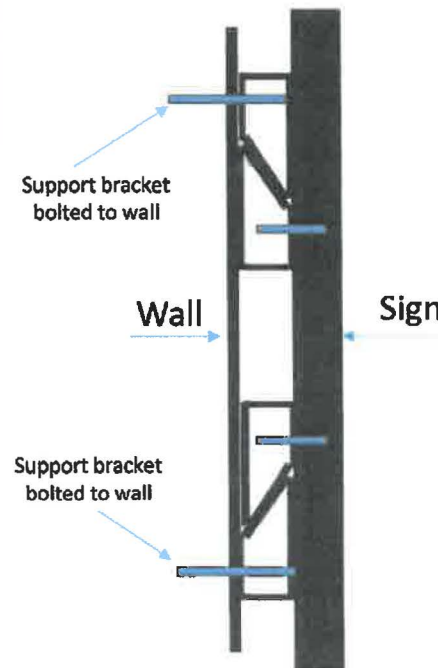


30" H x 90" L = 19.5 sqft.



45" H x 91" L = 28.5 sqft.

All 3 signs will be CNC routed on 1" thick 20 lb. HDU sign board. The total square footage for all 3 signs is 68 sqft. The total remaining square footage for the building is 91 sqft. This leave 23 sqft. remaining making this project well under the allowable amount.



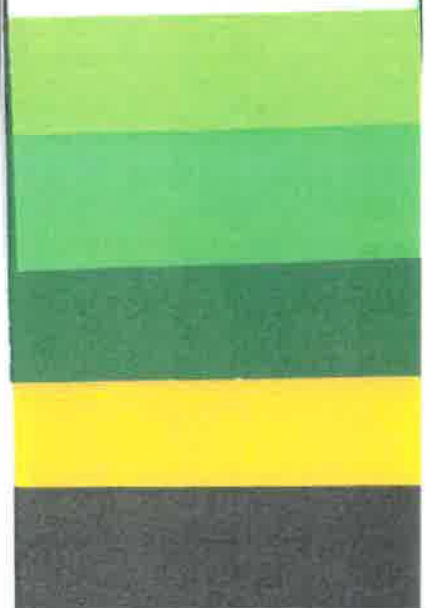
HOME STATE



POST



REVIEW U.







MAIN ST

65'

65'

30'

60'

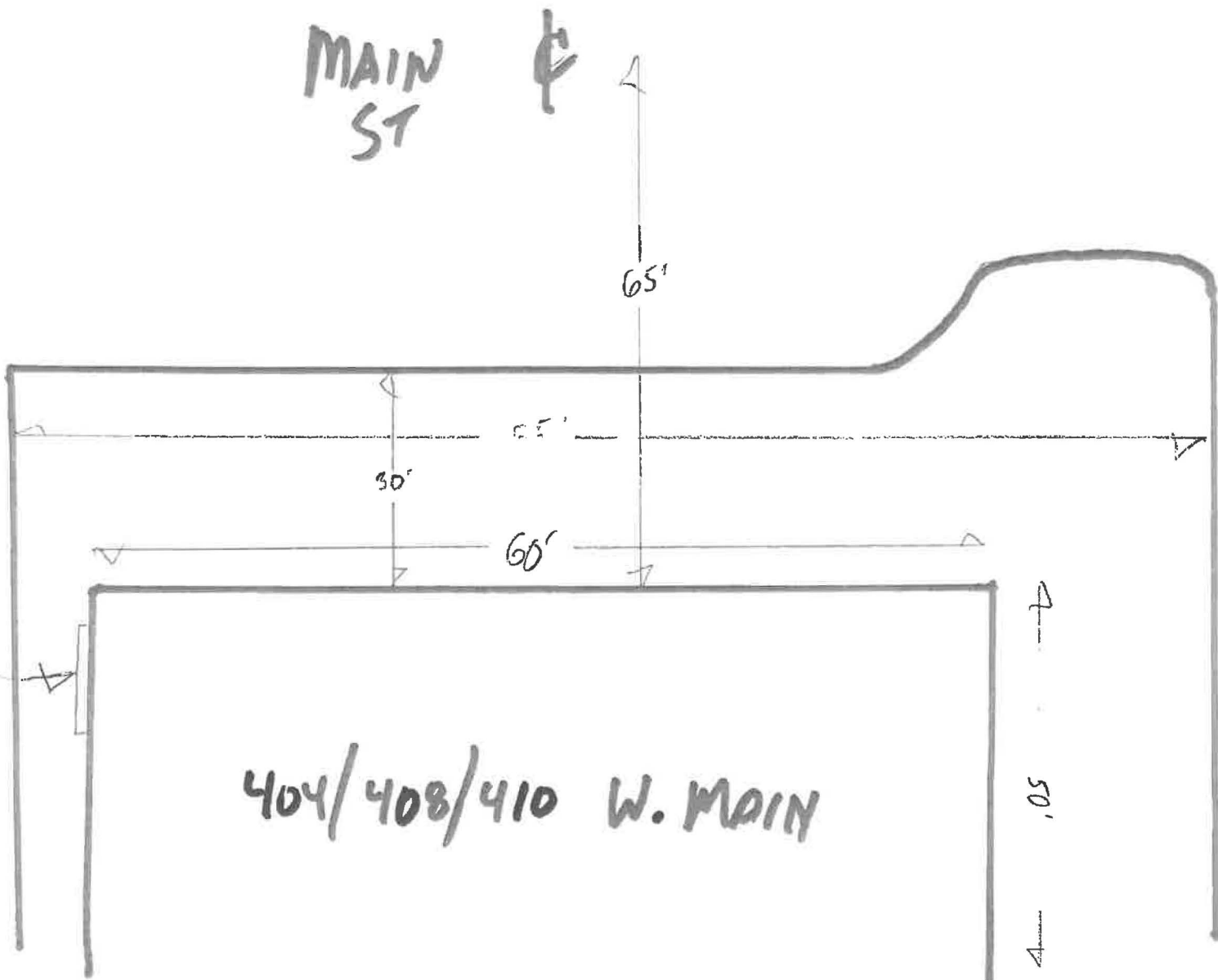
50'

50'

404/408/410 W. MAIN

OXFORD ST

SIGNS MOUNTED
TO WEST WALL
DONATOS





OHIO HISTORIC INVENTORY

1. No.	2. County Miami	4. Present Name(s) Oxford Commons	☐ Coded
2. County	3. Location of Negatives City of Troy Devel Dept	5. Historic or Other Name(s) Fredrick Miller House	
4.5. Present or Historic Name	6. Specific Address or Location 404 W. Main St.	16. Thematic Association(s)	28. No. of Stories 2
	6a. Lot, Section or VMD Number	17. Date(s) or Period 1878	29. Basement? Yes ☐ No ☐
	7. City or Village Troy	17b. Alteration Date(s) 1910, recent	30. Foundation Material Rock faced cut stone
	8. Site Plan with North Arrow	18. Style or Design N/A	31. Wall Construction Frame
		18a. Style of Addition or Element(s) N/A	32. Roof Type & Material Gable/Asphalt
		19. Architect or Engineer	33. No. of Bays Front 2 Side 3
		19a. Design Sources	34. Exterior Wall Material(s) Vinyl siding
		20. Contractor or Builder	35. Plan Shape Irregular
		21. Building Type or Plan N/A	36. Changes Addition ☒ (Explain in #42) Altered ☒ Moved ☐
		22. Original Use, if apparent Residential	37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other altered
	9. U.T.M. Reference Quadrangle Name 7241	23. Present Use Office	38. Building Dimensions 25 x 40
	10. Site ☐ Structure ☐ Building ☒ Object ☐	24. Ownership Public ☐ Private ☐	39. Endangered? Yes ☐ No ☐ By What?
	11. On National Register? Yes ☐ No ☒	25. Owner's Name & Address, if known Myrna Kay Yoder 404 W. Main Troy, OH	40. Chimney Placement None visible
	12. N.R. Potential? Yes ☐ No ☐	26. Property Acreage	41. Distance from and Frontage on Road 20 x 25
	13. Part of Estab. Yes ☒ No ☐	27. Other Surveys in Which Included N/A	
	14. District 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) Two story frame vernacular residence with a gable roof. Original building entirely obscured leaving a very old stone foundation visible. Two large additions to the west have formed a single large building of irregular plan. No CDF.		6. Specific Address or Location
	43. History and Significance (Continue on reverse if necessary) Built in 1873 by Fredrick Miller with alterations made by the Miller Family in 1896 and again in 1910.		
	44. Description of Environment and Outbuildings (See #52) Small urban setting of closely spaced buildings and numerous shade trees.		
	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	



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 10/31/23

Applicant Tom Harris Telephone No. 937-418-8806

Owner of Property Tom + Lisa Broomhall Has the Owner been Notified? YES

Address of Project 404/408/410 W. MAIN ST.

Contact Address (if different than Project Address) 9126 W. KLINCKEN RD. COWINGTON, OH 45318

Name of Architect/Engineer and/or Contractor HARRIS SIGNWORKS, LLC

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>SIGNAGE</u> |

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:

Tom Harris

SIGNATURE OF PROPERTY OWNER:

Tom Broomhall

PRINTED NAME OF PROPERTY OWNER:

Tom Broomhall

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 8, 2023

SUBJECT: Historic District Review – 131 S. Market Street

BACKGROUND:

No OHI is available for this property. The previous roof sign was approved by the Planning Commission in 2016. The applicant wishes to replace this roof sign that was damaged in the previous wind storm with a new roof sign with the same square footage.

PROPOSAL:

The applicant is requesting approval from the Planning Commission to install a roof sign at the property to replace the previous roof sign that was approved in 2016. The roof sign will be (22.2) square feet. The applicant is allowed a total of (100) square feet and is under the total permitted signage for the building.

Per section 5.4 of the Design Manual, Wall Signs should be three dimensional, with letters carved by a router with letters being individual pin-mounted. The lettering on the sign will be pin-mounted and three dimensional and will comply with this requirement.

The sign will be painted weather wood grain in a cedar brown color. Please see attached design graphics:

This application has been reviewed for compliance with all requirements of the sign 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 sign, based on the following:

- The sign complies with the Design Manual and Sign Code.
- The signs and lighting are appropriate in scale to the building with which it is associated; and
- The colors selected for the signs are compatible with the building with which it is associated; and

JOB NAME:

New Salon Sign

DATE:

10/27/2023

FILE NAME

Color Loft Mock Up

INFO

Revision -

N/A

Client Name:

Color Loft Salon

Address:

131 S. Market St. Troy,
OH 45373

Contact:

Michelle Shulze

Phone Number:

(937) 658-4415

Email:

inspiredmichelle@gmail.com

Previous sign



144"



22"

Materials: Routed foam background with painted weathered wood grain (cedar brown color). Text and logo to be white acrylic dimensional letters (3/8") attached to foam background. Sign to be mechanically fastened to existing brackets (replacing previous sign that was damaged from storm).

QT

SO #8383

NOTES

N/A



This rendering is the property of Vantage Signs. It is for the exclusive use of Vantage Signs unless permission is expressly granted otherwise. All image and design rights remain the property of Vantage Signs unless stated otherwise.
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102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 11/2/2023

Applicant Treanna Lavy Telephone No. 937-552-7787

Owner of Property MICHELLE SCHULZE EDUCATION LLC Has the Owner been Notified? Yes

Address of Project 131 South Market Street

Contact Address (If different than Project Address) _____

Name of Architect/Engineer and/or Contractor Vantage Signs

Application for renovation to include the following:

☐
☐
☐
☐

☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

☐
☐
☐
☒

☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: Replacement of sign

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 features, 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:

Treanna Lavy
Digitally signed by Treanna Lavy
Date: 2023.11.02 12:52:30 -04'00'

SIGNATURE OF PROPERTY OWNER:

Michelle Schulze

PRINTED NAME OF PROPERTY OWNER:

Michelle Schulze

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303