

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, February 22, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the February 8, 2023 meeting were approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS FOR INSTALLATION OF A 3.12 SQ. FT. PROJECTING SIGN AT 22 N. SHORT STREET. OWNER/APPLICANT: FRIENDS OF THE HAYNER, BY DAVID WION, EXECUTIVE DIRECTOR. Staff reported: Building was constructed in 1882; it is not on the National Register of Historic Places; 52 Sq. Ft. of signage is permitted; application is for 3.12 Sq. Ft.; a sign of that size exists from the prior owner; applicant plans to reuse existing mounting hardware; sign will be wood; requested colors are Olive 452C, Yellow 148C, Kool Crimson Maroon 105; Medium Brown 114L; and staff recommends approval based on the findings of:

- Sign will meet City of Troy Sign Code,
- Sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Planning Commission approves the Certificate of Appropriateness for a projecting sign for 22 N. Short Street, as submitted, based on the dimension, material, and exact colors of Olive 452C, Yellow 148C, Kool Crimson Maroon 105; Medium Brown 114 set forth in the application, and based on the findings of staff that:

- Sign will meet City of Troy Sign Code,
- Sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 109-111 W. WATER STREET FOR EXTERIOR MODIFICATIONS AND PARKING LOT CONSTRUCTION. EXTERIOR MODIFICATIONS INCLUDE: WEST ELEVATION - ENCLOSE EXISTING AWNING ON THE WEST FAÇADE WITH A STAIR CASE THAT LEADS TO A PROPOSED SECOND FLOOR COVERED PORCH ADDITION LEADING TO THE NORTH ELEVATION. FIXED ALUMINUM WINDOW AND ENTRY DOOR. NEW STANDING METAL ROOF. PAINTING: NORTH ELEVATION – SIX OVERHEAD GLASS DOORS AND TWO ENTRY DOORS THAT MATCH THE WEST ELEVATION, HAND RAIL AND HORIZONTAL RAILS. PARKING LOT – IMPROVE GRAVEL LOT WITH CONCRETE; OWNER/APPLICANT: 111 W. WATER, LLC, RANDY KIMMEL. The staff report noted: “Property is zoned B-3 Central Business District; OHI form for 111 West Water Street describes this structure as a two-story brick vernacular commercial/industrial building. CDF: includes simple form finestratation pattern; simple brick voussoirs above windows; some wood and some stone sills. The structure was built in 1863 by the Schwind & Mayer Brewery and is not listed on the National Register of Historic Places. The Planning Commission previously approved the following paint scheme on June 22, 2022: primary building color of white (Extra White SW 7006), the window and door trim will be black (Black of Night SW 6993) and the front entry doors, window sills, and awning will be painted black (Peppercorn SW 7674).

West Elevation: The first request is for the installation of an enclosure of the existing awning on the west façade with a stair case that leads to a proposed second-floor covered porch addition leading to the north elevation. The enclosure walls will consist of Boral Cementitious Channel Siding that has a 7” face. A Centerset fixed aluminum window and entry door in the YKK Model Design is also being proposed. A new standing seem metal roof is being provided over the existing canopy and will be painted the Peppercorn black that was previously approved. Please see below Construction Notes and Elevation Drawing:

CONSTRUCTION NOTES

00 INDICATES CONSTRUCTION NOTE.

1. BORAL CEMENTITIOUS CHANNEL SIDING, 7" FACE. PAINTED BLACK: (SW 6993 BLACK OF NIGHT).

2. STANDING SEAM METAL ROOF, 12" SEAM SPACING. COLOR: BLACK.

3. ALUMINUM WRAPPED FASCIA. COLOR: BLACK.

4. ALUMINUM VENTED SOFFIT. COLOR: BLACK.

5. 2 1/2" x 4 1/2" CENTERSET FIXED ALUMINUM WINDOWS WITH 1" INSULATED TINTED GLASS. BASIS OF DESIGN: YKK YES 45 TU. FRAME COLOR: BLACK.

6. BORAL CEMENTITIOUS TRIM BOARD 12" FACE (MINIMUM). PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).

7. ALUMINUM SQUARE TUBE RAILING. 4" x 4" POST WITH HORIZONTAL WIRE RAILS @ 4" O.C. COLOR: BLACK.

8. EXISTING BUILDING EXTERIOR MASONRY PAINTED WHITE (SW 7006 EXTRA WHITE).
9. EXISTING WOOD WINDOWS. PAINTED BLACK (SW 6993 BLACK OF NIGHT).

10. SMOOTH, STRAIGHT LIMESTONE BLOCK LANDSCAPING WALL.

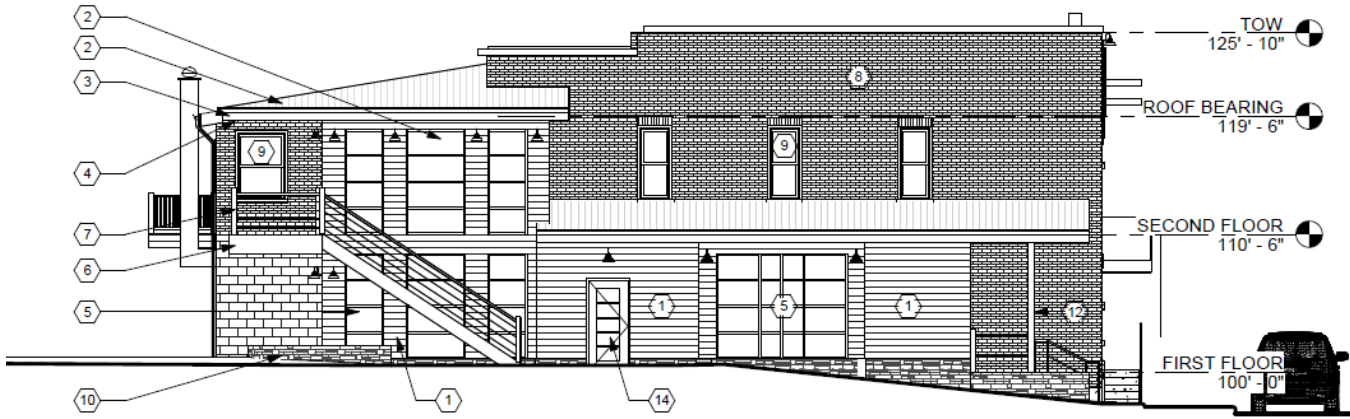
11. NEW SIGNAGE. COLORS BLACK: SW 6993 BLACK OF NIGHT
 WHITE: SW 7006 EXTRA WHITE
 RED: SW 7593 RUSTIC RED

12. 4" x 4" WOOD COLUMN PAINTED COLOR: BLACK (SW 6993 BLACK OF NIGHT).

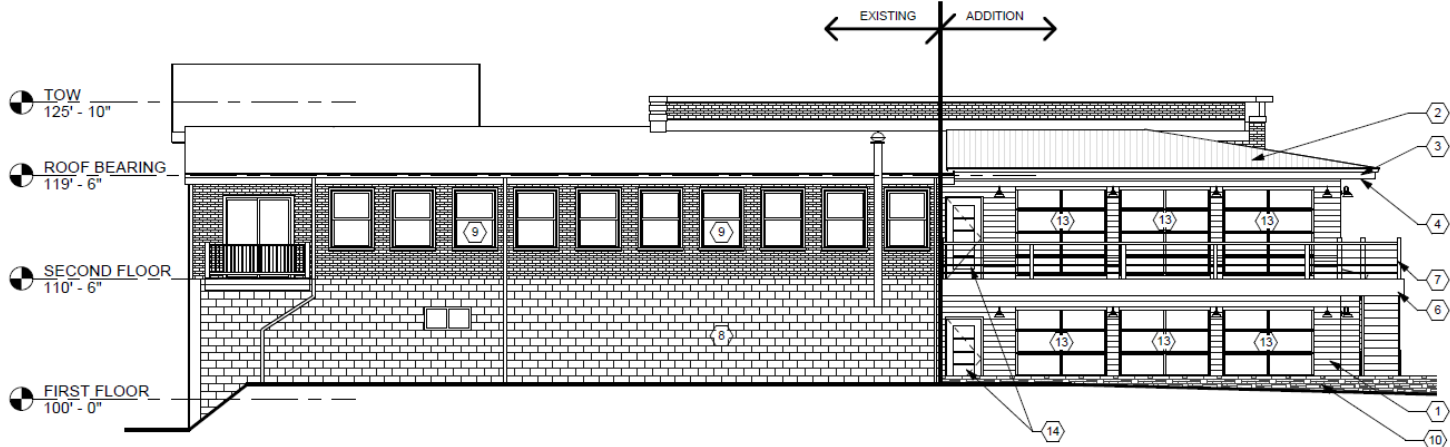
13. OVERHEAD ALUMINUM DOOR WITH INSULATED GLASS PANELS. BASIS OF DESIGN: CROWN DOORS LLC - SST-II HYDRRAULIC BI-FOLD SYSTEM; COLOR: BLACK

