



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 22, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Nov. 8, 2023
3. Historic District Application - Certificate of Appropriateness, 9 - 11 W. Main Street, exterior alterations on the west façade of the building (facing N. Cherry St.). Applicant proposes to infill four windows with brick.
Owner - Wesley Martin
Applicant - Andrew Circle Architect LLC
-Commission to make a decision
4. Adjourn

Next Meeting -- Dec. 13, 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, November 8, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Oda, Wolke, and Titterington; Development Staff – Eidemiller, Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, the minutes of the October 25, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 125 S. MARKET STREET STE B, INSTALLATION OF BUILDING SIGN; OWNER – WADE WESTFALL; APPLICANT – ART OF ALCHEMY, CASEY PATRICK. The staff report noted: 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; application is to a black building metal building sign with the dimensions of (2) two feet x (6) six feet (12 square feet) above the main storefront; Section 5.4 of the Design Manual, Wall Signs provided that 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; and staff recommends approval based on the findings of:

- 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
- The colors selected for the signs are compatible with the building with which it is associated

Discussion. In response to Mr. Titterington, staff stated the backing of the cut-out letters will be the gray wall color.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the Certificate of Appropriateness for the sign at 125 S. Market Street, Ste. B, as submitted, based on the exact colors and materials stated in the application, and based on the findings of staff that:

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

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

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, AND RENEW U. The staff report noted: property is located in the B-2 General Business District; OHI form lists this property as a two-story frame vernacular building with stone foundation built in 1873, with the original structure having had two large additions to form a single large building of irregular shape; applicant proposes installation of new wall signage for all three tenants of the building; signs will be separate from each other but secured to the building on the same wall mounting brackets; signage will be 3D routed lettering on 1 inch thick High Density Urethane (HDU) board; regarding each sign:

Sign #1 – Home State Healthcare: The sign measures 31 inches by 94 inches totaling 20.25 sq. ft. 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 sq. ft. 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 sq. ft. 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.

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. Staff recommends approval based on the findings of:

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

Discussion. Mr. Titterington asked if the height and length of each sign could be the same so the signs would be symmetrical. Staff stated the signs are basically the same size rectangle, but the use of the individual logos has the signs appearing different. Staff noted that the design matches the sign on a building to the west owned by John Coomer.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Certificate of Appropriateness for the three wall signs at 404 W. Main Street as submitted, based on the exact colors and materials stated in the application for each sign, and based on the findings of staff that:

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

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 131 S. MARKET STREET, INSTALLATION OF A REPLACEMENT ROOF SIGN; OWNER – MICHELLE SCHULZE EDUCATION LLC; APPLICANT – TREANNA LAVY. The staff report noted: no OHI form is available for this property; previous roof sign was approved by the Planning Commission in 2016 and was damaged in a recent wind storm; applicant wishes to replace the sign with a new roof sign with the same square footage; 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; Section 5.4 of the Design Manual provides that Wall Signs should be three dimensional, with letters carved by a router with letters being individual pin-mounted; lettering on the proposed sign will be pin-mounted and three dimensional and will comply with this requirement; sign will be painted weather wood grain in a cedar brown color; and staff recommends approval based on the findings of:

- 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
- The colors selected for the signs are compatible with the building with which it is associated

Discussion. Mr. McGarry asked if the proposed sign would be more wind-resistant than the one being replaced. Mr. Lavy, applicant, stated the previous sign was strictly a foam board construction and the proposed sign will have an aluminum panel to make it stronger.

Mr. Titterington noted that the sign wording of the proposed sign has changed slightly from that being replaced.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the Certificate of Appropriateness for the roof sign at 131 S. Market Street as submitted, based on the exact colors and materials stated in the application, and based on the findings of staff that:

- 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
- The colors selected for the signs are compatible with the building with which it is associated

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

ALLEY VACATION, 12' WIDE ALLEY BETWEEN 901 W. WATER ST. & 824-830 WASHINGTON ST. A petition was submitted by abutting property owners to vacate a 12' wide alley between 901 W. Water St. (Part Inlot 388) and 824 Washington St. (Part Inlot 589) and 830 Washington St. (Part Inlot 589). The City does not have buried infrastructure (water and sanitary sewer). Staff is not aware of the location of other utilities that may exist such as cable, phone, electric or gas. All easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code. The existing right-of-way is currently unimproved and not utilized by the City. The house located at 901 W. Water St. partially sits in the existing right-of-way. By vacating the alley, the property owner plans to remedy the house encroachments that currently exists. Vacating the right-of-way will not adversely impact any of the neighbors. Staff recommended the Commission recommend vacation of the alley as petitioned. It was thought this was part of a vacation approved about a century ago, but was not part of that vacation.

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Planning Commission recommends to Troy City Council that the alley of record between 901 W. Water St. (Part Inlot 388) and 824 Washington St. (Part Inlot 589) and 830 Washington St. (Part Inlot 589) be vacated as petitioned.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

It was determined that if meetings are needed Nov. 22 or Dec. 27, sufficient members would be available to have a quorum for those dates.

Staff commented that there has been a good response to the Comprehensive Plan survey.

There being no further business, the meeting adjourned at 3:45 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Taylor Bruner, Zoning Inspector

DATE: November 22, 2023

SUBJECT: Certificate of Appropriateness (COA) – 9-11 W. Main Street

BACKGROUND:

The applicant Andrew Circle, on behalf of the owner Wesley Martin, is requesting the Planning Commission to review exterior alterations on the west façade of the building facing N. Cherry Street.

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.

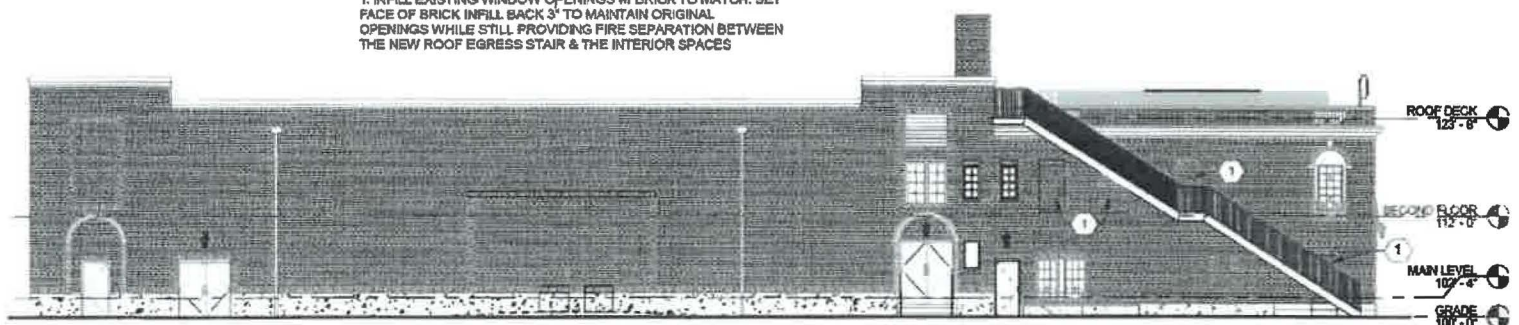
The Planning Commission previously approved phase-two alterations on March 8, 2023, which included the fire escape and window replacement on the west façade. To have the fire escape installed, the infill of certain windows is required to meet the Ohio Building Code per the Chief Building Official. This is due to fire prevention and safety to properly egress the building in the event of a fire.

DISCUSSION:

West Façade. The applicant is proposing to infill four (4) total windows facing N. Cherry Street. The brick they will use to infill the windows will match the existing west façade of the building. Three (3) of the four (4) windows were previously approved to be replaced by the Planning Commission. A majority of the window openings are not original to the building nor is a contributing feature listed on the OHI form. The other original window has extensive deterioration and is recommended to be replaced under section 2.8 of the Design Manual. The face of the brick will be recessed three (3") inches into the exterior wall to maintain the original opening while still meeting the Ohio Building Code Requirement (see note 1 below).

ELEVATION NOTES

1. INFILL EXISTING WINDOW OPENINGS W/ BRICK TO MATCH. SET FACE OF BRICK INFILL BACK 3" TO MAINTAIN ORIGINAL OPENINGS WHILE STILL PROVIDING FIRE SEPARATION BETWEEN THE NEW ROOF EGRESS STAIR & THE INTERIOR SPACES



100 South Market Street, Troy, OH 45373-7303



Taylor Bruner
Zoning Inspector
taylor.bruner@troyohio.gov

RECOMMENDATION:

Staff recommends approval with the condition that the applicant follows the Ohio Building Code for the infill of windows and the fire escape complies with Chapter 717 Use of Public Sidewalks prior to installation.

This conditional approval is based on the following:

1. The alterations do not alter the character defining features as referenced on the OHI form;
2. The alterations comply with the Design Manual.



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 10/31/2023

Applicant Andrew Circle Architect LLC Telephone No. 937-623-0251

Owner of Property Wesley Martin Has the Owner been Notified? Yes

Address of Project 9 / 11 W Main St

Contact Address (if different than Project Address) 320 E Main St

Name of Architect/Engineer and/or Contractor Andrew Circle Architect LLC / A.M. Scott

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:

Andrew Circle

SIGNATURE OF PROPERTY OWNER:

Wesley Martin

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

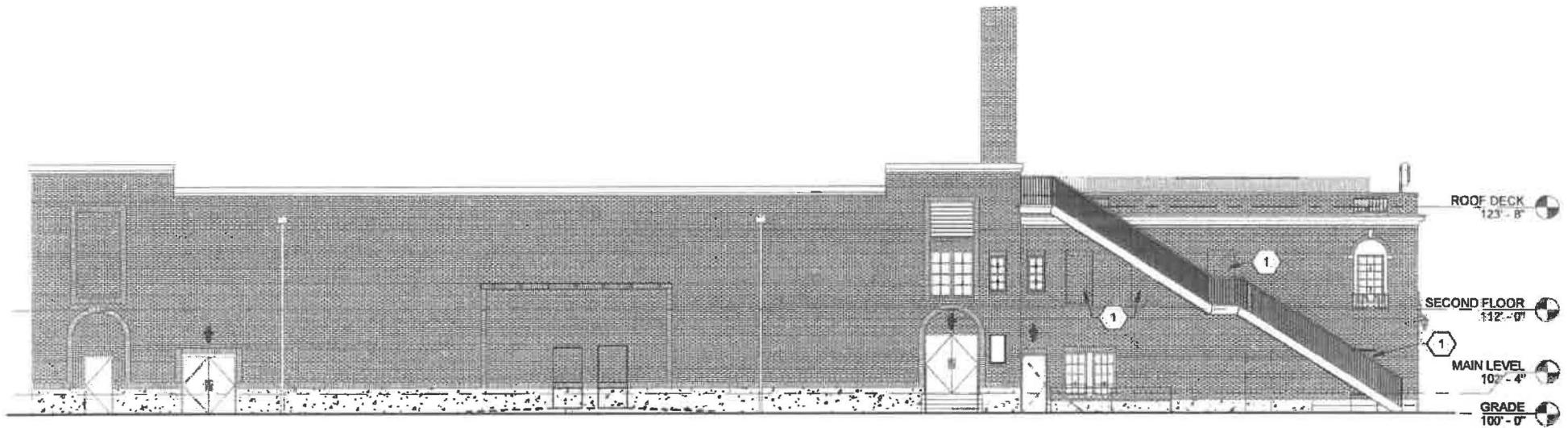
102 South Market Street, Troy, OH 45373-7303

Make it yours.



 ELEVATION NOTES

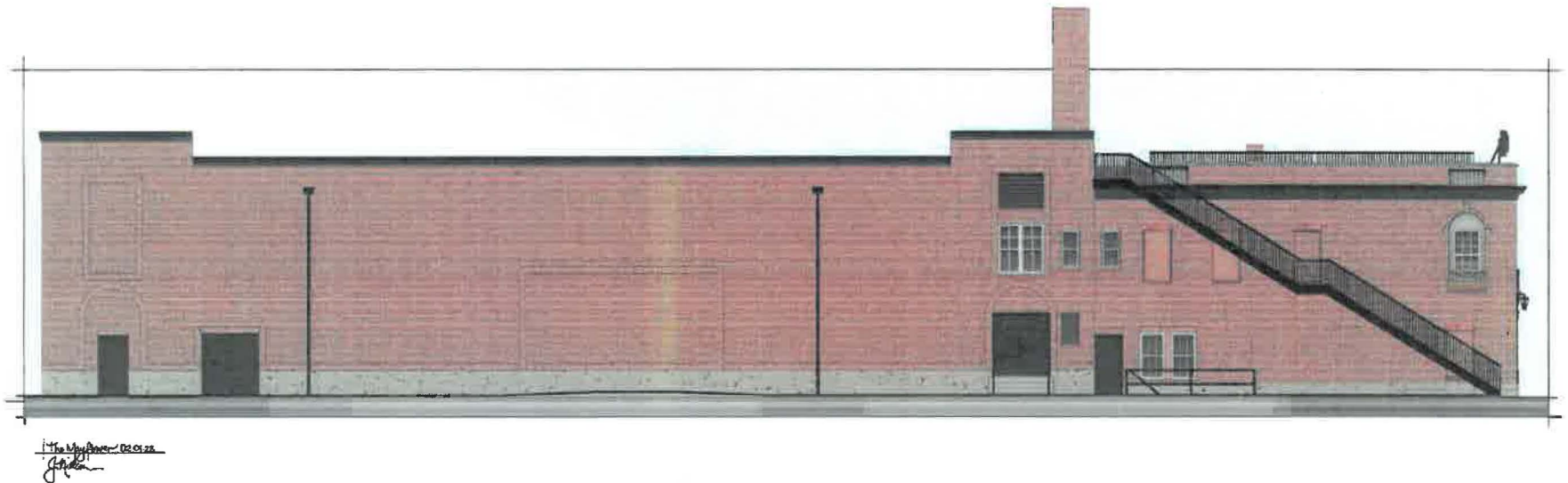
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WEST ELEVATION
3/32"=1'-0"

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
10/31/23

AO ANDREW
CIRCLE
ARCHITECT



WEST ELEVATION - RENDERED
NTS

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
10/31/23



PHOTO

MAYFLOWER BUILDING - 9/11 W MAIN ST, TROY OH 45373
FACADE UPDATES
10/31/23

AO ANDREW
CIRCLE
ARCHITECT