



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 12, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - May 22, 2024
3. Historic District Application - Certificate of Appropriateness, 15 S. Market Street, for exterior alterations of painting brick façade, installing corrugated metal flower boxes and awnings, adding spotlights (signage is not part of the application).
Owner / Applicant - Beth Kerber
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 13 S. Market Street, for exterior alterations of painting brick façade, reframed wood and storefront painting, awnings, new custom doors with iron window grills and flower boxes.
Owner / Applicant - Beth Kerber w/Tecumseh of Troy, LLC
-Commission to make decision
5. Rezoning Application, East Troy Development LLC for property at 518 E. Water Street, from M-2, Light Industrial District, to OR-1, Office-Residence District.
Owner - 518 Water LLC, 4471 Southern Blvd., Kettering, OH
Applicant - East Troy Development, LLC, 9 W. Water Street, Troy, OH
-Commission to determine whether or not to hold a public hearing
-Commission to provide recommendation to Troy City Council
6. Historic District Application - Certificate of Appropriateness, 210 S. Market Street, for the installation of a wall sign.
Owner - Market Street Management LLC
Applicant - Behr Design LLC
-Commission to make decision
7. Downtown/Riverfront Overlay (DR-O) District Application for 210 S. Market Street - FIRST READING
Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property.
Owner - Market Street Management LLC
Applicant - Behr Design LLC
- No action can be taken at this meeting
-The application will go onto the next PC agenda for a required Public Hearing and recommendation/decision by the Troy Planning Commission
8. Other
9. Adjourn

Next Meeting -- June 26, 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, May 22, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Ehrlich, Wolke, Westmeyer, Oda and Titterington; Development Staff – R. Long; A. Eidemiller, T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of May 8, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 7 S. MARKET STREET, NEW AWNING AND SIGN; OWNER – JAY HARRIS; APPLICANT - CREATIVE COUNTERTOPS. Staff reported: zoning is B-3, Central Business District; OHI form lists this as a three-story, brick building built in 1886, the style as High Victorian Italianate with circular windows and bracketed box cornice; awning will be composed of fabric on a metal frame mounted to the building using the existing brackets and hardware; awning will measure 4 feet by 15 feet and be black in color; new awning will be the exact size and color as the current awning; proposed signage will be printed on the new awning; lettering and logo will be centered on the awning and will be Gold and White in color; sign area will be 3 feet by 7 feet, totaling 21 square feet; design manual states the following regarding awnings:

"3.11 Awnings and Canopies

- A. Fabric awnings should have a matte rather than a glossy surface.
- B. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade.
- C. A traditional flat, sloped awning design should be used.
- D. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred.

The proposed awning meets this requirement. The awning is black fabric and not a glossy surface. The awning is also traditional and flat and avoids using overly ornate patterns or styles.

5.6 Awning Signs A. Awning sign designs should be coordinated with the architectural character of the storefront. The use of stripes and scalloped edges should be minimized unless there is substantial evidence that the detail is historically appropriate.

The sign complies with this requirement. The sign is simple in design, and avoids scalloped edges."

Staff recommends approval of the proposed awning and sign based on the following:

- The alteration does not cover or otherwise negatively affect the contributing features as referenced on the OHI form.
- The proposed alterations and signage are in line with the Design Manual and the City of Troy Sign Code.
- Similar awnings and signage currently exist within the Historic District.

Discussion. Following questions of Mr. McGarry and Mr. Titterington, it was clarified that the awning will be one shade of black with the lettering in white reading "Cambria", with the logo in gold.

A motion was made by Mr. Titterington, seconded by Mayor Oda, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 7 S. Market Street as submitted, based on the exact materials and colors of the awning as stated in the application and based on the findings of staff that

- The alteration does not cover or otherwise negatively affect the contributing features as referenced on the OHI form.
- The proposed alterations and signage are in line with the Design Manual and the City of Troy Sign Code.
- Similar awnings and signage currently exist within the Historic District.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:37 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, 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: June 12, 2024

SUBJECT: Certificate of Appropriateness – 15 S. Market Street

BACKGROUND:

The applicant and owner, Tecumseh of Troy LLC, is requesting the Planning Commission to review multiple exterior alterations at the property located at 15 S. Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three (3) or more bays. Contributing features include the size and placement within the plane of the commercial streetscape. Previous alterations use to cover the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics.

PROPOSAL:

Alteration #1: Painted brick façade in Sherwin Williams SW 6991 Black Magic.

Alteration #2: Installation of corrugated metal flower boxes and awnings.

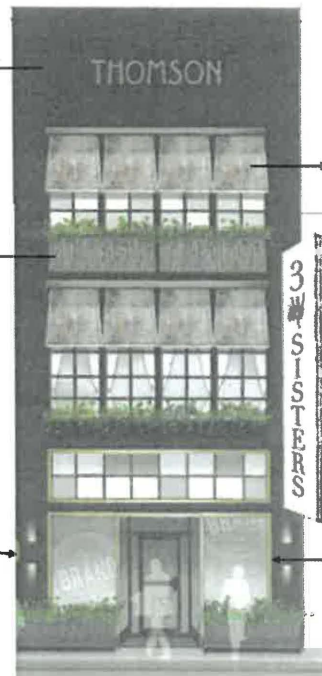
Alteration #3: Two spotlights added on both sides of the storefront.

15 S. MARKET STREET
Proposals

Brick Façade Painted
Sherwin Williams SW
0073 Chartreuse.

Corrugated metal
flower boxes.

Spot-lighting



Corrugated metal
awnings.

Brass/Gold accent

STAFF ANALYSIS: (Staff analysis can be seen below in red following each section):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **The brick is unpainted. Character defining features are present on the building around the windows and "Thomson" sign. Staff does not recommend that this brick is painted due to these features.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High-gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." **The colors are not bright or obtrusive.**

Design Manual: 2.11 Canopy and Awning:

- A. Fabric awnings are preferred and shall have a matte surface. **Metal awnings are being proposed and do not meet this requirement.**
- B. Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. **The awnings are not compatible with the character of the building or district.**
- C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. **Individual awnings are being proposed.**
- D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. **Flat sloped awnings are being proposed.**
- E. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. **The awning style is not compatible with the building or the historic district. The color is rustic corrugated metal.**

Design Manual: 4.6 Lighting:

- A. Lighting should enhance the site and the building's design in a manner that is sensitive to surrounding properties. Light fixtures should be scaled appropriately based on the use and character of surrounding properties. **Although the lights appear to be sensitive to surrounding properties, not enough detail was submitted with the application to ensure this.**
- B. Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large, ornate light fixtures. **Not enough information was submitted to verify this.**

RECOMMENDATION:

Staff recommends denial of the three proposed alterations based upon the following:

1. The brick is historically unpainted and includes character defining features. Brick soldiers and other bands exist around both the second and third story windows and the Thomson Sign at the top. The proposed paint will hide those features and otherwise detract from the historic integrity of the building, and;
2. The proposed awnings do not complement the building or streetscape; and are not fabric as required by the Design Manual, and;
3. Not enough detail on the lights is provided to ensure that the lights are simple in design, subdued, and warm lights.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 4/30/24

Applicant Beth Kerber Telephone No. 937.477.6038

Owner of Property Beth Kerber Has the Owner been Notified? _____

Address of Project 13 & 15 S. Market St. Troy OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Bryan Bros.

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:

OFFICE USE ONLY:

Beth Kerber

Beth Kerber

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

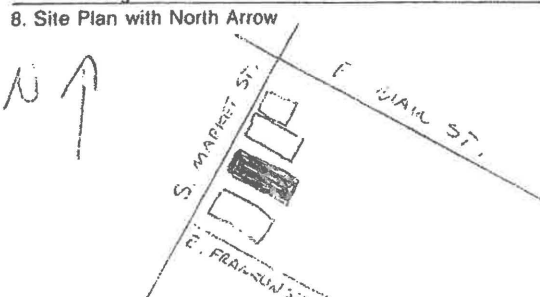
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) BK Photo Building		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 7					
6. Specific Address or Location 13-15 S. Market St.				16. Thematic Association(s)		28. No. of Stories 2/3	
6a. Lot, Section or VMD Number				17. Date(s) or Period Pre 1887		29. Basement? Unknown	
7. City or Village Troy				17b. Alteration Date(s) Unknown		Yes ☐ No ☐	
8. Site Plan with North Arrow				18. Style or Design Unknown		30. Foundation Material Not visible	
				☐ High Style ☐ Elements		31. Wall Construction Brick	
				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Blt Up	
				19. Architect or Engineer		33. No. of Bays Front 3+? Side -	
				19a. Design Sources		34. Exterior Wall Material(s) Corrugated Metal	
9. U.T.M. Reference				20. Contractor or Builder		35. Plan Shape Rectangular	
Quadrangle Name TROY				21. Building Type or Plan N/A		36. Changes (Explain, in #42)	
Zone Easting Northing				22. Original Use, if apparent Commercial		Addition ☐ Altered ☒ Moved ☐	
10. Site ☐ Structure ☐ Building ☒ Object ☐				23. Present Use Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other altered	
11. On National Register? Yes ☒ No ☐				24. Ownership Public ☐ Private ☐		38. Building Dimensions 40 x -	
12. N.R. Yes ☐ No ☐				25. Owner's Name & Address, if known Roy Baker 15 S. Market Troy, OH		39. Endangered? Yes ☐ No ☐ By What?	
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐				26. Property Acreage		40. Chimney Placement	
14. District Yes ☐ No ☐				27. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 10 x 40	
15. Name of Established District (N.R. or Local) Troy historic district							
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) 3 Story brick commercial building probably with 3 or more bays. CDF: The size and placement within the plane of the commercial streetscape. Alterations: The entire facade has been replaced with corrugated metal completely concealing its historic character as well as any evidence of the original design.							
43. History and Significance (Continue on reverse if necessary) The 1887 Sanborn map indicates that at # 13 a barber was located and at #15 a bakery was on the first floor and a dentist on the second floor.							
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area							
45. Sources of Information Field observation City of Troy Miami Co. property records							
46. Prepared by J/Darbee/N. Recchie							
47. Organization F. Conaway & Assoc.							
48. Date Recorded in Field 5/97							
49. Revised by 50a. Date Revised							
50b. Reviewed by							



15 S. MARKET STREET

(Existing Conditions)



15 S. MARKET STREET

Proposals

Brick Façade Painted
Sherwin Williams SW
0073 Chartreuse.

Corrugated metal
flower boxes.

Spot-lighting

THOMSON

Corrugated metal
awnings.

3
S
I
S
T
E
R
S

Brass/Gold accent





SW 6991
Black Magic

CR 12

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 12, 2024

SUBJECT: Certificate of Appropriateness – 13 S. Market Street

BACKGROUND:

The applicant and owner, Tecumseh of Troy LLC, is requesting the Planning Commission to review multiple exterior alterations at the property located at 13 S. Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three (3) or more bays. Contributing features include the size and placement within the plane of the commercial streetscape. Previous alterations use to cover the original characteristics of the building until the previous owner removed all of the metal that was hiding the original characteristics.

PROPOSAL:

Alteration #1: Custom storefront casework that is painted with Sherwin Williams SW 6480 Lagoon.

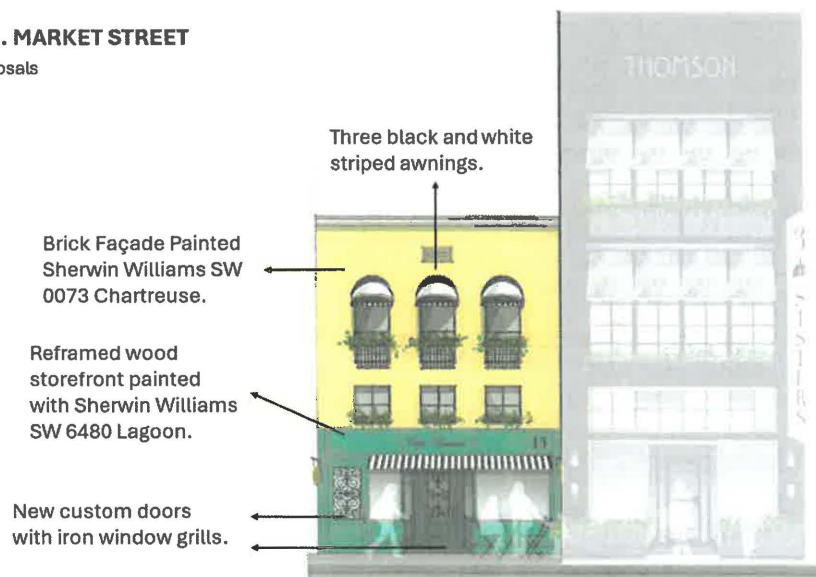
Alteration #2: Cloth awnings are proposed on the top three windows in the black and white colors.

Alteration #3: Brick façade painted with Sherwin Williams SW 0073 Chartreuse.

Alteration #4: Install iron window grills and iron flower boxes.

13 S. MARKET STREET

Proposals



STAFF ANALYSIS: (Staff analysis can be seen below in red following each section):

Design Manual: 2.6 Paint Colors states: "Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on this same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. **This property has minimal character defining features. There is no evidence of brick soldiers, columns, bands, etc. on this building that would be affected or otherwise hidden by the paint.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **Two colors meet this requirement.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High-gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues." **Although the colors are bright, the colors are not obtrusive. The lighter Chartreuse color is not considered a day-glo hue. Day-glo hues are colors that are so bright that they seem to glow during the day. The proposed colors do not appear to glow when reviewing the color swatches.**

Design Manual: 2.15 Commercial Storefront Design:

- A. Designs should be consistent with the historic storefront character, including window sizes and architectural features. **The original storefront has been altered. The proposed reframing will bring the storefront back to its original characteristics.**
- B. Storefronts should retain ornamentation and trim consistent with the historic architectural style of the building. **The storefront does not have any remaining characteristics.**
- C. Avoid "theme" restorations (e.g. Colonial, Bavarian, Art Deco, Post Modern, etc.) unless historically true to the building. **No major features from any theme are being added to the building.**
- D. Materials should be consistent with the historic architectural style of the building. Inappropriate designs and materials should be avoided such as diagonal wood siding, vinyl or aluminum siding, mansard roofs, and fixed metal canopies. **The proposed materials are appropriate for the style of the building.**
- E. Piers, columns, or pilasters that separate a storefront into distinctive bays shall be preserved. **No original columns, etc. appear to be remaining on the storefront.**
- F. The size of the storefront opening shall not be reduced. Transparency and scale are very important to storefronts and their relations to the remainder of the building. **The alterations will bring back the scale and size of the storefront.**

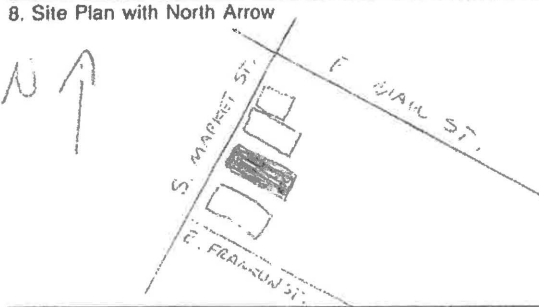
Design Manual: 2.11 Canopy and Awning:

- A. Fabric awnings are preferred and shall have a matte surface. **Fabric awnings are being proposed.**
- B. Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. **Fixed permanent canopies are not being proposed.**
- C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. **The upper floors have individual awnings being proposed.**
- D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. **Flat sloped awnings are being proposed.**
- E. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. **The awning colors are compatible with the building. Two colors are being proposed.**

RECOMMENDATION:

Staff recommends approval of the four proposed alterations due to compliance with the Design Manual as outlined above in red.

OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) BK Photo Building		☐ Coded	
3. Location of Negatives City of Troy Devel. Dept.				5. Historic or Other Name(s)			
Roll No. B		Picture No.(s) 7					
6. Specific Address or Location 13-15 S. Market St.				16. Thematic Association(s)		28. No. of Stories 2/3	
6a. Lot, Section or VMD Number				17. Date(s) or Period Pre 1887		29. Basement? Unknown ☐ Yes ☐ No	
7. City or Village Troy				17b. Alteration Date(s) Unknown		30. Foundation Material Not visible	
8. Site Plan with North Arrow 				18. Style or Design Unknown ☐ High Style ☐ Elements		31. Wall Construction Brick	
9. U.T.M. Reference Quadrangle Name Troy				18a. Style of Addition or Element(s) N/A		32. Roof Type & Material Flat/Blt Up	
Zone Easting Northing				19. Architect or Engineer		33. No. of Bays Front 3+? Side -	
10. Site ☐ Structure ☐ Building ☒ Object ☐				19a. Design Sources		34. Exterior Wall Material(s) Corrugated Metal	
11. On National Register? Yes ☒ No ☐				20. Contractor or Builder		35. Plan Shape Rectangular	
12. N.R. Potential? Yes ☐ No ☐				21. Building Type or Plan N/A		36. Changes Addition ☐ (Explain, Altered ☒ in #42) Moved ☐	
13. Part of Estab. Yes ☒ No ☐				22. Original Use, if apparent Commercial		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other altered	
14. District Potential? Yes ☐ No ☐				23. Present Use Commercial		38. Building Dimensions 40 x -	
15. Name of Established District (N.R. or Local) Troy historic district				24. Ownership Public ☐ Private ☐		39. Endangered? Yes ☐ No ☐ By What?	
				25. Owner's Name & Address, if known Roy Baker 15 S. Market Troy, OH		40. Chimney Placement	
				26. Property Acreage		41. Distance from and Frontage on Road 10 x 40	
				27. Other Surveys in Which Included N/A			
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) 3 Story brick commercial building probably with 3 or more bays. CDF: The size and placement within the plane of the commercial streetscape. Alterations: The entire facade has been replaced with corrugated metal completely concealing its historic character as well as any evidence of the original design.							
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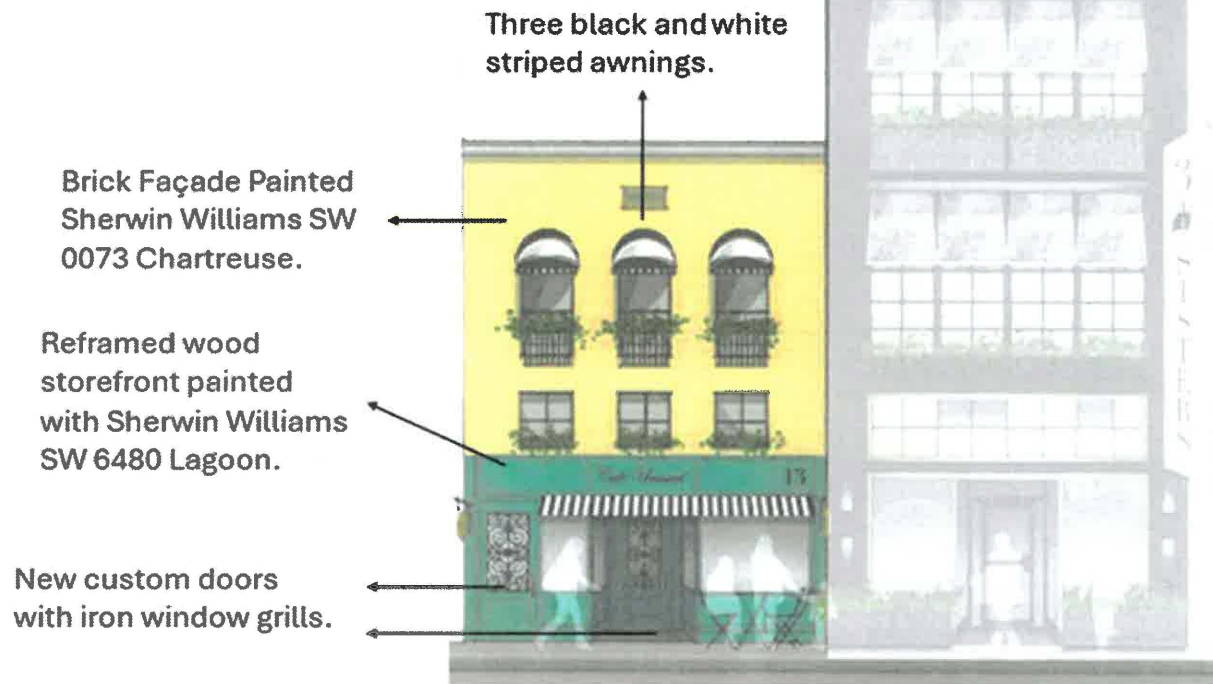


13 S. MARKET STREET
(Existing Conditions)



13 S. MARKET STREET

Proposals



SW 0073
Chartreuse.

SW 6480
Lagoon

170-65



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 4/30/24

Applicant Beth Kerber Telephone No. 937.477.6038

Owner of Property Beth Kerber Has the Owner been Notified? _____

Address of Project 13 & 15 S. Market St. Troy OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Bryan Bros.

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:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) 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:

OFFICE USE ONLY:

Beth Kerber

Beth Kerber

DATE FILED: _____

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



MEMORANDUM

TO: City of Troy Planning Commission Members
FROM: Austin Eidemiller, Planning & Zoning Manager
DATE: June 12, 2024
SUBJECT: 518 E. Water Street - Rezoning Request

BACKGROUND:

A request by the applicant, East Troy Development LLC for the Planning Commission to consider the rezoning of the property located at 518 E. Water Street from M-2, Light Industrial District, to OR-1, Office Residence District. The property is located on E. Water Street east of N. Crawford Street.

The land is currently vacant and was previously home to spinnaker coating. The surrounding zoning districts include the R-6 Two Family Residential to the south and west. The WO Wellhead Operation District is located directly to the north. Please see attached Exhibit A – Zoning Map.

DISCUSSION:

The Zoning Code describes the proposed OR-1 zoning district as “designed to accommodate a mixture of residential and office uses. Medium intensity residential and office uses are permitted with a lot area requirement of three thousand (3,000) square feet per dwelling unit. Residential and office uses may be mixed in the same building or structure. A variety of personal service uses which are compatible with the other uses of the "OR-1" Office-Residence District are permitted. This district is mapped along major thoroughfares, near hospitals and as a transitional area between commercial and residential uses.”

The Comprehensive Plan’s Future Land Use Map (Figure 14-2) displays this property as an existing industrial use surrounded by existing commercial to the west. A copy of Figure 14-2 has been attached to this report.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in **Red** below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(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.

The changing condition that led to this rezoning request is the demolition of the Spinnaker Coating facility. The proposed zoning district will not have any adverse effects in the area. Commercial and residential uses exist to the west of the subject property.

(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 is compatible and similar to the commercial uses that currently exist to the 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.

Adequate utilities are being provided to the property in reference.

(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, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no unavailable vacant land for development with the OR-1 zoning classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

It is staff's opinion that the proposed rezoning will achieve the desired transitional district as discussed in the City of Troy's Comprehensive Plan and Zoning Code. The intent of the OR-1 is act as a transitional area between commercial and residential uses. It is important to note that the Comprehensive Plan just shows existing land uses for this area and does not provide any recommendation for future land uses for the property in reference. The City is currently in the process of updating its Comprehensive Plan. The draft version of the Future Land Use Map identifies this property as Trail-Oriented Development. The proposed district complies with the Future Land Use map.

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning from M-2 Light Industrial District to OR-1 Office Residence District, based on the following:

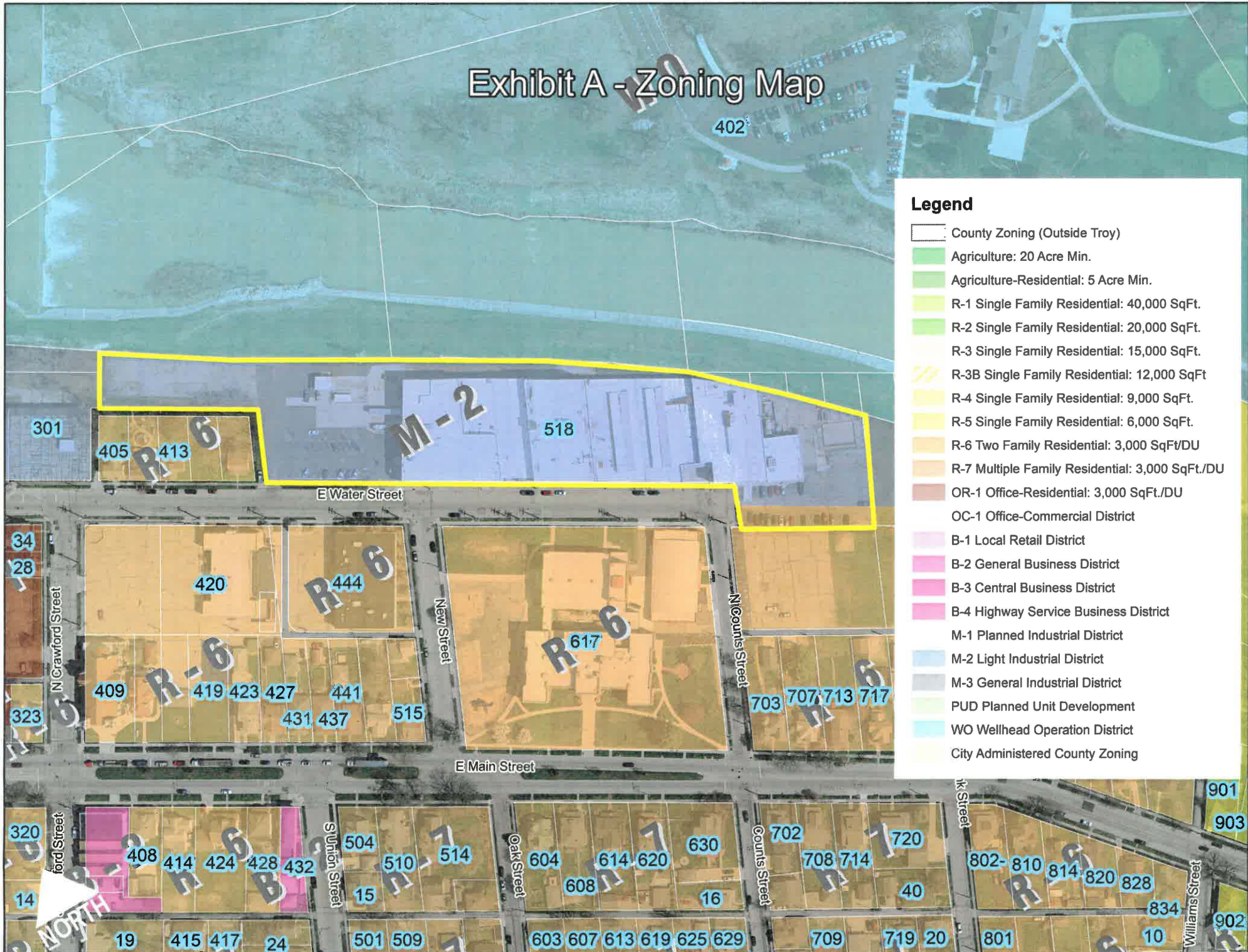
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- The proposed use is consistent with permitted uses in the OR-1 district.

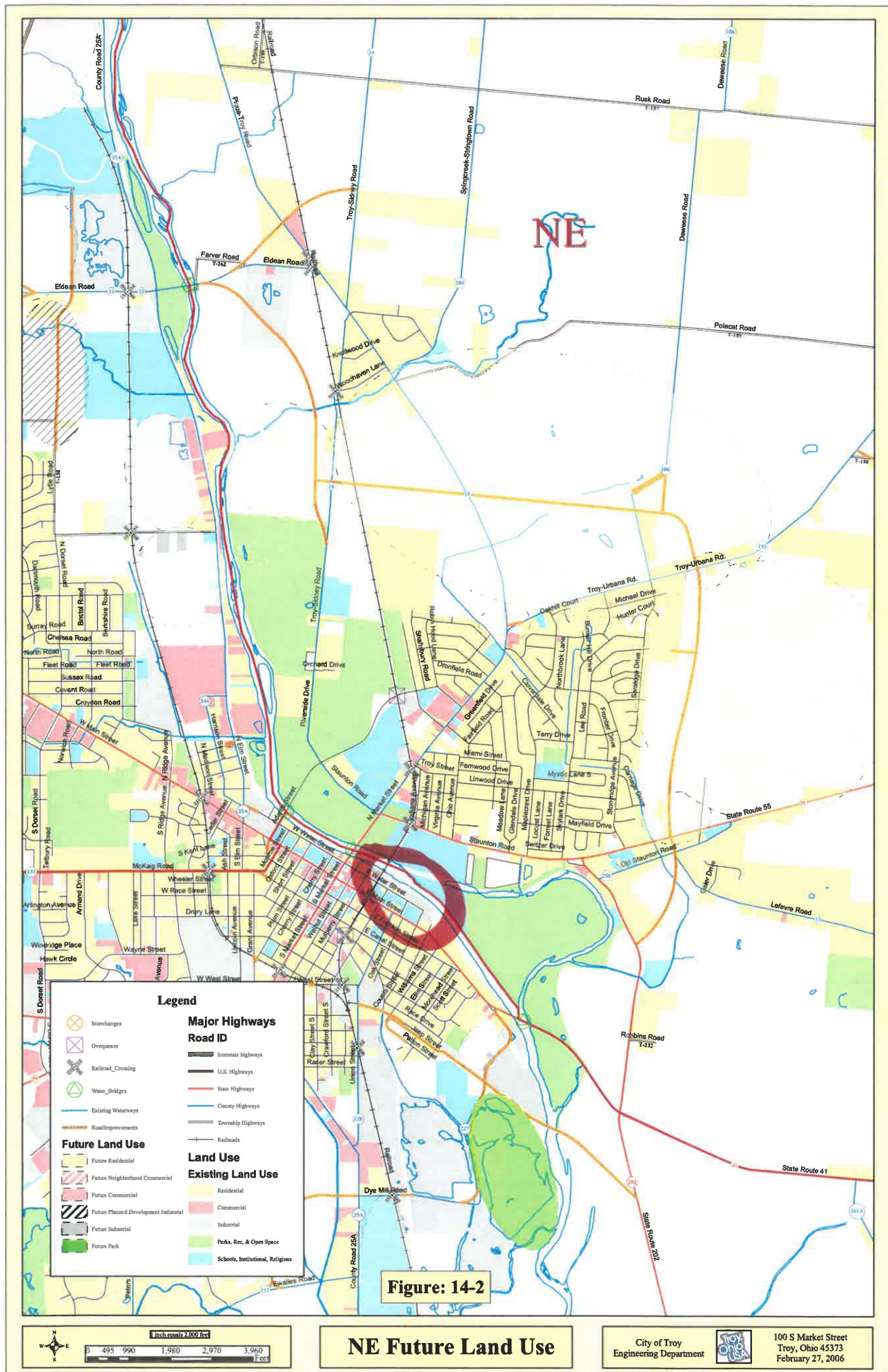
Exhibit A - Zoning Map

402

Legend

- County Zoning (Outside Troy)
- Agriculture: 20 Acre Min.
- Agriculture-Residential: 5 Acre Min.
- R-1 Single Family Residential: 40,000 SqFt.
- R-2 Single Family Residential: 20,000 SqFt.
- R-3 Single Family Residential: 15,000 SqFt.
- R-3B Single Family Residential: 12,000 SqFt
- R-4 Single Family Residential: 9,000 SqFt.
- R-5 Single Family Residential: 6,000 SqFt.
- R-6 Two Family Residential: 3,000 SqFt/DU
- R-7 Multiple Family Residential: 3,000 SqFt./DU
- OR-1 Office-Residential: 3,000 SqFt./DU
- OC-1 Office-Commercial District
- B-1 Local Retail District
- B-2 General Business District
- B-3 Central Business District
- B-4 Highway Service Business District
- M-1 Planned Industrial District
- M-2 Light Industrial District
- M-3 General Industrial District
- PUD Planned Unit Development
- WO Wellhead Operation District
- City Administered County Zoning





Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 6-22-24
Accepted by [Signature]
Filing Fee Pd. \$250
Receipt # 20240827

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 518 E. Water St.

being lot number(s) D08-101816/D08-006000 from M-2 to OR-1
(Parcel Identification Number) (Street Address) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name 518 Water LLC
Address 4471 Southern Blvd.
City Kettering
State OH
Zip Code 45429
Phone No. 937-416-0881
Fax No. -
Email migearhardt@gmail.com

Name East Troy Development, LLC
Address 9 W. Water St.
City Troy
State OH
Zip Code 45373
Phone No. 937-552-9400
Fax No. -
Email will@harrelsonllp.com

The applicant is the buyer of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$250.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

Subscribed and sworn to before me this 21 day of May, 2024

(Applicant Signature)

My Commission Expires 3/10/25
(Month/Date/Year)



MACY MILHEIM, Notary Public
In and for the State of Ohio
My Commission Expires March 10, 2025
Recorded in Miami County

Macy Milheim

(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|--------------------------|------------|--|
| ☐ | EXHIBIT A | Reasons for Zoning Reclassification |
| ☐ | EXHIBIT B | Legal Description |
| ☐ | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| ☐ | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| ☐ | EXHIBIT E | Property Owners List within 250 feet of parcel |
| ☐ | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| ☐ | Copies | (1) Complete Sets in a reproducible format 11"x17" |
| ☐ | Map(s) | One (1) County Tax Map(s) |
| ☐ | Filing Fee | Check issued to City of Troy for \$250.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit A

Currently zoned as M-2, requesting to be rezoned to OR-1 to redevelop for mixed use.

Exhibit B

Legal Description:

D08-101816

D08-006000

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: June 12, 2024

SUBJECT: Certificate of Appropriateness– 210 S. Market Street

PROPOSAL:

A request has been made by the applicant, Kevin Behr with Behr Designs, for the installation of a wall sign on the property located at 210 S. Market Street. The property's location is in the B-3, Central Business District. An updated Ohio Historic Inventory (OHI) form does not exist for this property as this is a newly constructed building.

DISCUSSION:

The proposed sign will be constructed of aluminum measuring 2ft by 3ft (6sqft.). The background will be Bronze in color with raised lettering in Brushed Aluminum.

The proposed sign will be identical in style to the adjacent sign currently on the building.

STAFF ANALYSIS:

The design manual states the following regarding signs:

5.2 Materials and Lighting

A. Signs should be constructed of durable natural materials, consistent with material used for other signs in the sub-district in which the building is located.

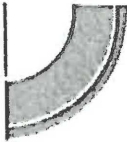
5.4 Wall Signs:

- B. Wall signs should be three dimensional, with letters carved by router, or;
- C. Letters should be individually pin-mounted or incorporated into a sign panel.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The proposed signage is in line with the Design Manual and the City of Troy Sign Code.
- Similar signage currently exists within the Historic District.



TROY
DEVELOPMENT
DEPARTMENT

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 4/16/24
Applicant Behr Design LLC Telephone No. 937-492-5704
Owner of Property Market Street North, LLC Has the Owner been Notified? Yes
Address of Project 210 S. Market St., Troy, OH 45373
Contact Address (if different than Project Address) N/A
Name of Architect/Engineer and/or Contractor Behr Design LLC

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>Signage</u> |

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:

Karen M. Behr

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

BEHRS LMS

OFFICE USE ONLY:

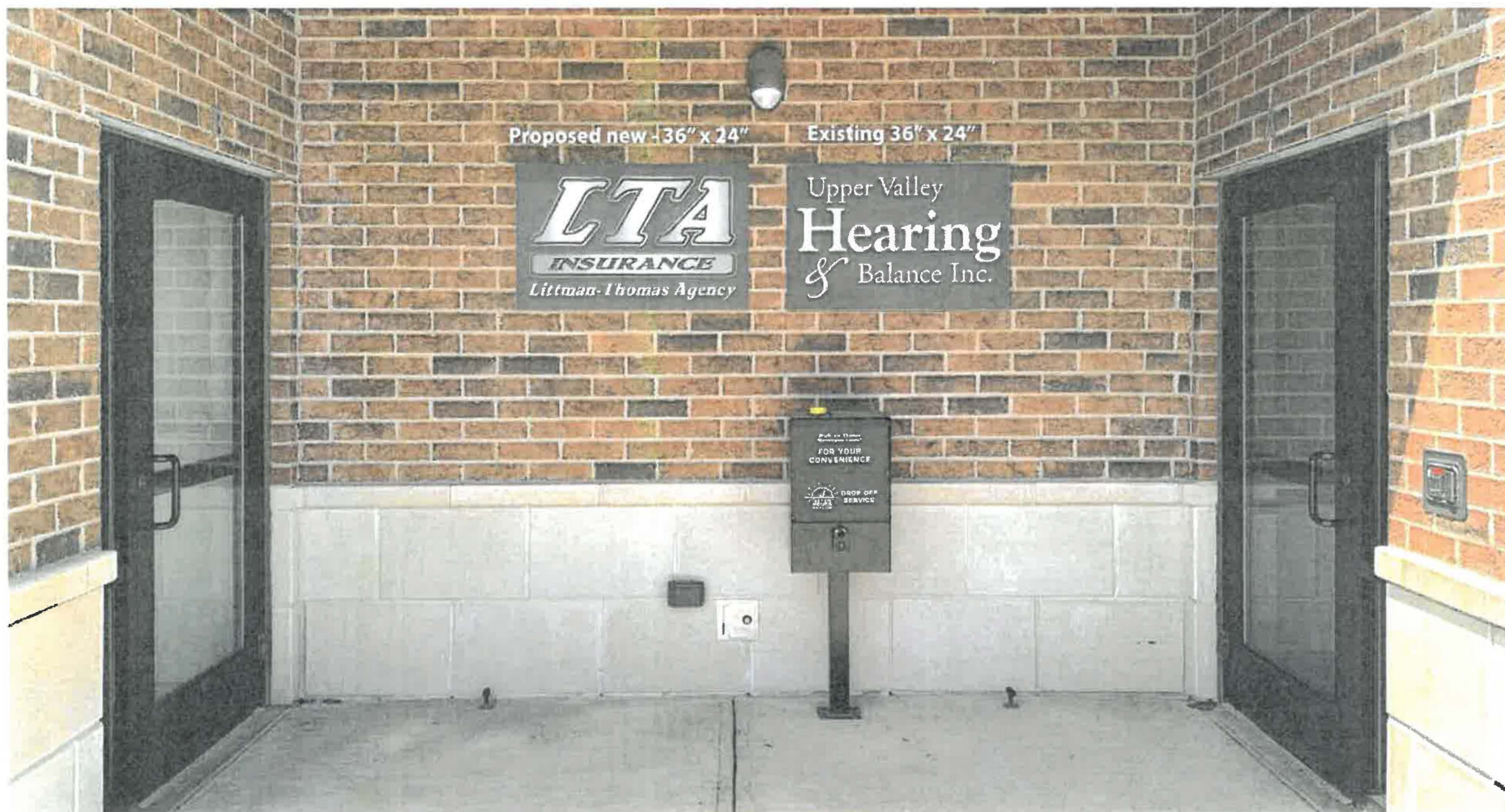
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





Proposal for:

LTA SIGNAGE - TROY, OHIO

MAY 13, 2024



BEHR DESIGN, LLC

SIGNAGE • MARKETING • WEB & CREATIVE AGENCY

114 E. POPLAR ST., SIDNEY, OH 45365 • 937.492.5704

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: June 12, 2024

SUBJECT: Certificate of Appropriateness & DR-O Review – 210 S. Market Street

PROPOSAL:

A request by the applicant, Kevin Behr with Behr Designs, for the installation of 4.2 square feet projecting sign at the property located at 210 S. Market Street. The applicant is requesting the projecting sign using the Downtown Riverfront Overlay District. The property is located in the B-3, Central Business District. An updated Ohio Historic Inventory (OHI) form does not exist for this property as this is newly constructed building.

DISCUSSION:

This multi-tenant building is permitted to have a total of 80 square feet of building signage with each individual tenant calculated separately based on the frontage they occupy. The applicant is proposing to install a 4.2 Square Foot projecting sign using the DR-O. This sign measures 30" x 20" or 4.2 square feet. The sign will be constructed of 2" square tubular steel frame with a 2" thick logo etched into composite. The colors include Black and White, lettering (see attached design graphics).

The Sign Code permits a total of one projecting sign per principal structure resulting in the Downtown Riverfront Overlay request. Zoning Code 1143.25 (j) states: "The Planning Commission and/or City Council may consider more or less stringent signage requirements based upon the development while considering requirements from other sections of the Codified Ordinances of Troy, Ohio." With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a positive effect on the district as projecting signs encourage pedestrian scaled advertising/wayfinding along the streetscape. The MKSK study identifies the need for "pedestrian friendly environments" and the additional projecting sign achieves this intent.

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 those requirements.

DR-O CRITERIA:

As stated in section 1143.25 of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

RECOMMENDATION:

This is the first reading of the required two (2) readings. At the next Planning Commission meeting, a public hearing will be held. A formal recommendation will be given at our next regular scheduled meeting.



TROY
CITY OF TROY
OHIO

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

APPLICATION FOR DOWNTOWN / RIVERFRONT OVERLAY DISTRICT

Date 5/14/2024

Applicant Behr Design LLC Telephone No. 937-492-5704

Owner of Property Market Street Management LLC

Address of Project 210 S. Market St., Troy, OH 45373

Contact Address (if different than Project Address) 114 E. Poplar St., Sidney, OH 45365

Name of Architect/Engineer and/or Contractor Level MB/Behr Design LLC

Application for DR-O includes the following items (which do not meet standard zoning requirements).

- | | |
|---|---|
| ☐ Setbacks Requirements | ☐ Landscaping Requirements |
| ☐ Lot Size/Coverage Requirements | ☐ Open Space Requirements |
| ☐ Parking Requirements | ☐ Pedestrian/Bicycle Circulation |
| ☒ Signage Regulations | ☐ Other: |

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

- A complete description, in narrative form, of all uses proposed for the property, including expected employment levels, shift operating times, estimated frequency and volume of truck movements, the number and type of vehicles to be kept on the property for use in operations, a description of materials and general processes to be utilized, and all other pertinent facts relating to the proposed operation that are necessary to provide a true and complete understanding of the proposed use.
- A complete site plan, including locations, sizes and descriptions of all ground surfaces, impervious surfaces such as paving, buildings, and all other structures. The site plan shall also provide locations and details for all proposed and existing landscaping, utility connections and sizes, fire protection systems and access, details of exterior lighting fixtures and proposed illumination levels throughout the grounds, and details of other accessory uses and/or accessory structures on the grounds including but not limited to stormwater management facilities, trash enclosures, fences, and signs.
- A complete floor plan of the proposed and/or existing buildings and structures, showing the sizes and proposed specific uses of all rooms and areas; and showing the location and sizes of all windows, doors, and other openings in the walls.
- Complete elevation views of all exterior sides of all buildings and structures, showing details of construction and materials, windows and doors, exterior lighting fixtures, exterior equipment details and locations, all signs, and other details of exterior construction and proposed usage.

102 South Market Street, Troy, OH 45373-7303



- e) Complete roof plans, showing its design and materials, and including the location and details of all rooftop equipment, including, but not limited to process equipment, HVAC equipment, elevator and access or elevator enclosures.
- f) The zoning Administrator may require the plan to be prepared and signed by a registered architect, engineer, surveyor or other licensed professional.
- g) The Planning Commission and/or City Council shall review any proposed declaration of restriction or covenant.
- h) Any other information deemed necessary by the Planning Commission and/or City Council for it to complete its review of a submitted plan, including written permission from other governing entities as deemed appropriate.
- i) Two (2) sets of mailing labels of the owners of property abutting the applicant's property and owners of property directly across any street or alley.

REQUIRED SIGNATURES

By signing this application, I acknowledge that I am authorized by the owner to make this application. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Kevin M. Bdm Kevin M. Bdm 5/14/24
 Signature of Applicant: Printed Name Date

Douglas Lins Douglas Lins 05/14/24
 Signature of Property Owner*: Printed Name of Property Owner: Date

*A letter or email from Property owner granting permission for the DR-O request will suffice in-lieu-of signature

OFFICE USE ONLY

Date Filed: _____ Case #: _____
 Date : _____

20240217



Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ -New Industrial ☒ -New Commercial ☐ -New Residential ☐ -Temporary ☐ - Reface of Existing

Address of Project: 210 S. Market St., Troy, OH 45373

Applicant/ Business Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Contractor Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704

Email: kbehr@behrdesign.com

Property Owner Name: Market Street Management LLC

Address: 210 S. Market St., Troy, OH 45373

Phone: (937) 216-1916

Email: douglasjlins@gmail.com

New tenant? ☒ -Yes ☐ -No

Building setback: 20'

Building/Tenant Frontage (linear feet): 50'

Number of Faces: 1

Height & Stories of Building: 25' ; 2

Top of New Sign from Grade: 7'

Cost of Sign(s): \$2,000.00

Type of Proposed Sign:

☐ - Awning

☐ - Billboard

☒ - Building

☐ - Canopy

☐ - Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ - Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐ -Internal ☐ -External ☐ -Electronic Changeable ☒ - No

Historic District: ☒ - Yes ☐ -No If YES, a Historic District Review Application is Required.

☐ - Development I.D.

☐ - Freeway Oriented

☐ - Ground

☐ - Projecting

☐ - Window

☐ - Other

Dimensions:

Quantity: 1 Length: 36" Width: - Height: 24" Total Sq.ft.: 6

☒ - Provided separate drawings w/ dimensions

Fees: ☒ - New Signs - \$50

☐ - Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature]

Date: 4/16/2024

100 South Market Street, Troy, OH 45373-7303



20240218
Troy Development Department
www.troyohio.gov
937.339.9481

APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ -New Industrial ☒ -New Commercial ☐ -New Residential ☐ -Temporary ☐ - Reface of Existing

Address of Project: 210 S. Market St., Troy, OH 45373

Applicant/ Business Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704 Email: kbehr@behrdesign.com

Contractor Name: Behr Design LLC

Address: 114 E. Poplar St., Sidney, OH 45365

Phone: 937-492-5704 Email: kbehr@behrdesign.com

Property Owner Name: Market Street Management LLC

Address: 210 S. Market St., Troy, OH 45373

Phone: 937-216-1916 Email: douglasjlins@gmail.com

New tenant? ☒ -Yes ☐ -No

Building setback: 20'

Height & Stories of Building: 25'; 2

Building/Tenant Frontage (linear feet): 50'

Top of New Sign from Grade: 10'

Number of Faces: 2

Cost of Sign(s): \$1,000.00

Type of Proposed Sign:

☐ - Awning

☐ - Development I.D.

☐ - Window

☐ - Billboard

☐ - Freeway Oriented

☐ - Other

☐ - Building

☐ - Ground

☐ - Canopy

☒ - Projecting

☐ - Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ - Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐ -Internal ☐ -External ☐ -Electronic Changeable ☒ - No

Historic District: ☒ - Yes ☐ -No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 1 Length: 30" Width: - Height: 20" Total Sq.ft.: 4.2

☒ - Provided separate drawings w/ dimensions

Fees: ☒ - New Signs - \$50 ☐ - Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature] Date: 4/16/2024

100 South Market Street, Troy, OH 45373-7303

20240219



TROY
DEVELOPMENT
DEPARTMENT

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 4/16/24
Applicant Beha Design LLC Telephone No. 937-492-5704
Owner of Property Market Street Mgmt, LLC Has the Owner been Notified? Yes
Address of Project 210 S. Market St., Troy, OH 45373
Contact Address (if different than Project Address) N/A
Name of Architect/Engineer and/or Contractor Beha Design LLC

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>Signage</u> |

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:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) 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:

Kevin M. Beha

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

DOUGLAS LINS

OFFICE USE ONLY:

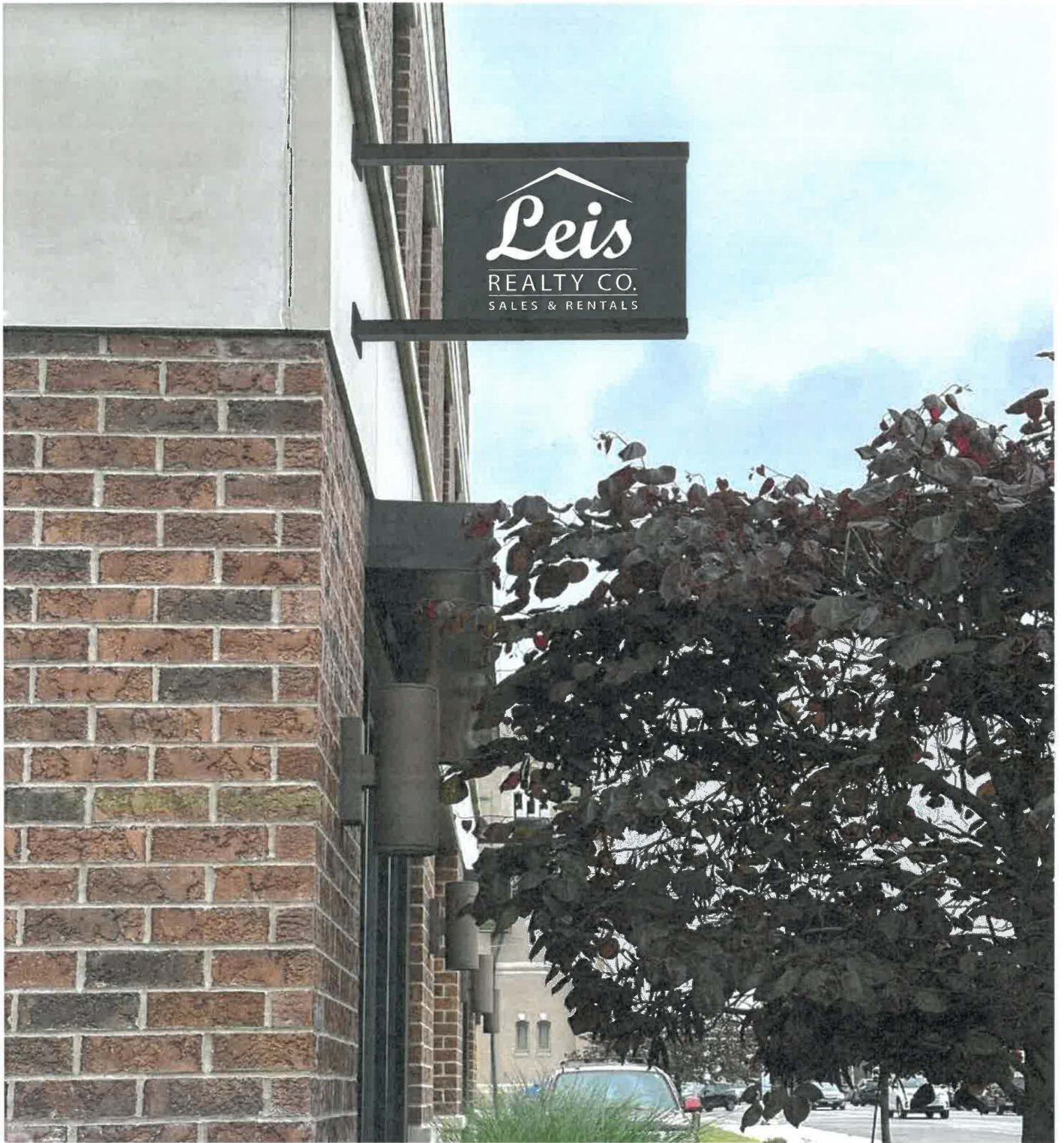
DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





Proposal for:

LEIS REALTY CO. PROJECTING SIGN

MAY 14, 2024



BEHR DESIGN, LLC

SIGNAGE • MARKETING • WEB & CREATIVE AGENCY

114 E. POPLAR ST., SIDNEY, OH 45365 • 937.492.5704

20240220



TROY
DEVELOPMENT
DEPARTMENT

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 4/16/24
Applicant Behr Design LLC Telephone No. 937-442-5704
Owner of Property Market Street Historic LLC Has the Owner been Notified? Yes
Address of Project 210 S. Market St., Troy, OH 45373
Contact Address (if different than Project Address) N/A
Name of Architect/Engineer and/or Contractor Behr Design LLC

Application for renovation to include the following:

☐ Alteration	☐ Repair
☐ Construction	☐ Demolish - Principal Structure
☐ Moving A Building	☐ Demolish - Accessory Structure
☐ Painting	☒ Other: <u>Projecting Sign</u>

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:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
 - (b) Description of proposed use, if different than existing use.
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 - (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
 - (h) 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]

SIGNATURE OF PROPERTY OWNER:
[Signature]

PRINTED NAME OF PROPERTY OWNER:
DAVID LINS

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

