

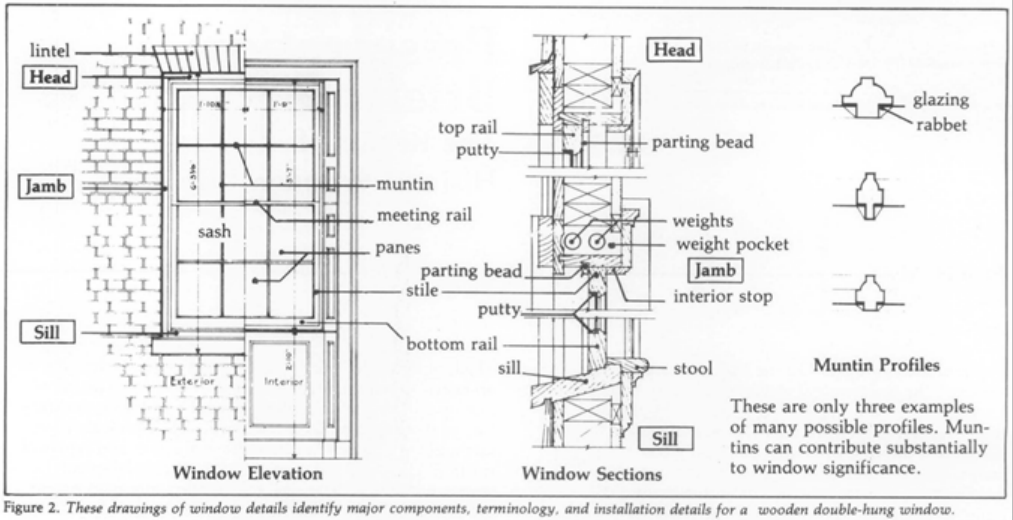
A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 14, 2023 at 3:30 p.m. with Vice-Chairman James A. McGarry presiding. ATTENDING: Members – Oda, Emerick, Ehrlich, Wolke and Titterington; Development Staff – Eidemiller, Long, Bruner, and Development Director Davis.

NOTE: Alan Kappers was a member of the Troy Planning Commission by virtue of being the President of the Board of Park Commissioners. On June 6, 2023, Mr. Kappers became Vice-President of the Board of Park Commissioners, and Jordan Emerick became President of the Board of Park Commissions. Effective that date, Mr. Emerick became a member of the Troy Planning Commission. Mr. McGarry welcomed Mr. Emerick.

RE-ORGANIZATION – ELECTION OF CHAIR AND VICE-CHAIR: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, followed by unanimous roll call vote, Mr. McGarry was elected Chairman. Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, Mr. Wolke was elected Vice-Chairman.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the May 24, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 405 PUBLIC SQ. SW & 2-6 W. MAIN STREET, REPLACEMENT OF THIRD FLOOR WINDOWS (WORK STARTED WITHOUT APPLICATION SUBMITTED); OWNER/APPLICANT: HEATHER DAVEY. Staff reported: zoning is B-3, Central Business District; the OHI form lists this property as a three-story brick, commercial building. The structure is of High Victorian Italianate style; contributing features include the east storefront, overhanging eaves and cornice brackets, hood molds, and 4/4 windows; on April 18, 2023, City staff identified windows being replaced that did not receive a Certificate of Appropriateness (COA) from the Planning Commission or Planning Staff; a stop work order was issued; a total of five (5) windows had been replaced on the public square side of the property; owner then applied for a COA for the window replacement; on May 10 the Commission denied the COA for the window replacement; applicant is now requesting approval for the five window replacements already on the public square side of the building and four windows on the front façade facing W. Main Street; original windows were wood 4 x 4 double hung windows and referenced as contributing features on the OHI form; applicant is requesting to use Pella 250 Series, Direct Set, Fixed Frame windows as the replacement windows; the muntins are also located inside of the window pane. The color will be white. Please see below diagram; Identifying window terminology from the Secretary of the Interior Preservation Brief #9:



Since the May 10 meeting, the applicant has worked with Pella to design a custom meeting rail that will simulate a double hung window; the meeting rail will be 1.5” to match the original meeting rail and will simulate a double hung window that will create some depth and detail from the street level; and the City of Troy Design Manual States: “Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals.” Staff recommended approval based on the findings that:

1. The proposed windows will simulate double hung windows and will be more in line with the character of the original windows,
2. The number of divided grills will match the second story windows.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the Certificate of Appropriateness for 405 Public Sq. SW and 2-6 W. Main Street, as submitted with the simulated double hung window, and based on the findings of staff that:

- The proposed windows will simulate double hung windows and will be more in line with the character of the original windows,
- The number of divided grills will match the second story windows. **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 221 W. FRANKLIN STREET, REPAINTING OF EXTERIOR AND MAIN BODY OF STRUCTURE, TRIM AND ACCENT COLORS; OWNER/APPLICANT – ELIZABETH SHIN. Staff noted: this is a two-story residence in Queen Anne style built in 1895 on a rock faced stone foundation; entire building to be repainted with the color palate of main body of home – Sheraton Sage, Sherwin Williams color #0014; trim – Downing Sand, Sherwin Williams color #2822; Accent Colors – Fairfax Brown and Rockwood Antique Gold. Sherwin Williams colors #2856 and #2814 respectively; Design Manual section 2.6 states “in the case of Victorian style structures were not often white but a variety of colors.” Subsection 2.6 c) states, “More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors.”; the paint proposed meets section 2.6 of the Design Manual; and staff recommends approval based on the paint colors complying with section 2.6 of the Design Manual.

A motion was made by Mayor Oda, seconded by Mr. Titterington to approve the Certificate of Appropriateness for 221 W. Franklin Street as submitted with the exact paint colors stated, and based on the finding of staff that:

- The paint colors ae in compliance with section 2.6 of the Design Manual **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

TROY STORAGE INNS OF AMERICA PLANNED DEVELOPMENT – INDUSTRIAL (PD-I) FOR APPROVAL OF THE FINAL DEVELOPMENT PLAN. THIS IS LOCATED AT 1271 BRUKNER DRIVE, AREA OF 5.253 ACRES, LOCATED ON BRUKNER DRIVE, SOUTH OF ARCHER DRIVE; OWNER: T & D SMITH COMPANY AND SIEBENTHALER COMPANY, DAYTON, OHIO; APPLICANT: KARA BURKHARDT MEINEKE. Staff reported: applicant requests Final Development Plan approval for the property located at 1271 Brukner Drive which consists of 5.253 acres and is located on Brukner Drive south of Archer Drive; proposed development consists of multiple principal buildings (storage buildings) on the single lot which led to this Planned Development request; The Planning Commission approved the General Plan on February 22, 2023; Council approved the General Plan by Ordinance No. O-16-2023 on April 17, 2023; and this application was submitted prior to the Council moratorium on Self-Storage Facilities established by Ordinance No. O-2-2023. Regarding the proposal and items to review:

“Layout: The Proposed layout includes five additional buildings totaling 28,800 square feet that are being proposed for storage units. One building will be climate controlled. The applicant will not be adding any additional outdoor storage. The existing outdoor storage area will be improved with asphalt. The overall site will be developed in four phases. Phase 1 will include two additional buildings totaling 11,200 square feet. Phases 2-4 will be built with one building for each remaining phase. The submitted included the Site and Landscape Plan, which also includes the phases of the development.

Landscaping: The development is proposing sixteen Pyramidal Arborvitae, four dark Green Arborvitaes, and seven existing trees will be maintained. The M-2 Light Industrial District surrounds the proposed development and no further buffer yards are required per the underlying district.

Parking: The proposed development will include an existing eight parking spaces. This will exceed the Zoning Code Requirement of one space for each two employees based on the maximum working period. The employee parking lot is screened with three existing trees.

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

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 document submitted 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 approved by Ordinance No. O-16-2023.

A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, that the Troy Planning Commission approves the Final Development Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) as submitted based on the finding that the Final Development Plan conforms to the approved General Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

TROY STORAGE INNS OF AMERICA PLANNED DEVELOPMENT – INDUSTRIAL (PD-I) FOR APPROVAL OF THE RECORD PLAN. THIS IS LOCATED AT 1271 BRUKNER DRIVE, AREA OF 5.253 ACRES, LOCATED ON BRUKNER DRIVE, SOUTH OF ARCHER DRIVE; OWNER: T & D SMITH COMPANY AND SIEBENTHALER COMPANY, DAYTON, OHIO; APPLICANT: KARA BURKHARDT MEINEKE.

Staff reported: the Troy Storage Inns of America Planned Development located on Brukner Drive south of Archer Drive; the planned development process requires three steps for approval; the first step is the General Plan, which was previously approved by Planning Commission and City Council; the second step is the Final Development Plan, which was approved by the Commission at this meeting; the third step is approval of the Record Plan by the Planning Commission and City Council; and staff recommends approval of the proposed final record plan as it is in accordance with the General Plan and Final Development Plan.

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission recommends that Troy City Council approve the Record Plan of the Troy Storage Inns of America Planned Development – Industrial (PD-I) as submitted based on the finding that the Record Plan conforms to the approved General Plan and Final Development Plan.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, TROY RECREATION ASSOCIATION, 11 N. MARKET STREET, REPLACEMENT DOOR; APPLICANT – TROY RECREATION ASSOCIATION. Staff reported that the applicant wishes to replace the existing front door of the REC with a new door, that will be dark bronze in color, and staff recommends approval as the door will be the same size with only a color change.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Certificate of Appropriateness for 11 N. Market Street as submitted based on the finding that the only change is the color which is compatible with the building.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Emerick, seconded by Mr. Titterington, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary