

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, June 28, 2023 at 3:30 p.m. with Chairman James A. McGarry presiding. ATTENDING: Members – Oda, Ehrlich, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller and Bruner.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the June 14, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 305 PUBLIC SQUARE 2ND FLOOR STE C, INSTALLATION OF A WINDOW SIGN; OWNER: STEVE SMITH; APPLICANT: MARCELLA T. MCHENRY. Staff reported: OHI form lists this property as an excellent example of vernacular, mid-Victorian commercial architecture; building is commonly known as the Dye Building; it is currently the home of The Caroline, on the first floor, and commercial office suites on the second floor; applicant requests a 4.2 square foot, 32 inches by 19 inches, window sign on the window along the Public Square side that is the entrance area to the second and third floors; the building is permitted to have a total of 25 square feet of signage; the Historic Preservation Overlay Design Manual 5.0 C. states: “Graphics and messages should be simple and clear avoiding phone numbers and web addresses.”; staff recommends denial of the proposed sign, based on the finding that the proposed sign does not meet The Historic Preservation Overlay Design Manual section 5.0 C.

DISCUSSION. In response to Mr. Titterington, staff confirmed that since the standards have been adopted, the Commission has been consistent in approving signs that do not display web addresses or phone numbers.

In response to Mr. McGarry, staff commented that there could be a small incidental sign displaying hours of operation.

Mr. Westmeyer asked if staff had discussed using a QR code with the applicant, with staff advising that the applicant being consistent that the web address and phone was wanted on the sign. It was noted that the size allowed for a QR code is 6"x6".

MOTION. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Commission approve the Certificate of Appropriateness for the application for 305 Public Square 2nd Floor Ste C, based on the material and color submitted in the application, but without the web address and the phone number being a part of the sign.

DISCUSSION FOLLOWING MOTION. Ms. McHenry, for the Pickrel, Schaefer & Ebeling, asked that the minutes reflect that the applicant requested approval of the sign application as submitted based on:

- The requested sign is In keeping with the character of nearby signs
- The requested sign is harmonious with the structure
- That suggesting the applicant use a QR code and not have a phone number of web address is regulating content
- The application should be considered as grand-fathered as the applicant signed a lease for the property in January, prior to the design manual being approved in February.

Ms. McHenry commented that based on the placement of the sign, a QR code would be too high on the window to be used and the message of the information is needed for pedestrian traffic.

In response to a question of the Commission, staff stated that the sign application was not submitted until May.

Trevor Lavy, representing the sign company, stated a QR code would be hard to be used, located high and on glass.

In response to Mr. McGarry regarding recourse of the applicant if the motion is approved, staff advised the applicant can remove the web address and phone number from the application to comply with the motion or appeal to the BZA.

VOTE ON MOTION: The motion was approved by unanimous roll call vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 210 W. MAIN STREET, REPAIR AND REPLACEMENT OF ROOF; OWNER: DC LEGACY LLC, STEVEN JUSTICE; APPLICANT: FRANK P. URWIN. Staff reported: OHI form lists this building, built in 1957, as a two-story stone and brick building in the traditional classically inspired bank design; applicant is proposing a complete tear off of the current roof, inspection and repair of damaged decking, and replacement of the roof material with 50mil Duro-Tuff Roofing System; the stone coping will also be covered with flashing in the color of Ash Gray, Stone White, or Standstone; the contributing feature of the shallow cornice, as referenced in the OHI form, will not be altered during the repairs; the side coping that will be used will be minimally visible from the Public Right-of-Way and is consistent throughout the (HP-O) Historic Preservation Overlay District; Section 2.1 of the Design manual states: “Preservation of original architectural features and material are the first preference in rehabilitation. Such features and materials should be retained in place and/or repaired.”; and staff recommends approval based on the findings that:

1. Repairs are using similar material as the existing roof.
2. The architectural features referenced in the OHI form will be maintained.

DISCUSSION. Staff advised that the applicant had selected Sandstone for the flashing color.

A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, that the Commission approve the Certificate of Appropriateness for 210 W. Main Street roof repair and replacement as submitted, based on the exact materials stated in the application, with Sandstone for the flashing color, and based on the findings of staff that:

1. Repairs are using similar material as the existing roof.
2. The architectural features referenced in the OHI form will be maintained.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

PROPOSED AMENDMENTS TO THE ZONING CODE RELATED TO SELF-STORAGE FACILITIES, SOLAR ENERGY SYSTEMS, AND MANUFACTURING TRAINING FACILITIES. Council had placed a moratorium on applications for new self-storage facilities so staff could review provisions and provide any suggested changes. The Commission had asked staff to consider amendments regarding solar energy systems following discussion on recent applications, particularly to minimize their impact and visibility from the public right-of-way and neighboring properties. Staff also reviewed provisions to M-2, conditional uses, related to manufacturing training facilities. Additional changes were proposed by staff to ensure consistency with adaptive land uses and accessory structures. Staff provided the report attached hereto and recommended approval of the Commission and recommendation to Council.

PUBLIC HEARING. A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Commission not hold a public hearing on the proposed Zoning Code Amendments, as a hearing will be held by Council,

MOTION PASSED UNANIMOUS ROLL CALL VOTE, COMMISSION WILL NOT HOLD A PUBLIC HEARING.

Staff then reviewed the recommendations in the memo.

DISCUSSION. The Mayor asked about definition of “architecturally pleasing” related to solar panels with staff commenting that allows some flexibility in the appearance.

RECOMMENDATION: A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, that the Commission recommends to Troy City Council the amendments to the various sections of the Zoning Code as proposed by staff related to self-storage facilities, solar energy, and manufacturing training facilities.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 4:00 p.m. upon motion of Mr. Westmeyer, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary