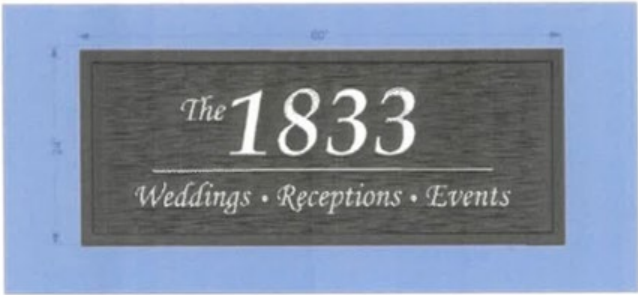


A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 13, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Ehrlich, Westmeyer, Oda, Wolke, McGarry, Emerick and Titterington; Development Staff – Eidemiller, Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mr. Westmeyer, the minutes of the August 9, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 22 E. FRANKLIN STREET, NEW BUILDING SIGN ABOVE MAIN ENTRY DOOR FACING E. FRANKLIN STREET; OWNER – HISTORIC TROY LLC; APPLICANT -SCOTT STRAYER. Staff reported: property is zoned B-3 Central Business District; structure was built as a church in 1835 with a Gothic Revival style architecture; character defining features include Gothic-arched blind windows on facades; Gothic-arched central door; Victorian Shingled porch; double doors; side windows; bracketed cornice; recessed side bays with stained glass tracery windows; parapet on the façade; the building is not listed on the National Register; applicant is proposing installation of a new building sign above the main entry door facing E. Franklin Street; the lettering above the doorway will read “The 1833” measuring 24 inches by 60 inches and will be routed lettering; sign will be black with white lettering as shown below:



Design Manual. 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 that the signage complies with section 5.4 of the design Manual and the City of Troy Sign Code.

A motion was made by Mr. Wolke, seconded by Mr. Emerick, that the Troy Planning Commission approves the certificate of appropriateness for the sign application for 22 E. Franklin Street as submitted, including the exact material and colors stated within the application, and based on the findings of staff that the signage complies with section 5.4 of the design Manual and the City of Troy Sign Code.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 9-11 W. MAIN STREET, NEW SIGNAGE ABOVE THE EAST STOREFRONT; OWNER – BUSTED BRICK REALTY GROUP; APPLICANT - THE MAYFLOWER BY A.M. SCOTT DISTILLERY. Staff reported: property is zoned B-3 Central Business District; the Commission approved the installation of west storefront sign on 5-10-2023; 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 second 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; this entryway faces West Main Street; lettering above the doorway will read “The Mayflower.” measuring 122 inches by 6.75 inches and will be stand-off acrylic bronze; applicant is also proposing a 2.16 square feet vinyl window sign on the east storefront entry door; and this signage will also match the west storefront.

Design Manual. 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 of the sign application based on the findings of:

- The signage complies with section 5.4 of the Design Manual.
- The signage matches the previously approved signs on the west storefront.

A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, that the Troy Planning Commission approves the certificate of appropriateness for the sign application for 9 – 11 W. Main Street as submitted, including the exact material and colors stated within the application, and based on the findings of staff that:

- The signage complies with section 5.4 of the Design Manual.
- The signage matches the previously approved signs on the west storefront.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 207 E. MAIN STREET, REPLACEMENT OF WINDOWS; OWNER / APPLICANT – SHELDON SHOBE. Staff reported: the property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form identifies this as a two-story brick building built in 1843 with contributing features of stone lintels and sills and veranda on the west side; some windows appear to have been altered or replaced since the completion of the OHI form; all proposed windows to be replaced are in some state of disrepair; application is for replacement of 24 windows with RBS Choice Collection Windows' replacement windows will be 1/1, white vinyl, double hung windows which will be similar to what is currently installed; applicant indicated that the window openings will be maintained at their current size and any remaining wood will be wrapped in aluminum and painted white to match; and the stone lintels and sills will remain in their current state, as they are contributing features on the OHI form.

Design Manual. The Design Manual Section 2.8 of the design manual states that replacement windows should avoid enlarging or downsizing the window openings. Section 2.8 further states that replacement windows should match the appearance of the historic originals in number of panels, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals.

Staff recommends approval of the proposed alterations based on the findings that:

- The contributing features as referenced on the OHI form are being maintained;
- The proposed alterations meet the guidelines of the Design Manual.

A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Troy Planning Commission approves the certificate of appropriateness for the replacement of windows at 207 E. Main Street as submitted, based on the exact windows material and color stated within the application, and based on the findings of staff that:

- The contributing features as referenced on the OHI form are being maintained;
- The proposed alterations meet the guidelines of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:37 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Emerick, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary