

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