

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, April 24, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Wolke, Westmeyer, Oda and Titterington; Development Staff – Eidemiller and Long; Development Director Davis; and City Engineer Rhoades.

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mayor Oda, the minutes of April 10, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 117 S. MARKET STREET, SIGN APPLICATION FOR REST AND RENEWAL; OWNER – HEATHER DAVY; APPLICANT - AMANDA LUKE. Staff reported: zoning is B-3, Central Business District; the Ohio Historic Inventory (OHI) form states that the building was originally build by J. W. Davis in 1911; the building is described as a single-story commercial building with the original façade coated by stucco; the storefronts are a recent alteration; the building is not listed on the National Register of Historic Places; proposed sign measures 3' x 8' or 24 square feet; allowable sign square footage is 33 square feet; sign will consist of ½" thick laser cut dimensional acrylic letters; digital print Light Olive in color and mounted on a MaxMetal background surrounded by a wood frame; sign will be mounted in the same place as the previous wall sign; Design Manual section 5.4 states "wall signs should be three dimensional, with letters carved by a router, or letters should be individually pin-mounted or incorporated into a sign panel"; the proposed signage meets Section 5.4 of the Design Manual; and staff recommends approval of the proposed sign based on:

- The signage complies with Section 5.4 of the Design Manual.
- The sign complies with the City of Troy Sign Code.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Troy Planning Commission approves the Historic District Application, Certificate of Appropriateness for 117 S. Market Street as submitted, based on the exact materials and colors stated in the application, and based on the recommendation of staff that:

- The signage complies with Section 5.4 of the Design Manual.
- The sign complies with the City of Troy Sign Code.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 405 PUBLIC SQUARE SW AND 2-10 W. MAIN STREET, REMOVAL OF EIGHT CHIMNEYS LOCATED ON THE SOUTH AND SOUTHWEST CORNERS OF THE BUILDING; OWNER/APPLICANT - HEATHER DAVY. Staff reported: property is zoned B-3, Central Business District; the OHI form lists this property as a three-story brick, commercial building; the structure is of High Victorian Italianate style; contributing features include the east storefront, overhanging eaves and cornice brackets, hood molds, and 4/4 windows; chimneys are not listed as a contributing feature on the OHI form; the applicant is requesting approval to remove eight chimneys on the south and southwest corners of the building; these chimneys are currently not functioning and have not been in operation for many years; many of the chimneys have been covered over with rubber roof membrane to stop water penetration into the building; and the graphic below identifies the locations of the chimneys to be removed:



Staff further noted: **Design Manual:** Section 2.10 Roof, Gutters, and Downspout does not address chimneys on the roof; however, it states: "reroofing shall be simple in design"; the chimney openings will be reroofed with a rubber membrane that currently exists on the roof; the chimneys on the public square side will remain intact; and the proposed removal is only visible from the S. Cherry Street side of the building. Staff recommended approval based on:

- The Chimney removals will not affect any contributing feature as referenced on the OHI form.
- The reroofing material will be simple in design, and otherwise complies with the Design Manual.

Discussion. Staff further commented that this project is a total roof replacement, which will require the temporary removal of one of the City's webcams. It was also commented that there are other buildings in the Historic District that have chimneys; however, staff is not suggesting the Design Manual be amended to address chimneys on the roof as any removal applications will be considered by the Commission and consideration will be given as to whether or not an OHI form indicates a chimney is a "contributing feature".

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the Historic District Application for 405 Public Square SW and 2-10 W. Main Street as submitted, based on the findings of staff that:

- The Chimney removals will not affect any contributing feature as referenced on the OHI form.
- The reroofing material will be simple in design, and otherwise complies with the Design Manual,

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FINAL PLAT APPROVAL, ADDISON LANDING SUBDIVISION SECTION ONE, LOCATED ALONG DORSET ROAD AND LYTLE ROAD, OWNER – ROBERT HALL FOR OBERER; APPLICANT – CHOICE ONE ENGINEERING. Staff reported: The Commission approved the Preliminary Plan of this subdivision on October 11, 2023; details for Section One are:

Section One encompasses a total of 17.685 acres with 51 building lots and one drainage lot consisting of 5.551 acres.

The zoning of Section One is R-5 Single-Family Residential, with a minimum lot size of 6,000 square feet. Lot sizes range from .149 acres (6,490 square feet) to 0.297 acres (12,937 square feet).

The development of this section will dedicate 2.194 acres of public street Right-of-Way. The names of the roads in Section One are Austin Drive, Addie Court, Barclay Circle, and Addison Landing Drive.

The subdivision has private open space that is maintained by the HOA and has been accepted by the Planning Commission (as part of the Preliminary Plan approval) and the Park Board for this development.

Staff noted that the Developer is going to construct the subdivision prior to approval of the Final Plat by City Council. This is authorized under Subdivision Regulations 1113.09 (a) (1), which states: “(a) All improvements required by these Subdivision Regulations shall be constructed and completed under the supervision of and to the specifications required by the agency or agencies having jurisdiction over them. No final record plat shall be approved until either: (1) Construction drawings have been approved, all public improvements and that portion of all private improvements within common areas to be used for public purposes have been completed to the satisfaction of the City, and a satisfactory maintenance guarantee has been submitted or the improvements have been in place for at least a year after the satisfactory completion without the appearance of defects; ...”

Staff recommends that Planning Commission provide a positive recommendation to City Council to accept the proposed Final Plat and dedication of Right-of-Way as they are in general accordance with the approved preliminary plan with the following conditions:

- 1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction
- 2. The oversizing amount is agreed upon and authorized by City Council prior to construction
- 3. The utility easement along the church property at 1580 N. Dorset Rd is recorded.

Discussion. Staff noted that the developer, by proceeding without the plat being referred to Council for approval at the beginning of the process, is taking the risk that the plat will be approved as constructed.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council the Final Plat Approval application and dedication of Right-of-Way for the Addison Landing Subdivision Section One as submitted, noting that the developer plans to proceed with the construction as allowed by Subdivision Regulations section 1113.09 (a) (1), which means that the recommendation will not be forwarded to Council for approval until the construction has been completed, with the Commission approval based on the following conditions:

- 1. That the construction set is approved and a preconstruction meeting is held prior to beginning construction.
- 2. The oversizing amount is agreed upon and authorized by City Council prior to construction.
- 3. The utility easement along the church property at 1580 N. Dorset Rd is recorded.

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OTHER: Staff commented that for the next public engagement opportunity for the Comprehensive Plan Update, the consultant will have a booth set up as part of the May 31 “Strawberry Jam” event, in the downtown, and it is hoped that citizens stop by.

There being no further business, the meeting adjourned at 3:40 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary