

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, February 28, 2024 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Emerick and Wolke; Development Staff – Long, Eidemiller, and Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mrs. Ehrlich, the minutes of the January 24, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 112 – 118 W. MAIN STREET; APPLICATION FOR ROOF REPLACEMENT; OWNER – TROY HISTORIC PRESERVATION ALLIANCE, BY BEN SUTHERLY; APPLICANT – THE MT STUDIO, LLC BY MIKE TWISS. The staff report noted: the property is zoned B-3 Central Business District; application is to install a Matte Black standing seam metal roof on the 1841 building and the 1902 addition; gutters are proposed in the same location as the existing gutters; gutters will be Matte Black to match the standing seam roof; the Ohio Historic Inventory (OHI) does not reference the roof as a character defining feature.

“DISCUSSION:

Design Manual. Section 2.10 Roofs, Gutters, and Downspout states the following:

- A. Re-roofing a building that currently has asphalt shingles should be simple in design.
- B. Avoid staggered-butt or other shingle patterns that try to create an older look.
- C. If a building does not have gutters and downspouts and is to have them installed, design and color should be compatible with the design and color of the building.
- D. On existing structures, avoid roofline additions such as dormers, skylights, or penthouses. However, these features may be appropriate on a new addition. If such elements are proposed, they should be placed toward the rear or along a rear slope where visibility is minimal. Skylights should be flat and low in profile.

Staff Analysis. The existing roofs have a rubber membrane on the 1902 and the 1840 portions of the building with a temporary roofing material on the southwest corner of the 1840s portion of the building. Section 2.10 A. and B. reference keeping the roof replacement simple in design, and avoid staggered-butt or other shingle patterns that try to create an older look. While the intent of the Design Manual is that asphalt shingles is proposed, metal roof achieves the simple in design component. Next, the gutters and downspouts color and design will be compatible with the building and structure a minimally visible from Main Street. Finally, when reviewing the locations visible from the streets surrounding the building, the roof will be minimally visible from both Main Street, S. Cherry Street, and Plum street due to the height of the building.” The Commission was provided a rendering showing the locations from which the roof would easily be seen. Staff recommended approval of the application based on the following:

- The colors will compliment neighboring properties; and
- The roof and gutters comply with the Design Manual section 2.10.

The owner and applicant were present. The commission viewed a sample of the roof material and a color swatch.

DISCUSSION. Mr. McGarry asked why a metal roof was preferred over a galvanized roof as a galvanized roof would have a look of 1800. Mr. Twiss commented that the roof will not be seen from other than a few locations and a black roof was selected as a neutral color to blend with any future alterations.

A motion was made by Mr. Wolke, seconded by Mr. Emerick, to approve the Certificate of Appropriateness for the replacement of the roof on 112-118 W. Main Street as submitted, based on the exact materials and colors as viewed by the Commission, and based on the findings of staff that:

- The colors will compliment neighboring properties; and
- The roof and gutters comply with the Design Manual section 2.10. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, TEMPORARY MURAL AT 2 S. MARKET STREET FOR THE TOTAL SOLAR ECLIPSE; OWNER – HEATHER AND ROB DAVEY; APPLICANT – TROY MAIN STREET, INC. Kennedy Goubeaux, Executive Director of Troy Main Street, Inc., stated that for the April 8 Total Solar Eclipse, a temporary mural is requested; this will be used as a selfie station for persons to take photos; a number of visitors are expected; the mural size would be approximately 10’x17’; it would be displayed between March 11 and April 12, 2024; the design is similar to the street banners that have been placed; and the mural material and adhesive will allow for easy placement and removal with no impact on the building. Staff recommended approval.

A motion was made by Mr. Emerick, seconded by Mrs. Ehrlich, to approve Certificate of Appropriateness for the application of the temporary mural at 2 S. Market Street as submitted based on the exact material and design stated in the application.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

PROPOSED AMENDMENTS THE ZONING CODE REGARDING PERMITTED USES WITHIN THE DOWNTOWN RIVERFRONT OVERLAY (DR-O) DISTRICT. Staff reported that City Council adopted a moratorium on specific uses in the Downtown Riverfront Overlay (DR-O) by Ordinance No. O-44-2023 to allow staff to perform analysis on the uses in the DR-O; the DR-O encompasses twelve (12) zoning districts: the PD Planned Development District, Wellhead Operation District, A-R Agricultural Residential District, R-5 Single Family Residential District, the R-6 Two Family Residential District, the R-7 Multiple Family Residential District, OR-1 Office Residence District, OC-1 Office Commercial District, B-1 Local Retail District, B-2 General Business District, B-3 Central Business District, and the M-2 Light Industrial District. The report further noted:

“PROPOSAL:

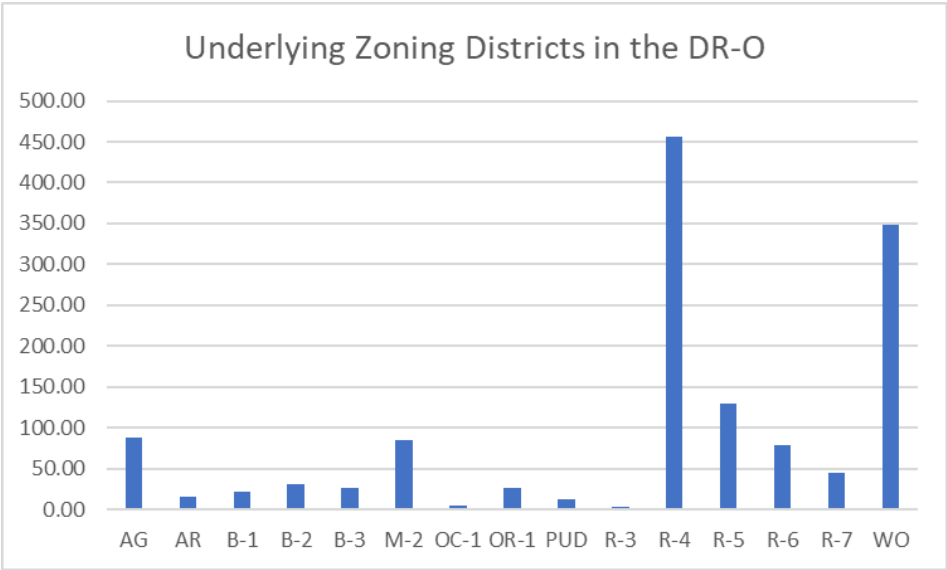
Staff Analysis: When analyzing the twelve (12) zoning districts as a whole, it was determined that there are undesirable uses that are currently permitted by right in the DR-O. The B-1 Local Retail District and the B-2 General Business District represent only 3.8% or about 52.58 acres of the entire acreage of the DR-O and reflect one of the main business support areas to the downtown. The intent of the DR-O 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. Many of the permitted uses in the underlying districts do not support the stated intent of the DR-O. Additionally, these uses do not meet today’s design standards of the Historic Preservation Overlay as well as safe maneuverability of vehicles per the Construction Standards.

Alteration #1: Changes to 1143.13, 1143.14, and 1143.18

Planning Staff are proposing to add an additional permitted uses list for properties that are located in the DR-O with the underlying zoning of B-1 Local Retail District, B-2, General Business District, and the M-2 Light Industrial District. Additionally, Staff is proposing to modify the B-3 Central Business District permitted uses. Please see Exhibit A for a principally permitted uses table for a comparison of the existing and proposed uses in the DR-O.

These proposed changes would not affect the majority of the districts that represent the DR-O with no changes being proposed in the residential districts that make up 52% or about 711.5 acres of the DR-O. A full breakdown of the Zoning District acreage in the DR-O can be seen below:

Zoning Districts	Acreage
AG	87.67
AR	14.79
B-1	21.48
B-2	31.17
B-3	25.45
M-2	85.11
OC-1	4.67
OR-1	25.81
PUD	11.96
R-3	3.16
R-4	456.68
R-5	129.00
R-6	78.61
R-7	43.93
WO	348.29
Grand Total	1367.75



The B-1 District has about 21.48 acres in the DR-O. Outside the DR-O, the B-1 District has an additional 13.75 acres located outside of the DR-O. The B-2 district has about 31.17 acres inside the DR-O with about 333 acres located outside the DR-O. The M-2 District has 85.11 acres inside the DR-O with an additional 1,544 acres located outside of the DR-O.

Alteration #2: Changes to 1143.15 (b) Principal Permitted Uses

Planning Staff is proposing to remove the following uses from the B-3 Central Business District:

1. Automobile accessories – retail sales, including incidental installation.
2. Dry cleaning and laundromats.
3. Electrical appliance repair.
4. Nursing homes.
5. Paint, glass and wallpaper – retail sales.
6. Railroad Stations – Passenger
7. Repair Part – Retail Sales
8. Rescue Missions
9. Rooming Houses

Staff Analysis: Many of the above listed uses are not clearly defined by section 1133.02 Definitions of the Zoning Code and are similar to other listed permitted uses in the district. Please see exhibit B for a full list of permitted uses in the B-3 Central Business District.

RECOMMENDATION: Staff Recommends that the Planning Commission provide a positive recommendation to City Council for the proposed Zoning Code Changes as a result of the analysis of undesirable uses in the DR-O."

DISCUSSION.

Commission members asked about some uses, with staff noting that there was some combination of terms to avoid redundancy. Regarding electric fueling stations not being mentioned, staff included that use is part of a future general zoning code update. As there were four members of the Commission members present, some members suggested this topic and recommendation should be delayed until more members could attend. Staff indicated that a delay of two weeks would not negatively impact the schedule of this item based on the time frame of the proposed moratorium extension before City Council.

A motion was made by Mr. Emerick, seconded by Mrs. Ehrlich, to table the review of the proposed amendments related to the DR-O District until the next Commission meeting.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

There being no further business, the meeting adjourned at 3:53 p.m. upon motion of Mr. Emerick, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary