



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 11, 2024, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes of prior meetings
3. Historic District Application - Certificate of Appropriateness, 18 E. Canal Street for projecting sign
Owner: Eric Krites
Applicant: Vantage Signs for The Links (Blake Filbrun)
-Commission to make decision
4. Presentation Update - Consultant for update of the Zoning Code
5. Other
6. Adjourn

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

October 23, 2024

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, October 23, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Oda, Ehrlich and Emerick; Development Staff – A. Eidemiller, T. Bruner and Andrew Burgei, and Development Director Davis.

DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT APPLICATION, 122 W. FRANKLIN STREET FOR EXTERIOR ALTERATIONS, OWNER – DEBRA AND DANIEL WOLLAM; APPLICANT – SAM O'NEAL, S.M. O'NEAL CONSTRUCTION. Staff reported: the

property is zoned OR-1, Office-Residential District; the Ohio Historic Inventory (OHI) form explains this property as a building with classical revival elements. Contributing features include a doorway with transom, box cornice with returns, and a rear addition; applicant is requesting a DR-O review to allow for three (3) 1,500 square foot condo unit; each unit will be about 1,500 square feet of living space, with two and one-half (2.5) bathrooms; covered porches are also proposed on each unit; structure is currently arranged as a two (2) family dwelling with 5,000 square feet of livable floor space; existing lot is 0.14 acre or 6,098 square feet with the dimensions of about 58 feet by 105 feet; applicant is requesting that the existing lot is split into three condo lots; south lot would have a dimension of 30.58 feet by 58.68 feet; the middle lot is 21.55 feet by 58.65 feet; the existing structure will have a zero (0) feet side yard setback; and the north lot is 52.02 feet by 58.63 feet. Staff provided the following analysis can be seen following each section of the DR-O criteria and Comprehensive Plan in bold.

"Zoning Code 1143.25 Downtown Riverfront Overlay District (a) stated purpose: "It is intended to permit alteration and adaptive reuse of existing buildings, and redevelopment of vacant lands, in accordance with a coordinated plan which can be designed with greater flexibility, and consequently, more creative and imaginative redevelopment of this closely built and oldest area of Troy." **The application meets the stated purpose of the DR-O. The application is an adaptive reuse of a nearly 5,000 square foot building. The existing building is currently arranged as a multi-unit building. Under straight zoning, the property could be used as a two-family dwelling. Due to the extreme size of this structure, staff feels the application meets a reimagined adaptive reuse.**

Zoning Code 1143.25 (q) 1. C. (4) To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.

Zoning Code 1143.25 (q) 1. C. (8) To facilitate the efficient and economical development and use of land and public facilities. **The application meets this requirement as it is efficiently using an existing structure for adaptive reuse. The 5,000 square foot structure often exceeds most common single-family and two-family dwellings particularly in a dense area of the downtown.**

Zoning Code 1143.25 (q) 1. C. (12) To preserve and enhance property values. **Property values will be enhanced with this redevelopment.**

Zoning Code 1143.25 (q) 1. C. (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. **The structure exceeds its useful life as a single-family dwelling and will be converted to a better suited use for its size.**

Zoning Code 1143.25 (q) 1. C. (16) To enhance the predictability and profitability of private investments made in the City. **Private investment in the downtown area, particularly with condominiums, is encouraged by the 2017 Downtown Riverfront Study.**

Zoning Code 1143.25 (q) 1. C. (17) To continuously improve the aesthetic character of all parts of the City. **The redevelopment of this property will improve the aesthetic character of the structure.**

Comprehensive Plan Neighborhoods and Housing: "include an assessment of regulatory barriers to developments with mixed housing types (especially the high-end condominium market attractive to "empty nesters"). **The DR-O achieved this purposed and further proves the support for condominiums in the downtown.**

Comprehensive Plan Downtown Development Goal #1: "This will promote high-end condominiums and lofts for the upper floors." **This application meets the Comp Plan goal #1 for Downtown Development.**

He DR-O application was introduced at the prior meeting, to be on the agenda for this meeting for a public hearing.

The Planning Commission shall make a formal recommendation to the City Council after a mandatory public hearing, regarding the application by filing the recommendation with the Clerk of Council. The Clerk of Council shall immediately forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final. In the event City Council acts upon the recommendation of the Planning Commission, City Council shall act on the recommendation in accordance with Ohio Revised Code Section 713.12 and Chapter 1139 of this Zoning Code.

The applicant has also applied for a Historic District Application Certificate of Appropriateness to paint the cornice and porch on both the W. Franklin Street and Plum Street white. The fish scales or scalloped gable end on the Plum Street elevation will be painted Sherwin Williams Slate Tile 7624 (blue/grey color). Additionally, a new door is proposed on the Plum Street façade for the middle unit should the DR-O request proceed forward. Due to this work being dependent on the DR-O process, staff will provide a recommendation on the second reading for the DR-O.

Staff recommended at the DR-O application and the Certificate of Appropriateness be approved as submitted as both meet all requirements of the City.

PUBLIC HEARING: At 3:35 p.m. Mr. McGarry declared open a public hearing on the DR-O application for 122 W. Franklin Street. There were no comments in this regard and at 3:36 p.m., Mr. McGarry declared this public hearing closed.

RECOMMENDATION TO COUNCIL REGARDING THE DR-O APPLICATION: A motion was made by Mrs. Ehrlich, seconded by Mayor Oda, that the Troy Planning Commission has reviewed the application to apply the Downtown/Riverfront

DECISION ON THE CERTIFICATE OF APPROPRIATENESS: A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the Historic District Application Certificate of Appropriateness for the exterior painting of 122 W. Franklin Street as submitted, based on the exact colors provided in the application and viewed by the Commission, and based on the findings of staff that the application fits all City requirements.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

CITY BEAUTIFICATION COMMITTEE, REVIEW OF PROPOSED PLANTINGS/COLORS FOR 2025: Gareth Johnston, President of the City Beautification Committee, and Renee Lavy, of Gardenstone, provided information related to the planned plantings and color palate for the downtown flower pots and plantings for 2025. This review is required by the Codified Ordinances. A motion was made by Mayor Oda, seconded by Mrs., Ehrlich, that the Troy Planning Commission supports the plantings/color palate as proposed for 2025.

Vote: Yes – Emerick, Oda, Westmeyer, Ehrlich, McGarry; No – None;

Abstain- Wolke (as his wife is a member of the City Beautification Committee. MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

APPROVAL OF THE COMPREHENSIVE PLAN UPDATE: It was noted that the Commission had held a public hearing on the Comprehensive Plan update, along with a presentation by the Consultant. Mr. Wolke commented that he will vote for the plan, but has concerns about referencing increasing density to meet housing/employment needs; the plan appears to indicate that affordable housing is needed to attract business and industry; in the 1990s there were limited spec houses in Troy, but employment increased by 6,000; he remained in Troy after retirement partly because of the quality of life; and believes the increasing the density may adversely impact the quality of life. The consultant commented that the references are not only to bring in employees but to address comments that people who may want to live in Troy for a variety of reasons are not finding affordable housing. The Consultant indicated that increasing the density was only recommended for a few zoning districts, and density will be discussed in detail as the Commission will soon be reviewing the zoning code update. Staff commented that if the density was increased in certain zoning districts, the expectation is that the developer will be required to provide quality of life amenities within the subdivisions.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission approve the Comprehensive Plan Update. MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 121 S. MARKET STREET, FOR PAINT COLOR; OWNER – FOUR SONS DEVELOPMENT, APPLICANT/OWNER – FOUR SONS DEVELOPMENT. Staff reported: zoning is B-3, building is not on the Historic Register; the façade has been altered; applicant is proposing to use Electric Plum (purple) (7E14) to repaint an accent color on the front façade; the main body of the building was painted Winchester Grey with black trim earlier this year as approved by the Planning Commission; a new sign for the building should be presented at the next meeting; and staff recommends approval as the color meets the standards of the Design Manual. The Commission viewed a sample of the paint color. A motion was made by Mr. Westmeyer, seconded by Mrs. Ehrlich, to approve the Historic District Application, Certificate of Appropriateness, for 121 S. Market Street as submitted for the exact paint color presented at the meeting of Electric Plum (purple) (7E14), and based on the finding of staff that the application meets the Design Manual.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 123 S. MARKET STREET, REPLACEMENT SIGN; OWNER – FOUR SONS DEVELOPMENT, APPLICANT – VANTAGE SIGNS. Staff reported: zoning is B-3, building is not on the Historic Register; the façade has been altered; sign is for Samozrejme; sign material will be 1/2" aluminum composite with 1/4" dimensional flat cut acrylic letters; sign is white with black lettering; this is a replacement sign; the size of 26"x144" is less than the allowed signage area; and staff recommends approval as the sign is a replacement and meets the Design Manual.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the Historic District Application, Certificate of Appropriateness for the sign at 123 S. Market Street as submitted based on the exact materials, size and colors stated in the application and based on the finding of staff that the replacement sign meets the Design Manual

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting was adjourned at 3:55 p.m. following motion of Mrs. Ehrlich, seconded by Mr. Westmeyer.

Respectfully submitted,

Chairman

Secretary

November 13, 2024

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, November 13, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Titterington Ehrlich and Emerick; Development Staff – A. Eidemiller, T. Bruner and Andrew Burgei, and Development Director Davis.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS FOR 121 S. MARKET STREET, FOR A BUILDING SIGN; OWNER – FOUR SONS DEVELOPMENT, LLC; APPLICANT – ADVANTAGE SIGN FOR HARRIS' ENTERPRISES, JULES HARRIS. The applicant was present. Staff reported: zoning is B-3, Central Business District; the Ohio Historic Inventory (OHI) form describes the building as a two-story commercial building with gable roof in the downtown commercial core area; the building is not listed on the National Register of Historic Places; the front façade has previously been altered; proposed sign is 54" by 60" (22.5 square feet), which is less than the signage area permitted; sign material will be aluminum; sign will include green, yellow, purple, and pink colors to make up the flower logo of the new tenant; the sign background is white; and regarding the design manual section 5.4 (with staff responses 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**

Staff recommended approval based on the finding that the proposed sign complies with Design Manual Section 5.4.

A motion as made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Certificate of Appropriateness for the sign application for 121 S. Market Street as presented, based on the exact materials and colors stated in the application, and based on the finding of staff that the sign complies with Design Manual Section 5.4.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting was adjourned at 3:33 p.m. following motion of Mr. Emerick, seconded by Mr. Westmeyer.

Respectfully submitted,

Chairman

Secretary

November 20, 2024

A special meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, Nov. 20, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Westmeyer, Wolke, Oda, Titterington, Ehrlich and Emerick; Development Staff – A. Eidemiller, T. Bruner and Andrew Burgei, and Development Director Davis; Law Director Grant Kerber; Council President Rozell, Council members Marshall and Whidden.

REVIEW OF PRIOR RECOMMENDATION TO COUNCIL – PROHIBITION OF ADULT USE CANNABIS OPERATORS. The Community and Economic Development Committee of Troy City Council asked the Commission to review the video of the November 13, 2024 meeting of the Committee, and, based on that information, consider of the Commission's prior recommendation to prohibit Adult Use Cannabis Operators would be changed. The Commission was provided a great deal of background information including:

- Commission's original recommendation
- A summary of citizen comments from a public hearing on November 4
- The 47 written citizen comments submitted by email
- A letter from members of the Miami County Drug-Free Coalition
- Background materials submitted by two November 4 speakers
- An article discussing hospital ER trends
- The actual November 7, 2023 Issue 2 ballot language
- The Community and Economic Development Committee status report from their November 13 meeting (including the Chairman's written statement and a recent study report regarding the effects of marijuana use)

In response to Mr. McGarry, staff stated the recommendation of staff to establish the prohibition was unchanged.

Mayor Oda and Mr. Westmeyer stated they supported the original recommendation.

In response to Mrs. Ehrlich, Mr. Kerber stated that if Council does not affirm the Commission's recommendation, or enact a provision to provide for Adult Use Cannabis Operators in the Zoning Code, then the Zoning Administrator would be tasked with identifying the most similar use in the Zoning Code and allow an operator in that district or districts. Mr. Kerber further stated the most similar use would be a tobacco retailer and noted the districts where that use is permitted.

In response to Mr. Wolke, Mr. Kerber indicated Council can prohibit the sale of marijuana by a regulation in the zoning code but cannot just enact legislation saying there is no sale of marijuana in the City as that would not comply with state law.

It was commented that it seemed there may be some willingness by Council to allow an operator as long as the operator was not located in the downtown area.

Mrs. Ehrlich indicated she understood why the process started with the Commission providing a zoning code recommendation to Council, but it is her opinion that it is now Council's job to make the decision and respond to their constituents, and not now ask the Commission to reconsider the recommendation of the Commission, noting that Council does not have to accept the recommendation of the Commission.

Mr. McGarry commented that the Commission does not have legislative authority, so the decision must be that of Council.

Mr. Emerick questioned if the Commission had looked at all options, if all the research has been done as to any districts where location of a cannabis operator may be acceptable, noting that recreational marijuana had been approved by a state-wide vote. Mr. Titterington commented he did not know how much more research could be done, the Commission followed the Comprehensive Plan, and looked at the zoning districts in a non-political forum.

Mr. McGarry did note that the subject could be looked at in the future should there be a reason to do so.

In response to Mr. McGarry asking if the Commission wished to make a motion, there was no comment. The Commission's initial recommendation on the subject stood.

There being no further business, upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the meeting adjourned at 3:58 p.m.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: December 11, 2024

SUBJECT: Certificate of Appropriateness – 18 E. Canal Street

PROPOSAL:

The Applicant, Vantage Signs, on behalf of the owner Eric Krites, is requesting a Certificate of Appropriateness from the Planning Commission to consider the installation of a projecting sign at the property located at 18 E. Canal Street. The property is zoned B-3, Central Business District.

The Ohio Historic Inventory (OHI) form describes the building as a 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 27 in. by 180 in. (30.3 square feet) projecting sign on the southeast corner of the building. The sign will have a white background and black three-dimensional lettering.

Design Manual Section 5.7 states:

- A. Three dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest.
- B. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture.

The proposed sign meets these requirements. 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 upon the following:

- The proposed sign complies with section 5.7 of the Design Manual; the lettering is three-dimensional and the bracket is architecturally appropriate.



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 11/13/2024

Applicant PAUL Seisner

Telephone No. 937 552 5385

Owner of Property _____

Has the Owner been Notified? YES

Address of Project 200 South Walnut St

Contact Address (if different than Project Address) 6 US St Rt 202 Troy

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: New Sign

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

* The LINKS / BIAKE FIZ BRUN

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: _____

SIGNATURE OF PROPERTY OWNER: _____

PRINTED NAME OF PROPERTY OWNER:

ERIC W KRITES

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.



EXTERIOR WALL SIGN

SO#

Date: 11/20/24

Revision History:

Rev2: Updated Design

Rev3: 3 Additional font options

Rev4: Shrunk sizing

Rev5: Adjusted sizing and positioning

Rev6: Night-time simulation



Client: The Links Golf Social

Project Address: 200 S Walnut St

Project: Exterior Sign

Project Details:

Sign Type: Exterior Sign

Illuminated:

☒ Internal ☐ External ☐ No

Mounting Type:

☐ Flush Mount ☐ Raceway
☐ Pan Or Cabinet ☐ Bracket

Wall Type:

☐ EFIS ☐ Siding
☒ Block/Brick/Stone

Sq. Ft. Signage: 36.13 sq ft total

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+

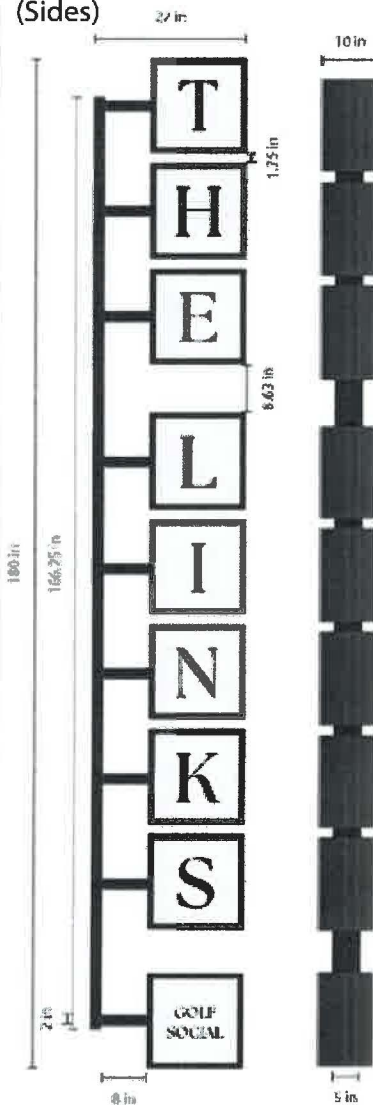
Materials:

Notes:

Color Specs

N/A N/A N/A N/A N/A
☐ ☐ ☐ ☐ ☐

(Sides)



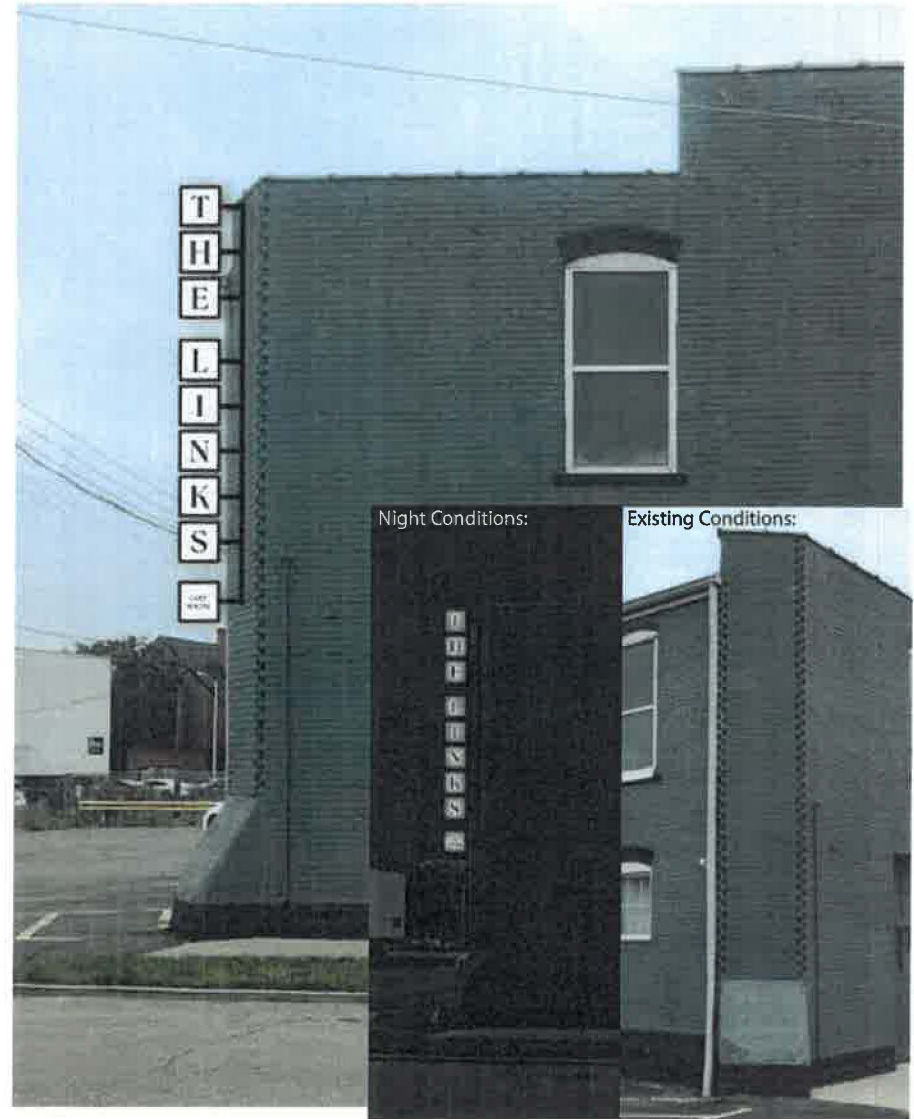
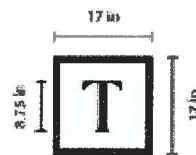
(Front)

Individual off-white boxes with backlit black 3D letters

Boxes wrapped in black metal

Halo illuminated

Last block ("GOLF SOCIAL") may be too small for 3D and may call for vinyl instead



Night Conditions:

Existing Conditions:

Designer: Evan Kurtz

Project Folder:



Note: All Electric Signs Are
UL Listed And Labeled.

This rendering is the property of Vantage Signs. It is for the exclusive use of Vantage Signs unless permission is expressly granted otherwise. All image and design rights remain the property of Vantage Signs unless stated otherwise. Copyright © Vantage signs