

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, December 11, 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.

Minutes: A motion was made by Mr. Emerick, second by Mr. Westmeyer, to approve October and November minutes, approved by unanimous vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 240 S. WALNUT ST. FOR PROJECTING SIGN; OWNER: ERIC KRITES; APPLICANT: VANTAGE SIGNS FOR THE LINKS (BLAKE FILBRUN). The applicant was present. Staff reported: the business address will be 240 S. Walnut (not 18 E. Canal on 200 S. Walnut as stated in the application and/or staff report); 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 downtown commercial core area; building is not listed on the National Register of Historic Places; the front façade has previously been altered; application is for a 27 in. by 180 in. (30.3 square feet) projecting sign on the SE corner of the building; sign will have a white background and black three-dimensional lettering; and *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.

Staff indicated that the application meets these requirements and recommends approval based on the findings of that the proposed sign complies with section 5.7 of the Design Manual; the lettering is three-dimensional and the bracket is architecturally appropriate.

Mr. Titterington asked about lighting of the sign, with staff advising it will be “halo” lighting, or the light not shining through the sign but around it.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Certificate of Appropriateness for the sign application for 240 S. Walnut Street as presented, based on the exact materials and colors stated in the application, and based on the finding of staff that the proposed sign complies with section 5.7 of the Design Manual; the lettering is three-dimensional and the bracket is architecturally appropriate. the sign complies with Design Manual Section 5.4.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

CONSULTANT UPDATE ON THE TROY UNIFIED DEVELOPMENT CODE (UDC), FORMERLY KNOW AS THE ZONING CODE. David Baird, American Structurepoint, LLC, noted that the project scope includes review and recommended updates of the Troy Unified Development Code (UDC), formerly known as the Zoning Code, and the UDC includes the zoning ordinances, sign code, and subdivision regulations. Mr. Baird indicated that the timeline will take longer than anticipated. Mr. Titterington discussed that there are some members of City Council who would like to see the subdivision regulations portion be recommended by the Commission and forwarded to Council as soon as possible so that implementation can occur before there is much new development. It was noted that when the document is recommended to Council, there will need to be a 30 day notice for a Council Public Hearing, followed by a committee recommendation to Council. Mr. Baird stated that the advisory committee will be discussing landscaping; that specific attention needs to be given to handling setback requirements with combining of current zoning districts; and it was discussed that some vagueness in the principal permitted uses and accessory buildings needs additional review. It was mentioned that lot size differences are minimal, with Mr. Titterington commenting that the minimal is important as Council just went through a great deal of discussion on bee keeping that referenced specific distances. Mr. Baird stated that in reducing the number of zoning districts, each district will include a purpose statement, and he believes that code enforcement will be a better process for staff with definitions for all land uses clearly set forth and lot left to interpretation. There was discussion about code enforcement with Mr. Wolke commenting that the current remedy is not sufficient to make someone not willing to do so to follow the code. Mr. Eidemiller noted that the current criminal process is long and has a poor success rate, so that the new document is looking at civil as well as criminal offences with non-criminal civil enforcement permitting staff to issue tickets. Mr. Titterington commented that future legislation will include mechanisms for enforcement regarding vacant structures, future landlord registration requirements, and different avenues for enforcement and penalties so there is an incentive to stop violations.

Mr. Titterington suggested the consultant view the video of a recent Council committee meeting to hear the discussion related to recreation trails as the Chair of the committee wants the subdivision regulations amended now to require all subdivisions to have a recreational trail requirement. Mr. Baird stated he believed the final document would be to the Commission towards the end of the first quarter/beginning of the second quarter of 2025.

There being no further business, the meeting was adjourned at 4:01 p.m. following motion of Mr. Emerick, seconded by Mr. Westmeyer.

Respectfully submitted,

_____Chairman

_____Secretary