



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 13, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - (will be provided later)
3. Historic District Application - Certificate of Appropriateness, 121 S. Market Street for building sign
Owner: Four Sons Development LLC, Wade Westfall
Applicant: Vantage Signs for Harris' Enterprises, Jules Harris
-Commission to make decision
4. Other
5. Adjourn

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

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: November 13, 2024

SUBJECT: Certificate of Appropriateness – 121 S. Market Street

PROPOSAL:

The applicant, Jules Harris, on behalf of the owner Wade Westfall, is requesting a Certificate of Appropriateness from the Planning Commission to consider the installation of a building sign at the property located at 121 S. Market Street. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as two-story commercial building with gable roof in downtown commercial core area. The building is not listed on the National Register of Historic Places and the front façade has previously been altered.

DISCUSSION:

The applicant is proposing to install a 54" by 60" (22.5 square feet) building sign at the property located at 121 S. Market Street. This sign material will be aluminum. The sign will include green, yellow, purple, and pink colors to make up the flower logo of the new tenant.

*Design Manual. 5.4 Wall Signs (Staff analysis follows each item below in **bold**):*

- A. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape. **The wall sign is interesting to look at and adds vibrancy to the streetscape.**
- B. Wall signs should be three dimensional, with letters carved by a router, or; **The lettering is three-dimensional.**
- C. Letters should be individually pin-mounted or incorporated into a sign panel. Internally illuminated signs are not permitted. **N/A**
- D. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred. **N/A**

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.

RECOMMENDATION:

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

- The proposed sign complies with Design Manual section 5.4.



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 10/7/2024

Applicant Paul Beisner@Vantage Signs Telephone No. 937-552-5385

Owner of Property Four Sons Development, LLC Has the Owner been Notified? Yes

Address of Project 121 South Market St Troy OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Vantage Signs

Application for renovation to include the following:

- ☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

- ☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: Signage

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:

Paul Beisner Digitally signed by Paul Beisner
Date: 2024.10.07 13:22:08 -04'00'

Wade H. Westfall
PRINTED NAME OF PROPERTY OWNER:

SIGNATURE OF PROPERTY OWNER:

[Signature]

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





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: 121 South Market St

Applicant/ Business Name: Vantage Signs

Address: 6 US 202 Troy OH 45373

Phone: 937-552-5385 Email: paul.beisner@vsigns.us

Contractor Name: Vantage Signs

Address: 6 US 202 Troy OH 45373

Phone: 937-552-5385 Email: paul.beisner@vsigns.us

Property Owner Name: Four Sons Development LLC

Address: Miami County

Phone: 937-440-5910 Email: commissioners@miamicountyohio.gov

New tenant? ☒ -Yes ☐ -No

Building setback: N/A

Height & Stories of Building: _____

Building/Tenant Frontage (linear feet): 23'

Top of New Sign from Grade: 16 feet

Number of Faces: 1

Cost of Sign(s): \$3000

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: 54" Width: 1/2" Height: 60" Total Sq.ft.: 22-1/2 sq ft

☐ -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: 

Date: 10/14/24

100 South Market Street, Troy, OH 45373-7303



EXTERIOR WALL SIGN

SO#

Client: **TROJAN FLORIST**

Project:

Date:

Project Address:

Revision History:



Project Details:

Sign Type:

Illuminated:

☐ Internal ☐ External ☒ No

Mounting Type:

☒ Flush Mount ☐ Raceway
☐ Pan Or Cabinet ☐ Bracket

Wall Type:

☐ EIFS ☒ Siding
☐ Block/Brick/Stone

Sq. Ft. Signage:

Sq. Ft. Allowance:

Permit Required:

☒ Yes ☐ No ☐ TBD

Engineering Required:

☐ Yes ☐ No ☒ TBD

Installed by Vantage Signs:

☒ Yes ☐ No ☐ TBD

Remove Existing Signage:

☐ Yes ☒ No ☐ TBD

Site Survey Required:

☐ Yes ☒ No

Anticipated Lifespan (Years):

☐ Temp. ☐ 1-5 ☐ 6-10 ☒ 10+

Materials:

Fabricated Alum (ACM) 1/4" thick
60x54 - single faced
Logo is 1/4" thick w/ digital print

Notes:

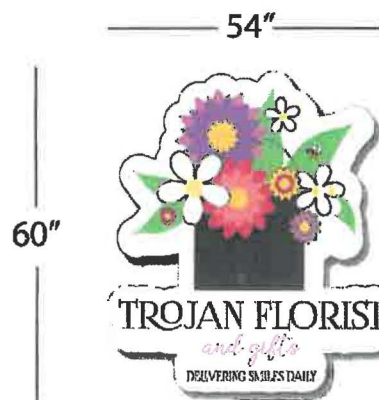
"Trojan Florist" is 1/4" thick custom
dimensional lettering - copy below
is digitally printed

Color Specs

N/A N/A N/A N/A N/A
☐ ☐ ☐ ☐ ☐



****Top of Sign to Grade: 16'**



Fabricated Alum (ACM) 1/4" thick
60x54 - single faced
Logo is 1/4" thick w/ digital print

"Trojan Florist" is 1/4" thick custom
dimensional lettering - copy below
is digitally printed



Routed Acrylic w/ digital print
Matte UV finish-Exterior
1/4" thick 36-1/2" tall x 40

TROJAN FLORIST

and gifts
DELIVERING SMILES DAILY

5-1/2" tall flat cut acrylic
Painted Black-Adhere to Face
1/4" thick

Digitally printed UV matte finish

Designer:

Project Folder:



Note: All Electric Signs Are
UL Listed And Labeled.

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