



AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, MAY 8, 2024, 3:30 P.M.

CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - April 24, 2024
3. Historic District Application - Certificate of Appropriateness, 109 W. Water St., paint colors
Owner - Annelise Kimmel
Applicant - Randy Kimmel
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, placement of painted pianos in the Historic District, June - August 2024
Owner - City of Troy
Applicant - Troy Main Street, Inc.
-Commission to make decision
5. Other
6. Adjourn

Next Meeting -- May 22, 2024

Note to Commission members: If you will not be attending, please email or call Sue

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, April 24, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Wolke, Westmeyer, Oda and Titterington; Development Staff – Eidemiller and Long; Development Director Davis; and City Engineer Rhoades.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mayor Oda, the minutes of April 10, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 117 S. MARKET STREET, SIGN APPLICATION FOR REST AND RENEWAL; OWNER – HEATHER DAVY; APPLICANT - AMANDA LUKE. Staff reported: zoning is B-3, Central Business District; the Ohio Historic Inventory (OHI) form states that the building was originally built by J. W. Davis in 1911; the building is described as a single-story commercial building with the original façade coated by stucco; the storefronts are a recent alteration; the building is not listed on the National Register of Historic Places; proposed sign measures 3' x 8' or 24 square feet; allowable sign square footage is 33 square feet; sign will consist of ½" thick laser cut dimensional acrylic letters; digital print Light Olive in color and mounted on a MaxMetal background surrounded by a wood frame; sign will be mounted in the same place as the previous wall sign; 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; and staff recommends approval of the proposed sign based on:

- The signage complies with Section 5.4 of the Design Manual.
- The sign complies with the City of Troy Sign Code.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 117 S. Market Street as submitted, based on the exact materials and colors stated in the application, and based on the recommendation of staff that:

- The signage complies with Section 5.4 of the Design Manual.
- The sign complies with the City of Troy Sign Code.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 405 PUBLIC SQUARE SW AND 2-10 W. MAIN STREET, REMOVAL OF EIGHT CHIMNEYS LOCATED ON THE SOUTH AND SOUTHWEST CORNERS OF THE BUILDING; OWNER/APPLICANT - HEATHER DAVY. Staff reported: property is zoned 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; chimneys are not listed as a contributing feature on the OHI form; the applicant is requesting approval to remove eight chimneys on the south and southwest corners of the building; these chimneys are currently not functioning and have not been in operation for many years; many of the chimneys have been covered over with rubber roof membrane to stop water penetration into the building; and the graphic below identifies the locations of the chimneys to be removed:



Staff further noted: *Design Manual*: Section 2.10 Roof, Gutters, and Downspout does not address chimneys on the roof; however, it states: "reroofing shall be simple in design"; the chimney openings will be reroofed with a rubber membrane that currently exists on the roof; the chimneys on the public square side will remain intact; and the proposed removal is only visible from the S. Cherry Street side of the building.

Staff recommended approval based on:

- The Chimney removals will not affect any contributing feature as referenced on the OHI form.
- The reroofing material will be simple in design, and otherwise complies with the Design Manual.

Discussion. Staff further commented that this project is a total roof replacement, which will require the temporary removal of one of the City's webcams. It was also commented that there are other buildings in the Historic District that have chimneys; however, staff is not suggesting the Design Manual be amended to address chimneys on the roof as any removal applications will be considered by the Commission and consideration will be given as to whether or not an OHI form indicates a chimney is a "contributing feature".

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the Historic District Application for 405 Public Square SW and 2-10 W. Main Street as submitted, based on the findings of staff that:

- The Chimney removals will not affect any contributing feature as referenced on the OHI form.
- The reroofing material will be simple in design, and otherwise complies with the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

FINAL PLAT APPROVAL, ADDISON LANDING SUBDIVISION SECTION ONE, LOCATED ALONG DORSET ROAD AND LYTLE ROAD, OWNER – ROBERT HALL FOR OBERER; APPLICANT – CHOICE ONE ENGINEERING. Staff reported: The Commission approved the Preliminary Plan of this subdivision on October 11, 2023; details for Section One are:

Section One encompasses a total of 17.685 acres with 51 building lots and one drainage lot consisting of 5.551 acres.

The zoning of Section One is R-5 Single-Family Residential, with a minimum lot size of 6,000 square feet. Lot sizes range from .149 acres (6,490 square feet) to 0.297 acres (12,937 square feet).

The development of this section will dedicate 2.194 acres of public street Right-of-Way. The names of the roads in Section One are Austin Drive, Addie Court, Barclay Circle, and Addison Landing Drive.

The subdivision has private open space that is maintained by the HOA and has been accepted by the Planning Commission (as part of the Preliminary Plan approval) and the Park Board for this development.

Staff noted that the Developer is going to construct the subdivision prior to approval of the Final Plat by City Council. This is authorized under Subdivision Regulations 1113.09 (a) (1), which states: "(a) All Improvements required by these Subdivision Regulations shall be constructed and completed under the supervision of and to the specifications required by the agency or agencies having jurisdiction over them. No final record plat shall be approved until either: (1) Construction drawings have been approved, all public improvements and that portion of all private Improvements within common areas to be used for public purposes have been completed to the satisfaction of the City, and a satisfactory maintenance guarantee has been submitted or the improvements have been in place for at least a year after the satisfactory completion without the appearance of defects; ..."

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan with the following conditions:

1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction
2. The oversizing amount is agreed upon and authorized by City Council prior to construction
3. The utility easement along the church property at 1580 N. Dorset Rd is recorded.

Discussion. Staff noted that the developer, by proceeding without the plat being referred to Council for approval at the beginning of the process, is taking the risk that the plat will be approved as constructed.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council the Final Plat Approval application and dedication of Right-of-Way for the Addison Landing Subdivision Section One as submitted, noting that the developer plans to proceed with the construction as allowed by Subdivision Regulations section 1113.09 (a) (1), which means that the recommendation will not be forwarded to Council for approval until the construction has been completed, with the Commission approval based on the following conditions:

1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction.
2. The oversizing amount is agreed upon and authorized by City Council prior to construction.
3. The utility easement along the church property at 1580 N. Dorset Rd is recorded.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

OTHER: Staff commented that for the next public engagement opportunity for the Comprehensive Plan Update, the consultant will have a booth set up as part of the May 31 "Strawberry Jam" event, in the downtown, and it is hoped that citizens stop by.

There being no further business, the meeting adjourned at 3:40 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: May 8, 2024

SUBJECT: Historic Review – 109 W. Water Street – Paint

BACKGROUND:

A request by owner 111 W Water LLC for the Planning Commission to consider the review paint colors at the property located at 109 W. Water Street. The property is located in the B-3 Central Business District.

The OHI form for 109 W. Water Street describes this structure as old vernacular structure with simple frame voids. The side is 6 course American bond which indicates antiquity. Contributing features include the Eastlake door and 1/1 double hung windows.

The Planning Commission previously approved the paint and exterior alterations of the adjacent building on February 22, 2023. The main body color approved was 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).

DISCUSSION:

The applicant is proposing to paint the main building color Iron Ore (SW 7069). The accent colors will be Tricorn Black (SW 6258) and the window trim will be Extra White (SW 7006). These proposed paint colors will compliment the adjoining building as the main body color is the Extra White (SW 7006) and the window and door trim is Black of Night (SW 6993). Please see attached design graphics:

DESIGN MANUAL:

The Design Manual section 2.6 states: "Concentration of similar colors on the same block should be avoided. Historically Unpainted surfaces should not be painted. Historically painted surfaces should remain painted. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." Staff feels that the request meets these requirements of the Design Manual.

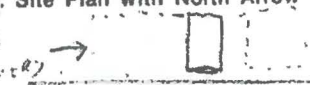
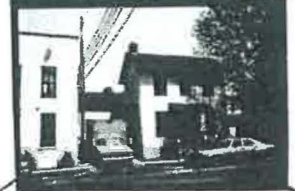
This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed paint as the paint colors comply with the Design Manual Section 2.6 and the alterations do not cover the contributing features on the OHI Form.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MA149-05 10928-00009W County Miami		4. Present Name(s) T.J.S. Stewart		1. NO. 10928-00009W	2. County Miami	
3. Location of Negatives Regional Office 5HA		5. Other Name(s)				
6. Specific Location 109 W. Water Street		16. Thematic Category C.O. <i>DEL TRAIL</i>		4. Present Name(s) T.J.S. Stewart	5. Other Name(s)	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period 1842				28. No. of Stories 2
8. Site Plan with North Arrow <i>WATER STREET</i> 		18. Style or Design Federal				29. Basement? Yes ☒ No ☐
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 7 3 8 5 7 0 4 4 3 5 8 2 0 Zone Easting Northing Site ☐ Building ☒ Structure ☐ Object ☐		19. Architect or Engineer				30. Foundation Material stone high
11. On National Register? Yes ☐ No ☒		20. Contractor or Builder				31. Wall Construction brick
12. Is It Eligible? Yes ☐ No ☒		21. Original Use, if apparent residence				32. Roof Type & Material pitched asphalt shingle
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒		22. Present Use commercial				33. No. of Bays Front 3 Side 1
14. District Potent'l? Yes ☐ No ☒		23. Ownership Public ☐ Private ☒				34. Wall Treatment Flemish bond
15. Name of Established District		24. Owner's Name & Address, if known Lowell Severtis				35. Plan Shape rectangular
42. Further Description of Important Features Old vernacular structure--voids simple frame, door Eastlake, windows are 1/1 D.H.S. Side is 6 course American bond which indicates antiquity, possibly early '30's.		25. Open to Public? Yes ☐ No ☒				36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐
43. History and Significance T.J.S. Stewart was a lawyer, clerk of courts and president of the Dayton and Michigan Railroad. He was a participant in the Troy Lyceum.		26. Local Contact Person or Organization Troy Historical Society		37. Condition Interior _____ Exterior <u>good</u>		
44. Description of Environment and Outbuildings Downtown surrounded by commercial and government.		27. Other Surveys in Which Included		38. Preservation Underway? Yes ☒ No ☐		
45. Sources of Information Boese, Bravo, Fraula, et al. Historic Troy Ohio, Troy, Ohio: The Troy Historical Society, 1974		46. Prepared by L.S. Gannon, Jr.		39. Endangered? By What? Yes ☐ No ☒		
		47. Organization Regional Office 5 HA		40. Visible from Public Road? Yes ☒ No ☐		
		48. Date 4/77		41. Distance from and Frontage on Road Street front 30' wide		
		49. Revision Date(s)				



Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/26/24

Applicant Annelise Kimmel Telephone No. 937-418-6600

Owner of Property Randy Kimmel (111 W Water, LLC) Has the Owner been Notified? YES

Address of Project 109 W Water St Troy, OH 45373

Contact Address (if different than Project Address) 8455 Covington Bradford Rd Covington, OH 45318

Name of Architect/Engineer and/or Contractor Wintrow Painting & Restoration

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☒ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☐ Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

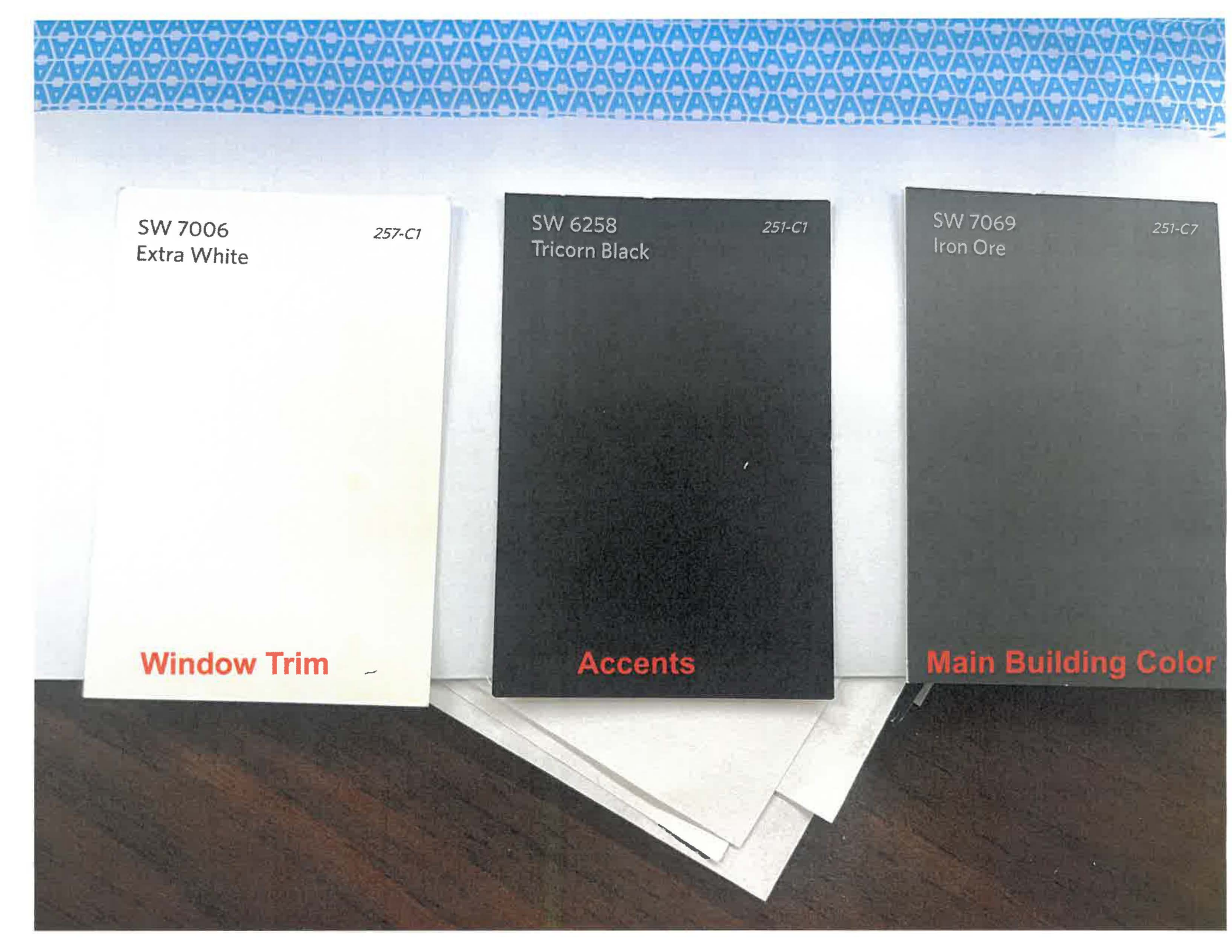
CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





SW 7006
Extra White

257-C1

Window Trim

SW 6258
Tricorn Black

251-C1

Accents

SW 7069
Iron Ore

251-C7

Main Building Color



May 8, 2024

Troy Planning Commission
100 South Market St.
Troy, OH 45373

Dear Planning Commission Members,

Troy Main Street and the City of Troy are requesting permission to proceed with the 2024 Painted Pianos Project. This year, the project will help to celebrate the 100th anniversary of The Troy Foundation by incorporating and displaying the 100th Anniversary banners and the following themes: The Troy Foundation History; Arts, Culture, Recreation; Health and Human Services; Education; and Community and Economic Development. The last four represent grant areas of the Foundation.

The goal of the Painted Piano Project is to add another element of public art downtown. Public art helps create a more interactive downtown, encourages walkability, creates engagement with community members, and helps promote the downtown to community members and visitors. The mission of Troy Main Street is to create the most desirable downtown destination in the Midwest, and we believe the Painted Pianos Project will help further that mission.

- Nine "upcycled" pianos donated by area families and A-1 Piano & Organ Movers, Inc. will be placed downtown from June to August to promote and enjoy visual arts and music while celebrating the 100th Anniversary of The Troy Foundation (piano types used are depicted on Exhibit "A").
- Five pianos – three upright, one studio and one spinet - will be painted in the above-mentioned themes by local artists (Exhibit "B"):
 - Kailee Rue (The Troy Foundation History)
 - Susan Westfall (Arts, Culture, Recreation)
 - Beth Kerber (Health and Human Services)
 - Skyler Williams (Education)
 - Jules Conner Harris (Community and Economic Development)
- Two spinet and two console pianos will be painted in the 100th Anniversary branding colors, and printed banners on polyvinyl chloride (PVC) material will be attached to the sides and the backs of those four pianos (renderings are enclosed as Exhibit "C").
- The pianos will be placed downtown on June 10 and June 11, 2024, and removed by the end of August 2024.
- General locations (Exhibit "D"):
 - The Miami County Courthouse Plaza (W. Main Street)
 - Sidewalk area along Prouty Plaza (Northwest Quad)
 - Near the entrance of Basil's On Market (N. Market Street)
 - In front of Grandpa Joe's Candy Shop (Northeast Quad)
 - Near the entrance of Purebred Coffee Co. (E. Main Street)
 - In front of Haren's Market (Southeast Quad)
 - Next to the entrance of Be You Boutique (S. Market Street)
 - Near Insightful Eyewear (Southwest Quad)

- In front of Winans Coffee & Chocolate (W. Main Street)
- A piano has been assigned to each location (subject to change)
- The pianos will be accessible daily, weather permitting, from 10:00 a.m. – 8:00 p.m.; covered and locked from 8:00 p.m. – 10:00 a.m.
- The pianos will be covered with waterproof covers that will display The Troy Foundation 100th Anniversary logo, the City of Troy logo, and the Troy Main Street logo (Exhibit “E”).

At this time, we are seeking approval of the enclosed renderings and locations of the pianos.

Thank you for your time and consideration.

Warm regards,

A handwritten signature in cursive script that reads "Kennedy Goubeaux".

Kennedy Goubeaux
Executive Director
Troy Main Street

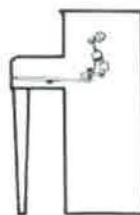
Upright Piano Size Chart



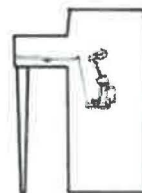
UPRIGHT



STUDIO



CONSOLE



SPINET

**Upright
Height
50" to 60"**



**Studio
Height
45" to 49"**



**Console
Height
40" to 44"**



**Spinet
Height
36"-39"**



Exhibit "B"

Artist: Kailee Rue

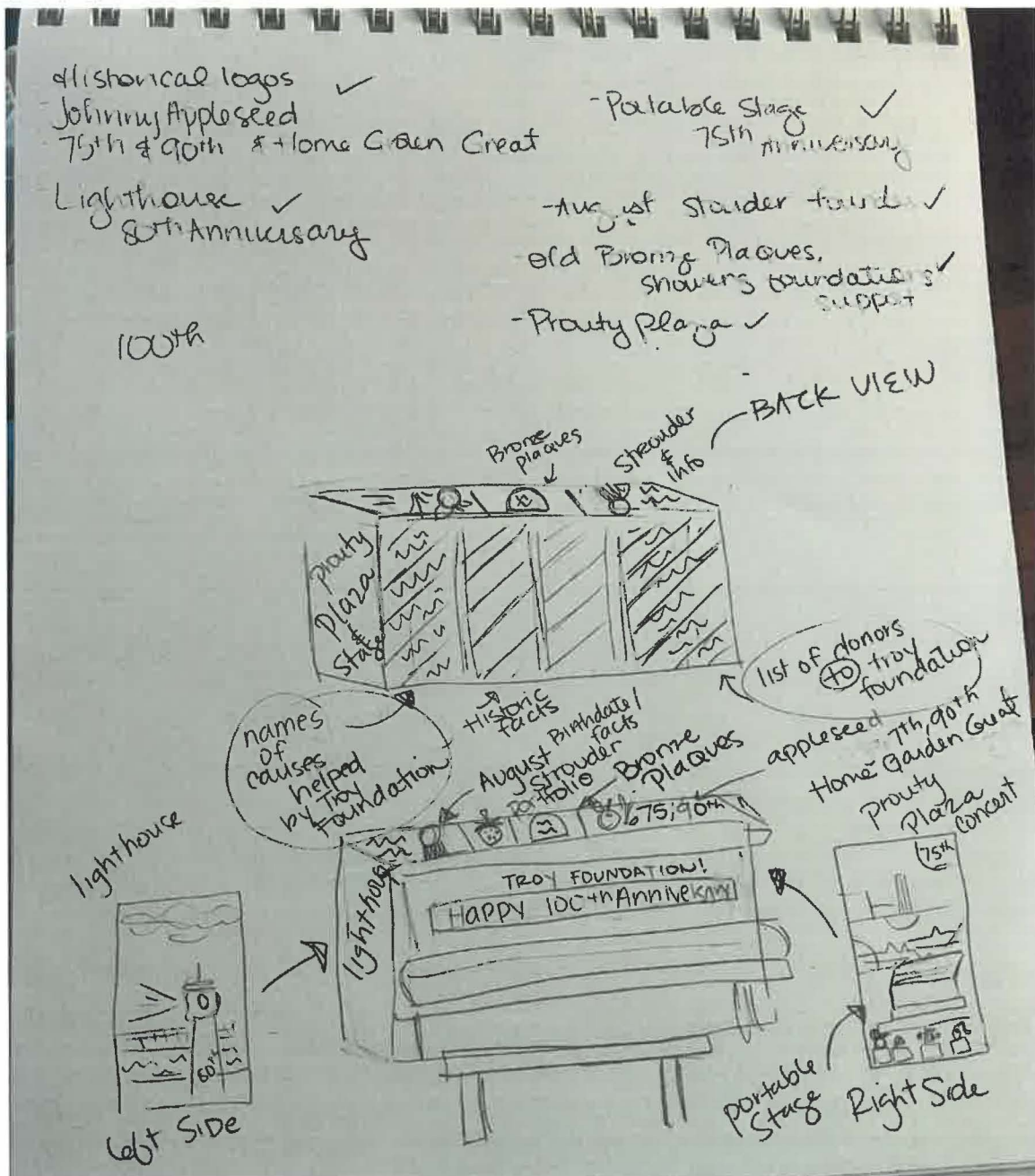
Theme: The Troy Foundation History

Piano Type: Upright

Location: N. Market Street, near the entrance of Basil's On Market

The proposed piano artwork incorporates:

- Historical logos (Johnny Appleseed, 75th and 90th and Home Grown Great)
- Lighthouse (gift to the City in recognition of the Foundation's 80th Anniversary)
- Portable Stage (gift to the City in recognition of the Foundation's 75th Anniversary)
- Augustus Stouder (the founder of the Foundation)
- Old bronze plaques (showing Foundation's support)
- Prouty Plaza (purchased by the City from a grant awarded from the Foundation)



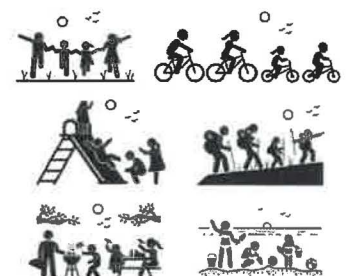
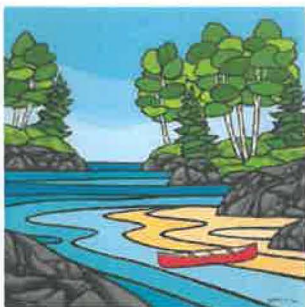
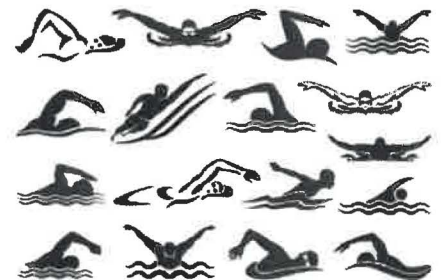
Artist: Susan Westfall

Theme: Arts, Culture, Recreation

Piano Type: Upright

Location: W. Main Street, the Miami County Courthouse Plaza

The piano will be painted black and then covered with whimsical images like those displayed below.



Artist: Beth Kerber

Theme: Health and Human Services

Piano Type: Upright

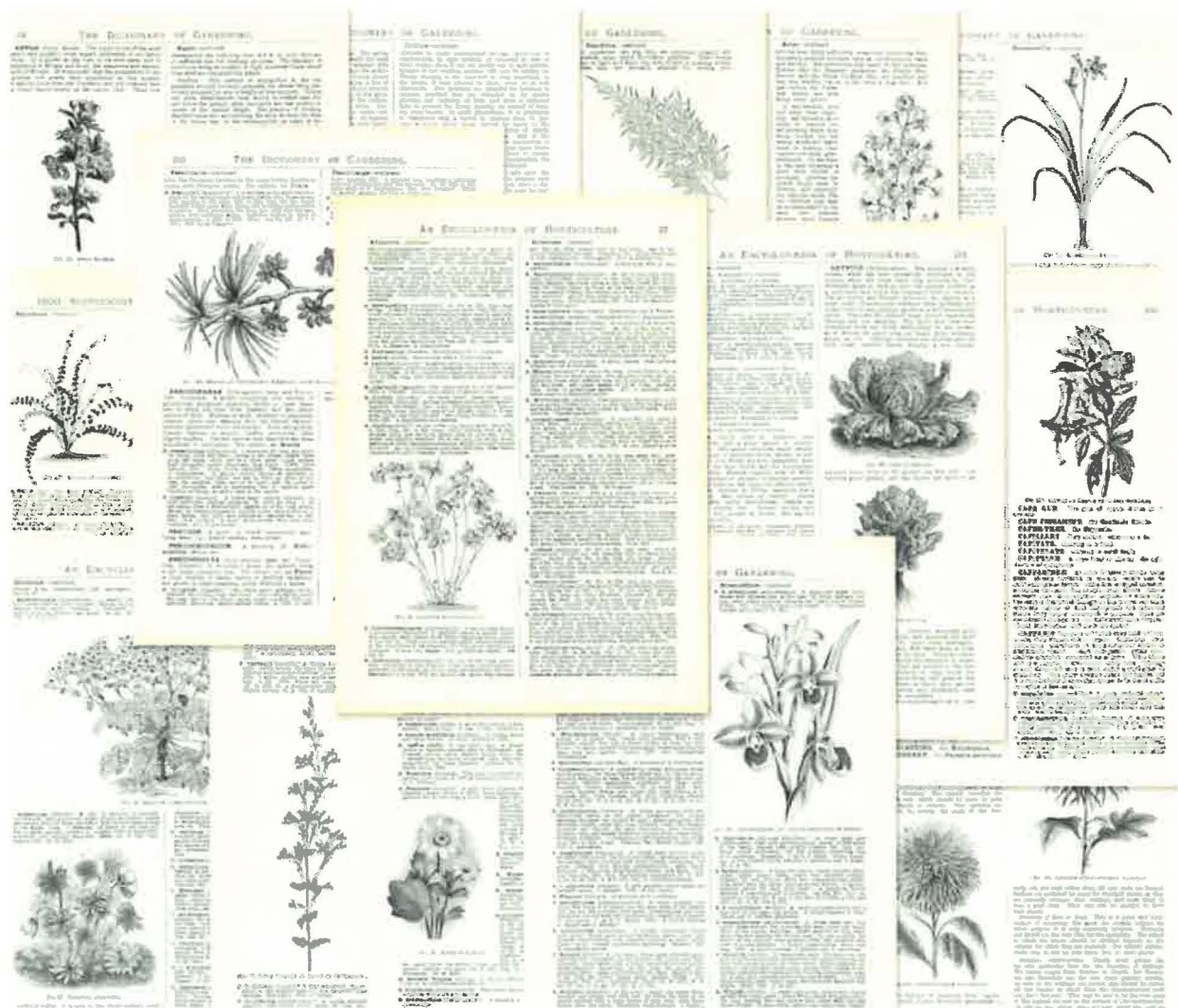
Location: E. Main Street, near the entrance of Purebred Coffee Co.

