

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, July 10, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Westmeyer, Wolke and Titterington; Development Staff – R. Long; A. Eidemiller, T. Bruner, and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of June 26, 2024, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 16 S. CHERRY STREET FOR PROJECTING SIGN; OWNER – GAUDIN PROPERTIES LLC; APPLICANT - ASHLEY DUNLAVY. OWNER – MARKET STREET MANAGEMENT LLC; APPLICANT – BEHR DESIGN LLC.

Remove from Table: A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to remove the application for 16 S. Cherry Street from the table.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

Staff reported: The property is zoned B-3 Central Business District; the OHI form lists this property as a Gothic Revival Victorian Cottage style built in 1870; it is listed on the National Register; the sign would be located on the southernmost post of the porch facing S. Cherry Street; sign would be 18” by 24” with white background with black lettering, mounted to the post using an ornate black, metal, scroll bracket; sign will be similar to the one installed at the adjacent building using the same material and bracketing; Design Manual Section 5.7 states “projecting signs brackets should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture”; and staff recommends approval of the proposed signage based on the following:

- The signage and bracket comply with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.

DISCUSSION. In response to Mr. Titterington, staff advised that the sign will be positioned as landscape, and the brackets will be longer than those on a neighboring sign.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the Historic District Application Certificate of Appropriateness for the projecting sign at 16 S. Cherry Street as submitted based on the exact materials and colors provided in the application, and based on the recommendation of staff that:

- The signage and bracket complies with section 5.7 of the Design Manual.
- The signage meets section 749.12 of the City of Troy Sign Code.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION - CERTIFICATE OF APPROPRIATENESS, 116 E. FRANKLIN STREET, FOR EXTERIOR PAINTING AND INSTALLATION OF LIGHT FIXTURES; OWNER/APPLICANT – CANAL STREET HOLDINGS LLC, SAM O’NEAL.

Staff reported: the property is located in the OR-1, Office Residential District; the OHI form lists this as an 1888, 2 story, frame residence in the Italianate Style with contributing features of a 2-story projecting bay, cornice, trim and brackets; there have been alterations on the front, side, rear entrances as well as the soffits and eaves using modern materials; application is to paint the main building color Sage (SW 2860) with accent colors of Sage Green Light (SW 2851) and the window trim will be Extra White (SW 7006); the existing torch style lights that flank the front door will be replaced with black, aluminum frame, lantern style lights; Section 2.6 of the Design Manual states: “Concentration of similar colors on the same block should be avoided. Historically Unpainted surfaces should not be painted. Historically painted surfaces should remain painted. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues.”; Section 4.6.B of the Design Manual states: “Light fixtures should be simple in design. Subdued, soft, warm lighting should be used. Avoid large ornate light fixtures.”; with staff recommending approval based on the findings of:

- 1.The paint colors proposed meet the Design Manual
- 2.The proposed light fixtures meet the Design Manual and similar fixtures are found in the historic district

DISCUSSION. In response to Mrs. Ehrlich, staff confirmed that there will be only two lights and none in the center above the door. The Commission viewed the paint colors.

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application Certificate of Appropriateness for 116 E. Franklin Street for the painting with the exact colors as stated in the application and as reviewed by the Commission at this meeting, and the replacement of the existing torch style lights that flank the front door to be replaced with black, aluminum frame, lantern style lights; and based on the findings of staff that:

- The paint colors proposed meet the Design Manual
- The proposed light fixtures meet the Design Manual and similar fixtures are found in the historic district.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

STATUS, COMPREHENSIVE PLAN UPDATE. The Commission was informed of the following schedule:

- Aug. 14 Update to the Planning Commission by the Comprehensive Plan Consultants
- Aug. 15 Public meeting regarding the Comprehensive Plan update, time and location to be announced
- Aug. 26 6:00 p.m. Workshop led by the Comprehensive Plan consultants for Troy City Council and the Planning Commission. This workshop will include Council in the process, recognizing that the Plan approval is by the Planning Commission as it is the Commissions’ working document. Information will be distributed ahead of the workshop. Commission may consider approval of the Comprehensive Plan Update.
- Aug. 28 Tentative date for the Commission to consider approval of the Comprehensive Plan, if not approved August 26.

There being no further business, the meeting adjourned at 3:41 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