14. ALUMINUM ENTRY DOOR SYSTEM WITH INSULATED GLASS. BASIS OF DESIGN: YKK MODEL 50HL. COLOR: BLACK.

15. EXTERIOR METAL STAIRS WITH PERFORATED TREADS. COLOR: BLACK (SW 6993 BLACK OF NIGHT).



North Elevation: The north elevation will include six (6) overhead glass doors and two (2) YKK Model Design entry doors that match the west elevation. The hand rail will be aluminum square tube railing 4" x 4" posts with horizontal rails spaced four (4) inches apart. The base of the alteration will include a smooth straight limestone.



Parking Lot Improvements: The owner is proposing to improve the gravel parking lot with concrete. The existing parking lot has been gravel since at least 2007. The parking stall widths will be 9.5' x 18 'with a 24' driveway width. There is one ADA parking space being proposed of which meets the Zoning Code requirement.

The owner has received approval from the MCD for this request. 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.

Staff recommends approval of the proposed alterations and parking lot based on the following:

- The building alteration is subordinate to the original building;
- The alteration does not cover or otherwise negatively effect the contributing features as referenced on the OHI form.
- The parking lot paving will improve the character of the district. "

DISCUSSION.

-Mr. Kappers asked if the owner provided notice of authorization for the application. Staff advised that Mr. Kimmel, the registered owner of 111 W. Water, LLC, had provided written authorization of the application.

-Mr. Kappers asked if the applicant was required to provide information as to the architect, engineer and contractor for the project. Staff advised that the applicant had provided information that the architect is App Architecture; the parking lot engineer is Choice One Engineering; and that the contractor has not yet been selected.

-Mr. Wolke asked how the proposed alterations fit the guidelines of the approved design manual. Staff advised that most applicable is Section 2.12, Building Additions, and the application fits the guideline requirements that the addition should be distinguishable from the original structure and subordinate and secondary to the primary structure.

DECISION.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, that the Planning Commission approve all elements of the Certificate of Appropriateness for 109-111 W. Water Street as submitted, based on the exact materials, dimensions, and colors, based on the findings of staff that:

- The building alteration is subordinate to the original building;
- The alteration does not cover or otherwise negatively effect the contributing features as referenced on the OHI form.
- The parking lot paving will improve the character of the district.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

PLANNED DEVELOPMENT APPLICATION. TROY STORAGE INNS OF AMERICA. 1271 BRUKNER DRIVE. PARCEL NO. D08-101788. 5.25 ACRES. TO ADD FIVE SELF-STORAGE BUILDINGS TO THE CURRENT SEVEN SELF-STORAGE BUILDINGS ON THE SITE; REVIEW OF GENERAL PLAN/REZONING FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO A PLANNED DEVELOPMENT-INDUSTRIAL (PD-I); OWNER/APPLICANT: T&D SMITH COMPANY. Staff reported:

"The applicant requests a zoning amendment for a Planned Development at 1271 Brukner Drive which consists of 5.25 acres and is located on Brukner Drive south of Archer Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The property is located in the M-2 Light Industrial District.

City Council recently approved a moratorium on new applications for Self-Storage as Ordinance No. O-2-2023. This application was submitted prior to the enactment of the moratorium.

PROPOSAL:

Layout: The Proposed layout includes five (5) additional buildings totaling 28,800 square feet that are being proposed for storage units. Seven (7) storage buildings are currently on the site. The applicant is proposing a 12896 Square Feet outdoor storage area that is less than the 10% maximum. The Preliminary Plan currently calls for a total of four (4) phases with buildings numbered eight (8) and nine (9) to be built first. All existing gravel storage areas are going to be improved with asphalt.