On the piano will be painted various symbols of Milagros, small charms, such as hearts, eyes, arms, legs, brains, etc.



Location: S. Market Street, next to the entrance of Be You Boutique

Book pages similar to those displayed below will be painted on the piano.



Artist: Jules Conner Harris

Theme: Community and Economic Development

Piano Type: Studio

Location: W. Main Street, in front of Winans Coffee & Chocolate

The artwork on the piano will incorporate images of the various events and programs, such as Tour De Donut, Fourth of July Fireworks, Great Ohio Bicycle Adventure, Cherry Street Local Farmers, Troy Main Street Planters, etc., supported by The Troy Foundation.

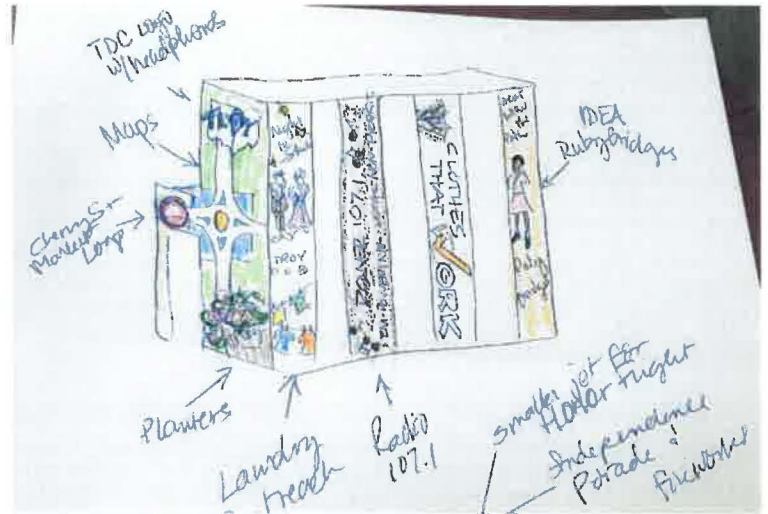
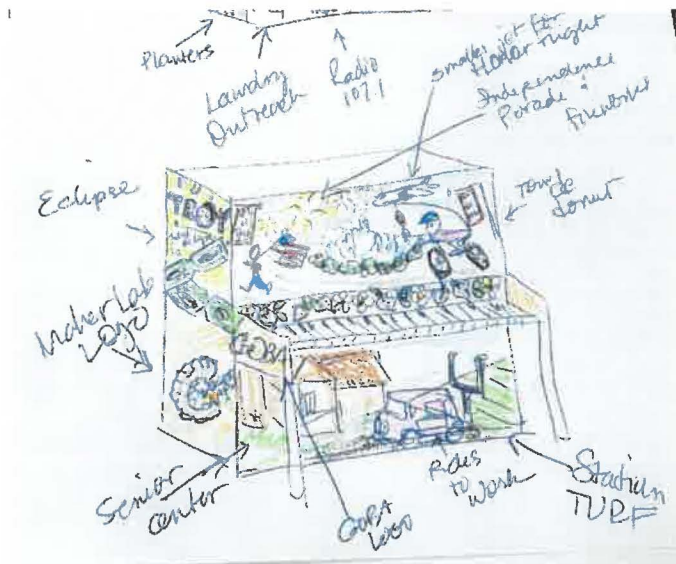
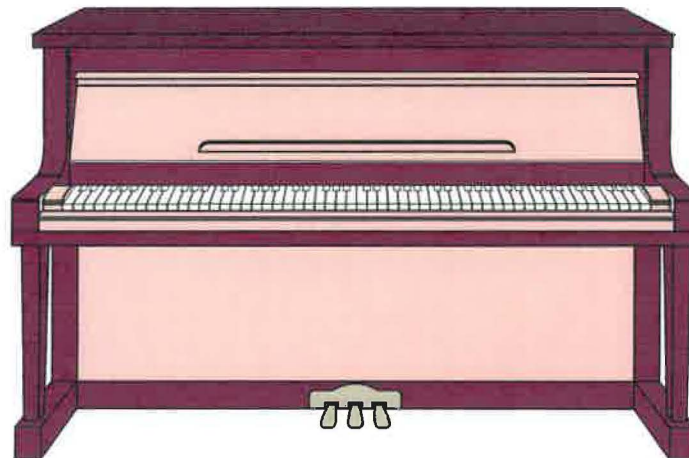
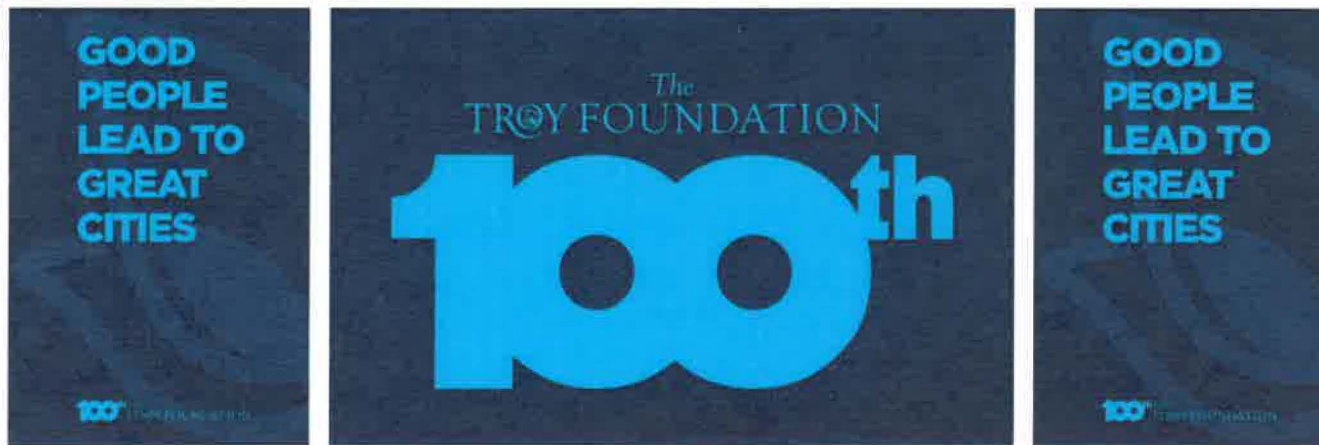
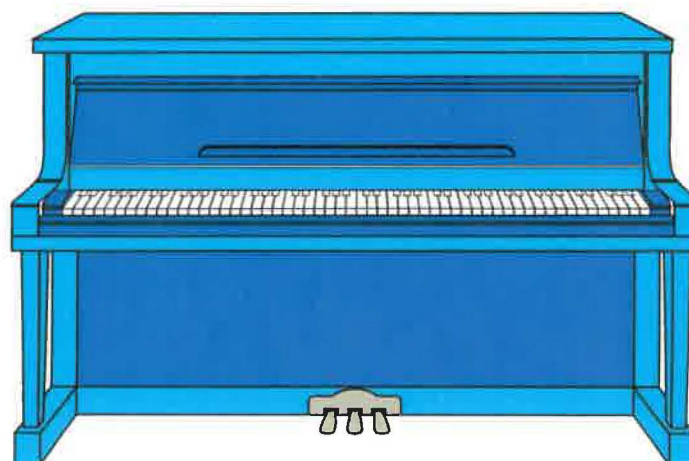
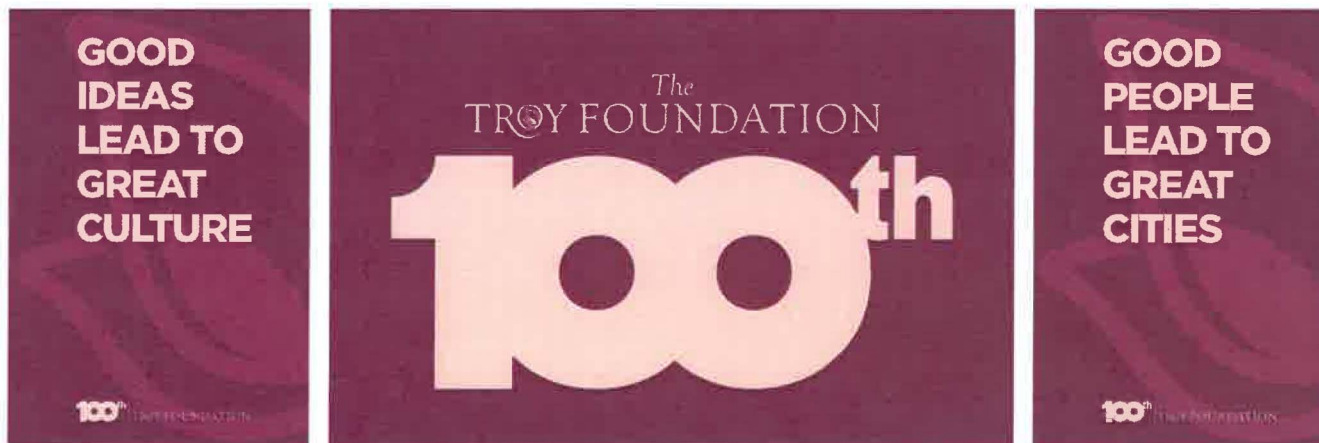


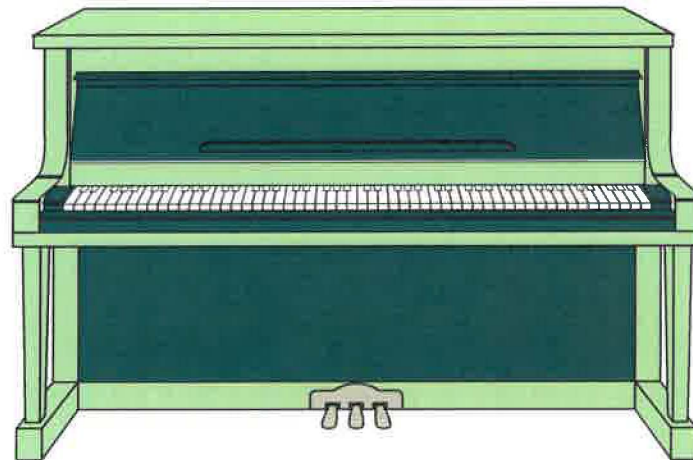
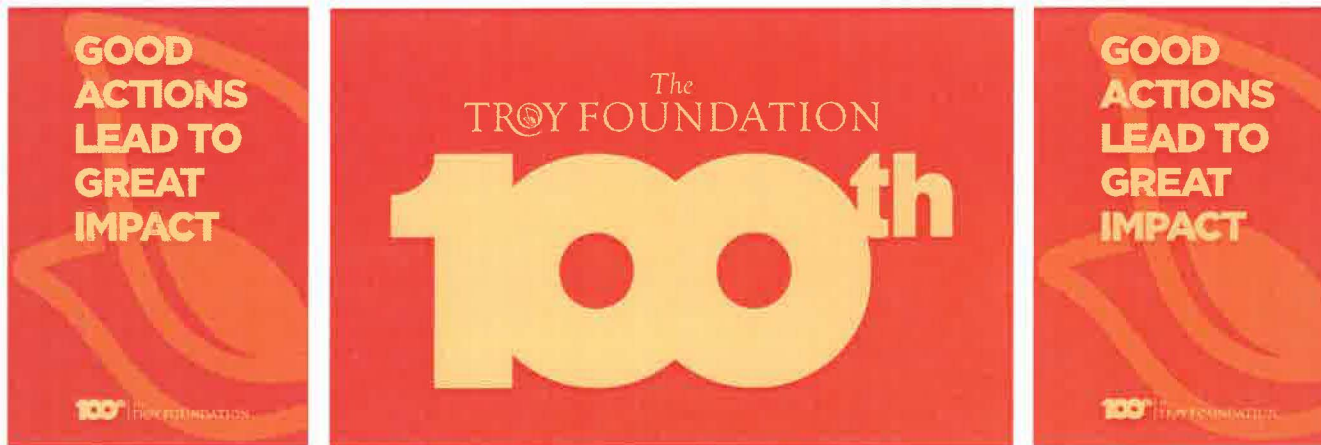
Exhibit "C"



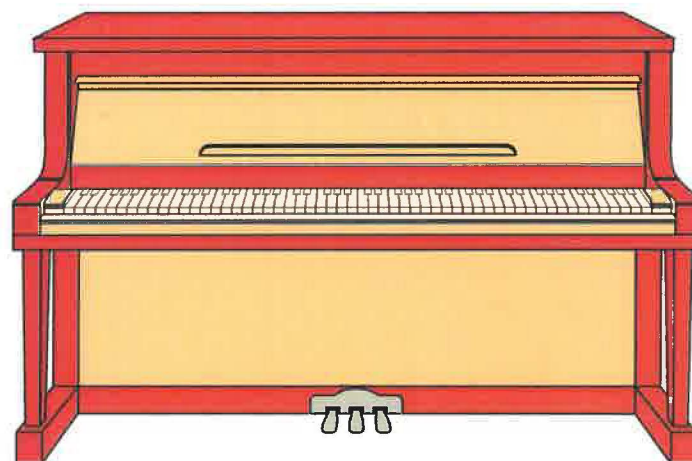
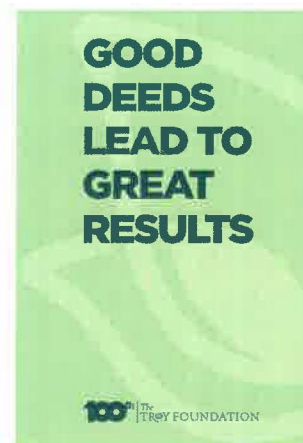
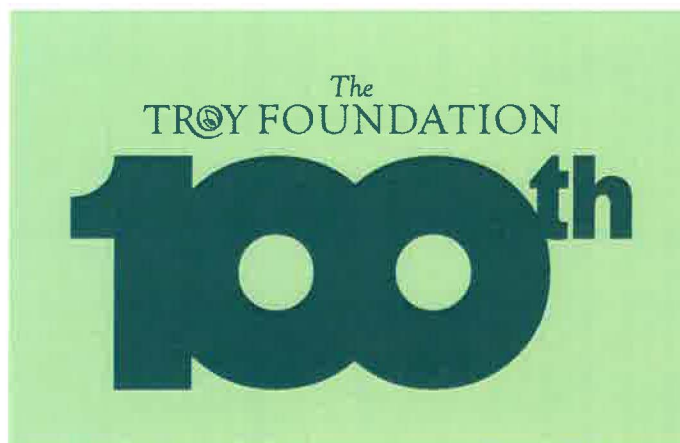
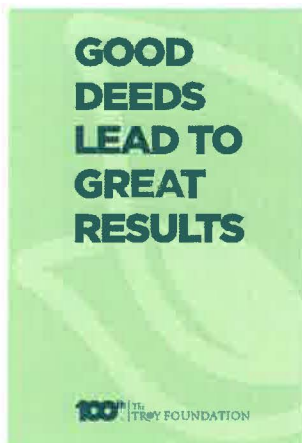
Piano Type: Console
Location: SW Quad



Piano Type: Spinet
Location: SE Quad



Piano Type: Console
Location: NE Quad



Piano Type: Spinet
Location: NW Quad

Exhibit "D"



Exhibit "E"