Landscaping: Sixteen (16) Pyramidal Arborvitae's and four (4) dark green Arborvitae's are being provided on the north lot line to screen the storage from the public right-of-way. An existing aluminum wrought iron decorative fence will remain on the north lot line behind the proposed landscaping. A buffer strip is not required on the adjacent lot lines as the M-2 Light Industrial District surrounds the site to the east and west.

Parking: The proposed development will not provide additional parking as the request currently meets the Zoning Code requirements of one (1) space for every two (2) employees when the shift maximum is present on site.

Traffic: The City Engineer has reviewed the preliminary plan and the site maneuverability is sufficient.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations will be provided and reviewed prior to requesting the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Signage: No additional signage is being proposed with this request.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be as existing industrial and commercial uses. The proposed uses of the property will follow the Comprehensive Plan.

GENERAL PLANS STANDARDS:

Section 1145.16 of the Zoning Code requires that Planning Commission review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, all of the following criteria:

- (1) The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area as existing industrial and commercial uses and this request is in compliance with the comprehensive plan.**
- (2) An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit more than one principal building on a property. This property will have six (6) principals storage buildings.**
- (3) The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics as additional landscaping has been provided to screen the storage buildings from the public right-of-way.**
- (4) The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **The General Plan supports surrounding streets and utilities. Stormwater calculations will be provided as a part of the Final Development Plan.**
- (5) The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The property at 1271 Brukner Drive is currently used for a self-storage facility. This proposal, is to allow an additional five (5) buildings. While the proposed development is industrial, this provides a low intensity industrial use for the surrounding properties with minimal truck traffic.**
- (6) All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property currently has existing water, sanitary, and storm water controls in place.**
- (7) Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD is exceeding Zoning Code requirements with additional landscaping.**
- (8) The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
- (9) Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community with the additional storage locations.**
- (10) The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

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 rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

(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.

No changes in the area have created this rezoning request.

(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 of the property is compatible with the other uses in the immediate vicinity. Industrial uses surround this location to the north, east, and 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.

The proposed PD is currently being served by City water and sewer. No additional public services are being requested for this development.

(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, if any, that make a substantial part of such vacant land unavailable for development.
The property is surrounded by available vacant M-2 Light industrial land located on the north side of Brukner Drive. No special circumstances exist that would make the vacant land unavailable for development.
(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.
The proposed amendment would not correct an error in the application of this Zoning Code.

Staff did not recommend the Commission hold a public hearing. Staff recommended Planning Commission make a positive recommendation to City Council regarding this Planned Development application with the condition that the replat is recorded as provided. This conditional approval is based upon the following:

- The PD request complies with comprehensive plan future land use, and;
- The PD complies with the General Plan requirements of Zoning Code 1145.16."

PUBLIC HEARING. A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Planning Commission not hold a public hearing on the Planned Development application of Storage Inns of America.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DISCUSSION.

-Mr. Wolke commented that he concurs not having industrial land become self-storage facilities or loading docks; he noted that the Commission had previously recommended approval of a storage facility on W. Main Street based on specific topography that the land did not lend itself to other industrial uses; and asked what is special about this site that staff support a zoning change to allow self-storage units. Staff advised that there is an existing facility at the location that is a self-storage facility, and this would be for the owner to expand those seven self-storage units at the existing facility by five additional units.

-Regarding the landscaping, Mr. Kappers asked what happens if the plantings die. Staff advised that the City inspects the locations annually and if plantings as part of the landscaping plan have died, staff requires replacements be planted.

RECOMMENDATION TO COUNCIL. A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, that the Troy Planning Commissions recommends to Troy City Council approval of the General Plan for the Storage Inns of America, the rezoning of 1271 Brukner Drive, Parcel No. D08-101788, from M-2, Light Industrial District, to a Planned Development-Industrial (PD-I) , based on the findings of staff that:

- The PD request complies with comprehensive plan future land use, and;
 - The PD complies with the General Plan requirements of Zoning Code 1145.16.
- MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

TROY STORAGE PLANNED DEVELOPMENT – INDUSTRIAL (PD-I), 2601 W. MAIN STREET, APPLICATION FOR THE FINAL DEVELOPMENT PLAN AND THE RECORD PLAN; THE GENERAL PLAN FOR THIS PD-I WAS APPROVED IN 2022; OWNER GAME INVESTMENTS, LLC, GEORGE MOORMAN; APPLICANT: PROFESSIONAL ASSOCIATES, INC.

A. Consideration of the Final Development Plan, which is in accordance with the approved General Plan. The staff report was:

“The applicant, Professional Associates Inc., requests Final Development Plan approval for the property located at 2601 W. Main Street which consists of 7.103 acres and is located on W. Main Street west of N. Kings Chapel Drive. The proposed development consists of multiple principal building (storage buildings) on the single lot which led to this Planned Development request. The Planning Commission approved the General Plan on July 13, 2022.

City Council approved a moratorium on Self-Storage Facilities as Ordinance No. O-2-2023. This application was received prior to the moratorium was enacted.

PROPOSAL

Layout: The Proposed layout includes six (6) total buildings totaling 75,050 square feet that are being proposed for storage units. One building will be climate controlled. The applicant is proposing 91 spaces to be used for outdoor storage or 81,827 square feet. The overall site will be developed in two (2) phases. Phase one will include the climate-controlled storage building and one additional building on the west side of the lot. The required detention will also be included in Phase One. The screening mounds (referenced below) and peripheral landscaping will be included for Phase One. Phase Two will include the remaining buildings and outdoor storage. The outdoor storage will be appropriately screened with 97 arborvitaes. The Site Development Plan also includes the Phase Key.

Landscaping: A 25’ buffer strip is being provided along the west lot line in between the R-7 Zoning District and the requested PD. Three 6’ tall mounds with 12 Norway Spruce Trees will be in the buffer strip. The buffer strip follows the Zoning Code. Six (6) peripheral trees with complimentary shrubs are being provided for the employee/customer parking along W. Main Street. The trees will be spaced at 40’ increments. 97 Emerald Beauty Arborvitaes are being provided on the south lot line lot line to fully screen the remaining visible buildings and outdoor storage from W. Main Street. This request exceeds the interior parking requirements with 11,937 square feet of landscaping and 36 trees.

Parking: The proposed development will provide 16 employee/customer spaces along W. Main Street. This will exceed the Zoning Code Requirement of 1 space for each (2) employees based on the maximum working period. The employee parking lot will be setback 10’ from the public right of way.

Traffic: The City Engineer has reviewed and approved the Site Development Plan.

Utilities: This development will be served by existing City water and sewer lines. Stormwater calculations have been reviewed and approved as a part of the Final Development Plan.

Open Space: The proposed development currently does not meet the 10% open space requirement set forth by the Zoning Code.

Building Materials: The front façades of the buildings will be constructed of brick. The main office building will include a block base and cap with a brick body. The top of the main building will include aluminum decorative tube brackets. The main office building will have the most visibility from W. Main Street.

Comprehensive Plan Compliance: The Troy Comprehensive Plan indicates this area to be used for future industrial uses. The proposed uses of the property will follow the Comprehensive Plan.

The Final Development Plan and supporting construction documents are in accordance with the approved General Plan that was previously approved by Planning Commission and City Council. “

Staff recommended approval of the Final Development Plan as it is in accordance with the General Plan (O-44-2022).

COMMISSION DECISION ON THE FINAL DEVELOPMENT PLAN.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission approve the Final Development Plan of the Troy Storage Planned Development – Industrial (PD-I) as submitted and based on the findings of staff that the PD-I is in conformance with the approved General Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

B. Consideration of the Record Plan, which is in accordance with the approved General Plan and the Final Development Plan (Item A).

Staff recommended that the Planning Commission recommend approval of the Record Plan of the Troy Storage Planned Development – Industrial (PD-I) based on the findings that it is in accordance with the approved General Plan and Final Development Plan.

COMMISSION DECISION ON THE RECORD PLAN.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Planning Commission recommends that Troy City Council approve the Record Plan of the Troy Storage Planned Development – Industrial (PD-I) as submitted and based on the findings of staff that the PD-I is in conformance with the approved General Plan and the Final Development Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

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

Respectfully submitted,

_____Chairman

_____Secretary

