



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 27, 2025, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Aug. 13, 2025
3. Historic District Application - Certificate of Appropriateness, 12 W. Main Street, for window replacements
Owner / Applicant - Rob & Heather Davey
-Remove from Table - motion/second/roll call vote
-Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 8 N. Market Street, for an 11.11 square foot building sign
Owner - Betty Langer
Applicant - Sharee Quick - Quick/Fast Signs
-Commission to make decision
5. Other
6. Adjourn

Next Meeting -- Sept. 10, 2025

Members - if you will not be attending, please call or email Sue

AUGUST 13, 2025

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, August 13, 2025, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Westmeyer, McGarry, Wolke, and Ehrlich; Development Staff – Eidemiller, Bruner, and Burgei; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the July 23, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 12 W. MAIN STREET, FOR WINDOW REPLACEMENTS;
OWNER-APPLICANT – ROB & HEATHER DAVEY, STAFF REPORT: Staff reported: property is zoned B-3 Central Business District; the Ohio Historic Inventory (OHI) form describes this property as store fronts one half renovated, both iron pillars and cornice are still there, three bays each side recessed each set paladian form with shaped incised lintels and brackets—rosettes, heavy bracketed and decorated stone cornice; applicant proposes replacement of existing windows with new storefront-style windows with aluminum framing, these windows are not operational, the color of the replacement will remain the same as the current ones (UC109856 Permafluor Sandstone).

STAFF ANALYSIS (Windows):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. The position, number, and arrangement of original windows in a building should be preserved. **The replacement windows will have the same position, number and arrangement of the existing windows. The proposal meets this guideline.**

Section 2.8 B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. **The current windows are not original. The proposal meets this guideline.**

Section 2.8 C. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes. **The window openings will remain the same size. The proposal meets this guideline.**

Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. **The replacement windows will be aluminum storefront windows. Based on the information provided, staff is unable to verify the meeting rail/sash members dimensions. The proposal does not meet this guideline.**

STAFF RECOMMENDATION (Windows):

Staff recommends tabling the request due to the need for further information on the meeting rail profile and information related to the operational characteristics of the windows."

DISCUSSION.

-Heather Davey, applicant, commented that she was unclear as to what additional information staff needs as she has responded to staff requests. She stated that the existing windows were installed at least 20 years ago and all were operational upon installation; over those years, some windows do not shut or some drop down from the top; it should be remembered that these are already replacement windows; and while this is now considered one building, it was once seven buildings that would have had some individual appearance and the original windows may not have been consistent; and the replacements are needed to address maintenance from water damage into the building.

-Staff indicated that the standards require making sure the meeting sash will provide a layer of character to the building; staff further commented that the windows on the Square side should have consistent windows; and efforts were made to reach the contractor for information as to the dimensions of the existing profile. To address Ms. Davey, staff commented that the applicant can provide a profile for each window using a tape measure; that pictures are needed of each window with indication of which are operational, and which are not, and information needs to be provided regarding what it would take to make each window operational and the timing for any work. Staff stated they can work with Ms. Davey, but the information is required.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to table the Historic District Application for window replacements at 12 W. Main Street so that the applicant can provide the information requested by staff.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

PRELIMINARY PLAN, SHIVSAGAR RESIDENTS SUBDIVISION, LOCATED ON THE WEST SIDE OF S. STANFIELD ROAD, NORTH OF COMMERCE CENTER BLVD.; OWNER – SHIV RENTALS LTD., BHAVESH PATEL, 2256 GIRARD LANE E.; APPLICANT – CHOICE ONE ENGINEERING FOR THE OWNER.

Staff reported: the subdivision is located along S. Stanfield Road (Parcel ID: D08-059520); the land is currently undeveloped and is located on the west side of S. Stanfield Road north of Commerce Center Boulevard; the property is zoned OR-1, Office-Residential District; and staff further reported:

"PROPOSAL:

The submitted preliminary plan is the first step of the approval process. Should the proposed subdivision move forward, a Final Plat will follow to create the lots and to dedicate the streets and public utilities. Detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff. The Final Plat will be reviewed by Planning Commission who will make a recommendation to City Council. Council ultimately will have final approval of the Record plan.

Uses & Layout: The proposed subdivision encompasses three (3) acres and includes six (6) buildable lots that range from .367 acres to 0.552. Each lot will have a four (4) unit building that ranges from 5,048 Square Feet to 5,673 Square Feet. The OR-1 District requires a minimum lot area of 3,000 Square Feet per dwelling unit of which is met by this Preliminary Plan. Each unit will provide two (2) parking spaces as required by Zoning Code 1154.04 (b).

②
Roadways: Access to this development will be provided one cul-de-sac named Sia Court. Access management has been required by City Staff to align the drive with the adjacent fueling station at 151 S. Stanfield Road. Additional safety measures have been evaluated for the intersection of S. Stanfield Rd and Commerce Center Boulevard. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing a retention area located in the north and south portion of the development. Maintenance of storm water control facilities will be the responsibility of the Homeowners Association.

Parkland: The developer is not proposing to provide any parkland within the subdivision and requesting to pay fees-in-lieu of parkland instead of providing the required three (3) percent as required by the Subdivision Regulations. Staff is in support of fees-in-lieu of as the park service areas map covers this development. On August 12, 2025, the Board of Park Commissioners approved fees-in-lieu of dedicated parkland for this Subdivision.

Landscape Buffer: A fifteen (15) ft landscape buffer is provided on the west side of the development as required by Zoning Code 1143.11 (e) (1). This will provide a variety of screening elements that include seven (7) green arborvitaes, three (3) Taylor Junipers, three (3) Dogwoods, and five (5) Viburnum's.

RECOMMENDATION:

Staff recommends that Planning Commission accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards."

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to approve the Preliminary Plan for the Shivsagar Residents Subdivision as submitted and based on the findings of staff that accept the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:46 p.m., upon motion of Mr. Westmeyer, seconded by Mrs. Emerick, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Andrew Burgei, Zoning Inspector

DATE: August 20, 2025

SUBJECT: Certificate of Appropriateness – 12 West Main Street

PROPOSAL:

The owner Rob & Heather Davey, has requested the Planning Commission to review the window replacement at the property located at 12 W. Main Street. The property is located in the B-3 Central Business District.

BACKGROUND:

The Ohio Historic Inventory (OHI) form describes this property as store fronts one half renovated. Both iron pillars and cornice are still there. Three bays each side recessed each set paladian form with shaped incised lintels and brackets—rosettes. Heavy bracketed and decorated stone cornice.

During the August 13, 2025, Planning Commission meeting, the Planning Commission tabled the request for the new window installations due to not having enough information. The applicant has provided additional information on the existing window conditions. The supplemental information identifies 22 of the 40 windows have some level of damage. Additionally, the 40 windows are not original to the building. Finally, the applicant has changed the proposed design of the replacement windows from three panes to two panes to simulate the original double hung windows (See attached supplemental information).

DISCUSSION:

Windows. The applicant proposes replacement of existing windows with new storefront-style windows with aluminum framing. These windows are not operational. The color of the replacement will remain the same as the current ones (UC109856 Permafluor Sandstone).

STAFF ANALYSIS (Windows):

Staff analysis can be found following each **bold** Design Manual guideline below:

Section 2.8 A. The position, number, and arrangement of original windows in a building should be preserved. **The replacement windows will have the same position, number and arrangement of the existing windows. The proposal meets this guideline.**

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Section 2.8 D. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material as the original windows, usually wood, should be used. **The**

replacement windows will be aluminum storefront windows that closely replicate the historic profile of the original. The proposal meets this guideline.

RECOMMENDATION (Windows):

Staff recommends approval of the windows due to compliance with Design Manual Section 2.8.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/15/25
Applicant Heather Davey Telephone No. 937-335-2017
Owner of Property Heather & Rob Davey Has the Owner been Notified? yes
Address of Project 12 W Main & 401 Public Square
Contact Address (if different than Project Address) 1640 Surrey Rd Troy
Name of Architect/Engineer and/or Contractor Hemm's Glass

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☒ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☐ Other: _____ |

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

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- 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:

Heather Davey

SIGNATURE OF PROPERTY OWNER:

Heather Davey

PRINTED NAME OF PROPERTY OWNER:

Heather Davey

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____



Robert and Heather Davey

- 1640 Surrey Road
- Troy, Ohio 45373
- (937)335-2017
- Email: heatherdavey1@gmail.com

August 15, 2025

Dear Members of the Planning Commission,

We respectfully request approval to replace the windows in the historic buildings located at 12 West Main Street and 401 Public Square. While these buildings hold historic significance, the existing windows are not original to their construction. They are vinyl replacements—installed sometime in the late 1980s or early 1990s—consisting of two different window units joined with caulk. Over time, the caulking has failed, allowing water to infiltrate and cause interior damage.

Across the property, there are 40 windows in total—22 on Cherry Street, 12 on West Main Street, and 6 on the rear alley. Of these:

- 16 windows have broken mechanisms and have been permanently caulked shut.
- 3 windows have cracked glass and have been sealed for safety.
- 13 windows experience water penetration between the fixed and double-hung sections due to deteriorated caulking.
- 6 windows exhibit seal failure in the insulated glass units, resulting in persistent condensation and visible fogging between panes.
- 8 windows have visible interior water damage such as bubbling paint or plaster.

The current vinyl units, with their three-pane design, do not reflect the historic appearance of the buildings, which originally featured two-pane, double-hung wooden windows.

Our proposal is to install fixed, storefront-style aluminum windows designed to closely replicate the historic profile while addressing modern safety, efficiency, and maintenance concerns. The color will remain the same to preserve the building's visual character. Aluminum frames were chosen for their superior strength, durability, and longer lifespan compared to vinyl.

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Reasons for fixed windows:

1. Historic Precedent – Other downtown properties, including the Caroline Building and the City Building, use fixed windows on upper floors, demonstrating compatibility with the district’s character and acceptance of this approach in prominent historic structures.
2. Safety – Third-floor windows are not needed for ventilation and are difficult to operate safely. Fixed units eliminate fall and liability risks. Per Rob England, these windows are not part of the building’s egress routes (see included email), meaning their replacement with fixed units does not impact life safety requirements.
3. Efficiency & Noise Control – Fixed windows outperform operable ones in air sealing, thermal control, and sound insulation—important given the proximity to West Main and Public Square.
4. Visual Consistency – While exact dimensions of the original windows are unavailable, the replacement windows will maintain visual consistency with the historic appearance based on the provided photographs, ensuring the building retains its period-appropriate character from the street. While the Design Manual Section 2.8 D states that “windows should simulate the operating characteristics of the originals,” this is generally understood in preservation practice to refer to visual simulation, not functionality—particularly when operability no longer serves a purpose or poses conflicts with safety or efficiency goals.
5. Compliance with Preservation Standards – The plan meets the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards 6 and 9, by matching historic design and avoiding damage to the building’s character.

We believe this solution offers the best balance between historic preservation and modern performance requirements. We respectfully request the Planning Commission’s approval and would be glad to provide additional details or host a site visit.

Respectfully,


Robert Davey


Heather Davey

Current Window Conditions

Header: *Existing Window Issues – Supporting Photos*

- ◆ **Photo 1:** *Current Vinyl Windows Installed in Late 1980s/Early 1990s (view of alley and Cherry Street)*



- **Photo 2: Current Vinyl Windows Installed in Late 1980s/Early 1990s (view from Cherry Street)**



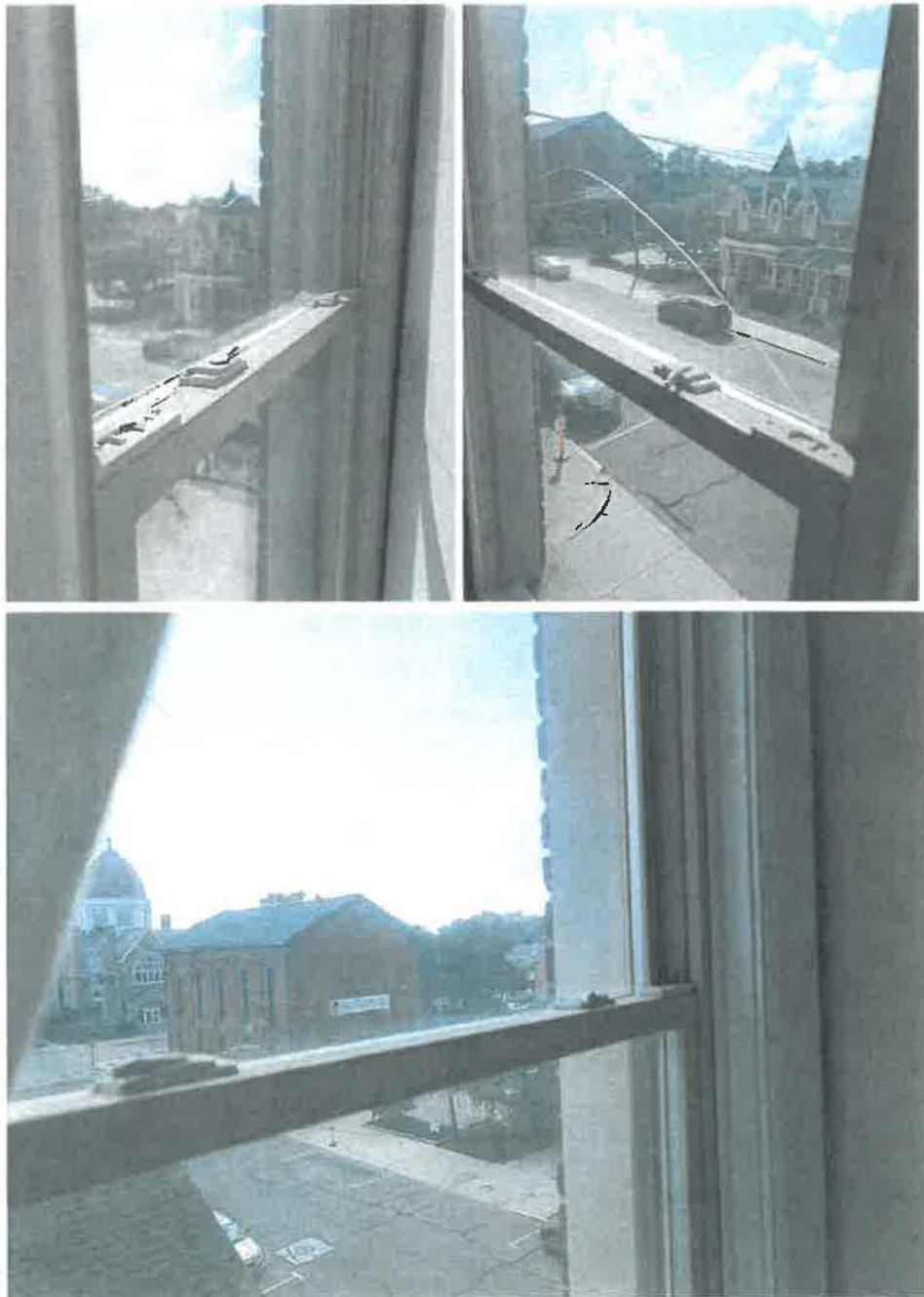
- **Photo 3: Current Vinyl Windows Installed in Late 1980s/Early 1990s (view from W. Main Street)**



- **Photo 4-6:** Close-up of failed caulk between two window frames.



- **Photo 7-9:** Close-up of cracked glass.



- **Photo 10-11:** Interior shot showing bubbling paint/plaster from water intrusion.



- **Photo 12:** Evidence of seal failure in the insulated glass units, resulting in persistent condensation and visible fogging between panes.



● **Photo 13: Email from Tenant describing concerns with water intrusion.**

RE: windows

Rentals x

N

Nicole Williams <NWilliams@crsi-oh.com>

to me ▾

10:01 AM (11/11/2020)

☆ 😊 ↶ ⋮

Our HR rep was out of her office Tuesday during the storm but we checked it yesterday. There was water in the windows in her office and her file room. Those are windows 1 & 2 from the corner. There also looked to be mold in window 2. This may be becoming a health issue and something may need done sooner rather than later.

It just started raining and not even nearly as hard as it was Tuesday and water came in windows 1, 2, 4, 5, and 7. The most in windows 2 and 5. It looks like it is coming from the top. I attached pictures and a video.

Thanks,
Nicole

Empowering
all.

CRSI

Nicole Williams

Program Administrator, CRSI

Phone 937-335-6974 x1300 | Mobile 937-631-9325

405 Public Square, Suite 373, Troy, OH 45373

f in +

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Photo 14: View of triple-pane vinyl design (label: *Not Consistent with Original Two-Pane Historic Appearance*).



Summary of Window Conditions

Header: *Condition by Numbers*

Location	Total Windows	Broken Mechanisms	Cracked Glass	Water Penetration	Seal Failure	Interior Damage
Cherry Street	22	9	1	10	5	5
West Main Street	12	5	0	3	1	3
Rear Alley	6	2	2	0	0	0
TOTAL	40	16	3	13	6	8

Historic Reference Photos

Historic Appearance – Two-Pane, Double-Hung Wooden Windows



Historic Appearance – Two-Pane, Double-Hung Wooden Windows



Page 5 – Proposed Window Design

Header: *Proposed Fixed, Storefront-Style Aluminum Windows*

- Manufacturer spec sheet or rendering of proposed window style.
- Note on rendering: *Dimensions will be based on existing openings; exact historic dimensions unavailable, but appearance will be consistent with photographs.*

Project Name: Heather Davey

Frame Set Name: Frame Set 1

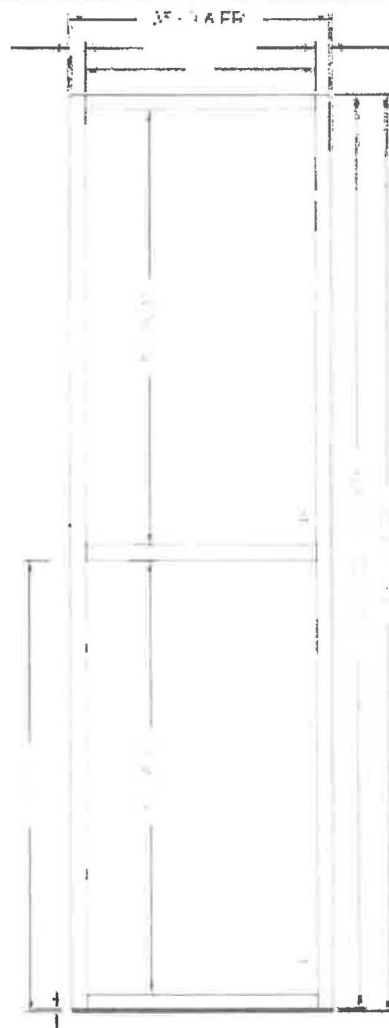
Fra

Metal Group: HG21 451T CG/SS/OG STOPS UP

D/S: 1

F

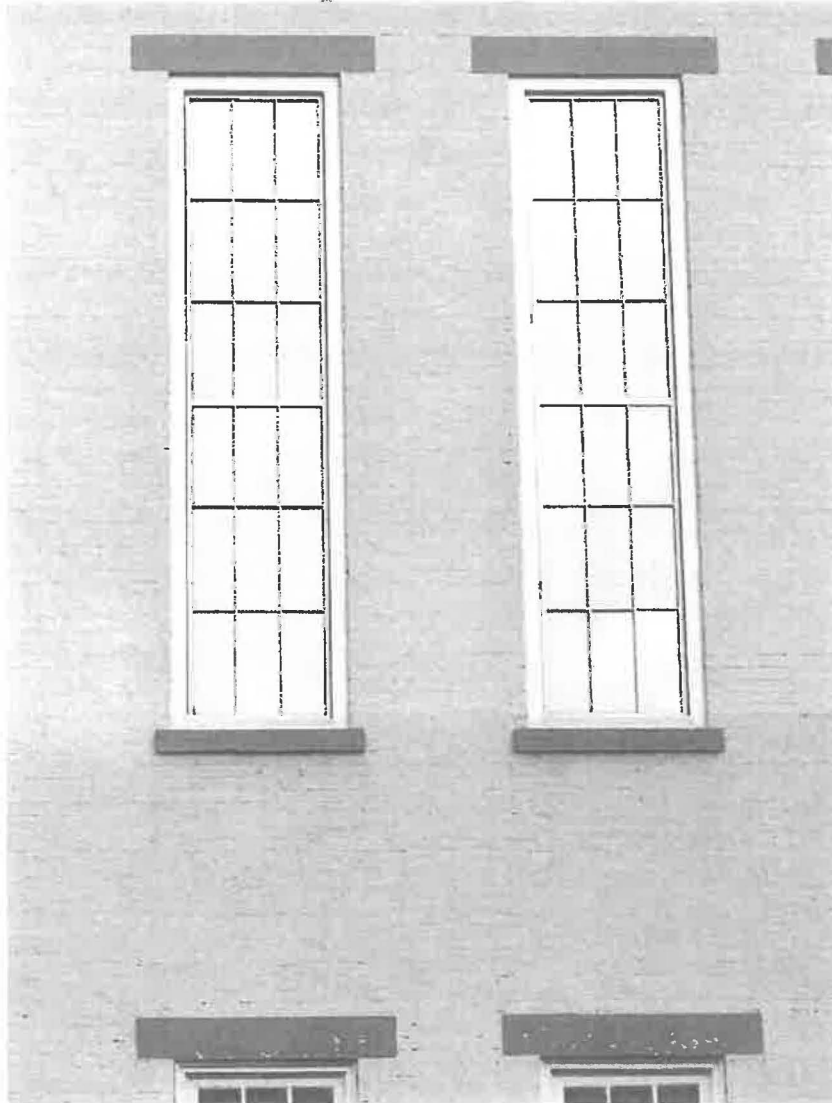
Required: 10 Back Member Color: #22 SAND STONE FLUROPON



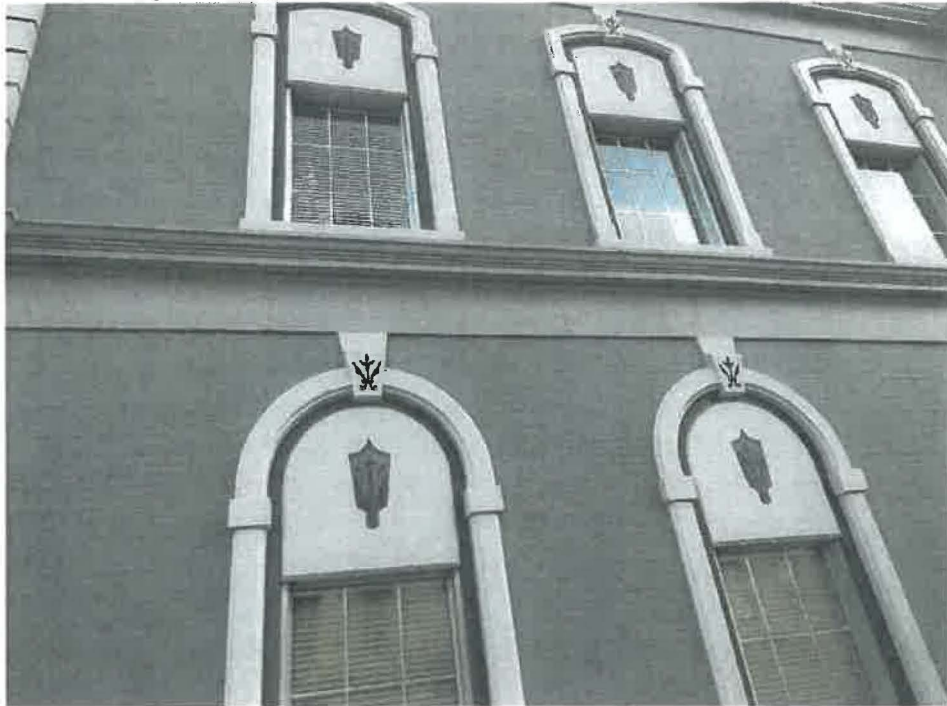
Page 6 – Precedent Examples

Header: *Downtown Troy Fixed Window Precedents*

- Photo of Caroline Building fixed windows.



- Photo of City Building fixed windows.



- *Both prominent, historically significant downtown properties utilize fixed upper-floor windows — demonstrating compatibility with the district's character.*

Safety & Egress Confirmation

Header: Confirmation – Windows Not Part of Egress Routes

Screenshot of Rob England's email stating the windows are not part of egress routes.



- Therefore, replacing with fixed units has no impact on life safety compliance.

Compliance with Preservation Standards

Preservation Standards Alignment

Standard 6:

Replacement of missing features must be substantiated by documentary and physical evidence. Replacement features must match the old in design, color, texture, and, where possible, materials.

How this proposal meets Standard 6:

- The proposed fixed aluminum windows will replicate the *visual appearance* of the building's historic two-pane windows as shown in provided historic photos.
- The color and muntin layout will match the existing façade to preserve the building's historic streetscape.
- While the original sash dimensions cannot be measured, the replacement design is informed by photographic evidence to achieve accurate historic visual consistency.
- The replacements will be installed within the existing original masonry openings—no expansion, reduction, or alteration of those openings will occur. This preserves the building's historic proportions and rhythm, which are essential elements of its character as a contributing structure in the downtown historic district.

Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

How this proposal meets Standard 9:

- Installation of new fixed windows will not disturb or remove original historic materials, as the current vinyl windows are non-original and deteriorated.
- The replacements will be compatible in scale and design with the building's historic character, preserving its architectural presence on the square.
- The use of aluminum frames provides a durable, long-term solution while maintaining appropriate proportions and finishes.

Design Manual Section 2.8 D – Guidance on Window Replacement

Excerpt from Design Manual Section 2.8 D:

Windows should simulate the operating characteristics of the originals.

Interpretation:

In preservation practice, this guideline is understood to mean that replacement windows should *look* like the originals in proportion, muntin layout, and overall appearance. It does not require functional operability when:

- Operability no longer serves a purpose due to interior use changes (e.g., non-ventilated third-floor spaces).
- Safety concerns (fall hazards) or building code requirements (e.g., OHBC window limiters) would compromise visual accuracy.
- Fixed windows are already present in other historically significant buildings downtown, including the City Building and the Caroline Building.

The proposed fixed windows achieve the intended *visual simulation* while avoiding the operational and safety drawbacks of non-essential operable units.

National Park Service Technical Preservation Services (Preservation Brief 9 – *The Repair of Historic Wooden Windows*) specifically states: “*When an entire window is too deteriorated to repair and must be replaced, the new unit should match the old in size, design, proportion, and profile, and it should be installed in the same plane as the historic window so that the depth of reveal matches the historic condition.*”

- The current 1980s–1990s vinyl units are non-original, fail to match the historic profile, and have caused significant water intrusion.
- With photographic evidence, the proposed fixed, aluminum-frame windows are designed to:
 - Match the sightlines and muntin layout of the original design.
 - Maintain the original depth and reveal within the masonry openings to avoid a “flat” modern appearance.
 - Provide long-term preservation benefits by eliminating ongoing water intrusion and structural damage.

Project Name: Heather Davey

Frame Set Name: Frame Set 1

Metal Group: HG21 451T CG/SS/OG STOPS UP

Required: 10

Back Member Color: #22 SAND STONE : FLUROPON

Frame Name: Frame 1

D/S: 1

Frame Type: Standard

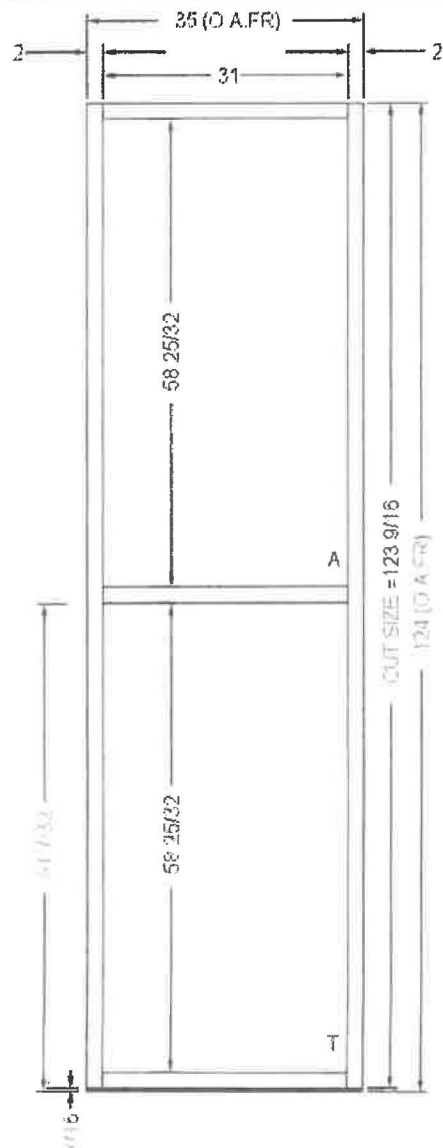
Panels: 1

Rows: 2

Frame Width: 35

Frame Height: 124

Face Member Color: #22 SAND STONE : FLUROPON



Project Name: Heather Davey

8/14/2025 12:49 PM

Parts List:

- 451CG004 - 451TCG001 - 451TCG002 - 451TCG003
- 451THP037 - 452145

Parts Image:

451CG004 451TCG001 451TCG002 451TCG003 451THP037 452145

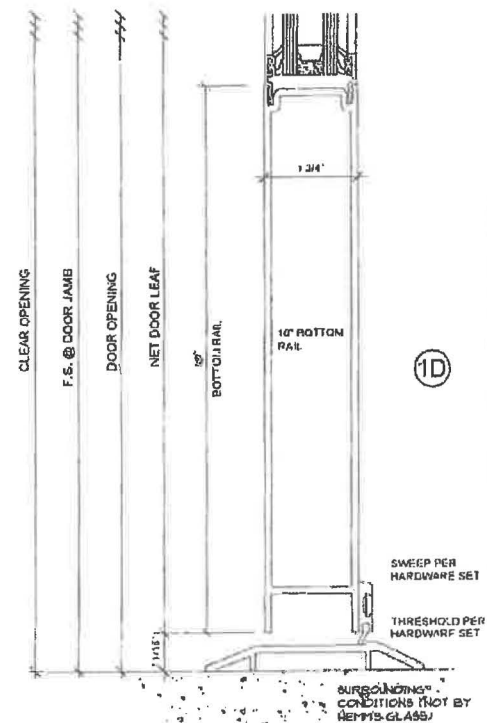
Door Groups:

Glass List:

Glass Type	Width X Height	Panel	Row	QTY
1 CLEAR INS AN	31 3/4 X 59 1/2	1	2	10
1 CLEAR INS TE	31 3/4 X 59 1/2	1	1	10



①



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: August 21, 2025

SUBJECT: COA Review – 8 N Market Street

PROPOSAL:

A request by the applicant, Sharee Quick, on behalf of the Owner, Betty Langer, for the installation of 11.11 square feet building sign at the property located at 8 N. Market Street, Parcel ID: D08-000440. The property is located in the B-3, Central Business District. The applicant has received authorization from the property owner for this request.

The OHI form describes this property as an excellent example of early 20th century commercial design. Distinguishing features include window opening & arches, and stone sills.

DISCUSSION:

This building is permitted to have a total of 28 square feet of building signage. The applicant is proposing to install a 11.11 square feet building sign. This sign measures 40" x 40". The building sign will be constructed of alucore with ½" three-dimensional lettering. The colors include black, white, red, and blue (see attached design graphics).

This application has been reviewed for compliance with all requirements of the Sign Code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

DESIGN MANUAL:

The 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 sign meets section 5.4 of the Design Manual.

RECOMMENDATION:

Staff recommends approval of the proposed signage due to:

- The proposed sign will meet all City of Troy Sign Code requirements; and
- The sign complies with section 5.4 of the Design Manual.



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date _____

Applicant Sharee' Quick Telephone No. 4198529079

Owner of Property Betty Langer Has the Owner been Notified? Yes

Address of Project 8 N Market St Troy, OH 45373

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Quick/Fast Signs Huber Heights

Application for renovation to include the following:

☐

Alteration

☐

Construction

☐

Moving A Building

☐

Painting

☐

Repair

☐

Demolish - Principal Structure

☐

Demolish - Accessory Structure

☒

Other: Signage

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

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- 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.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- 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.

Sharee' Quick
SIGNATURE OF APPLICANT:

Sharee' Quick

OFFICE USE ONLY:

Betty Langer
SIGNATURE OF PROPERTY OWNER:

Betty Langer
PRINTED NAME OF PROPERTY OWNER:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





Aluminum Composite Sign Installation and Vinyl Graphic Installation

8 N market St, Troy, OH



FASTSIGNS

6212 Executive Blvd.
Huber Heights, OH 45424

p. 937-237-8433
www.fastsigns.com/280
280@fastsigns.com

CLIENT:

FERAL CHILD ECCLECTIC
BOUTIQUE AND SALON

8 N market St
Troy, OH US

PROJECT:

Installation of Aluminum composite sign
with Dimensional Letters / Graphics

Installation / Application of Vinyl Graphics
on Windows / Doors

SALES REP:

Melissa Shank

DESIGNER:

Matt Beisner



FASTSIGNS

6212 Executive Blvd.
Huber Heights, OH 45424

p. 937-237-8433
www.fastsigns.com/280
280@fastsigns.com

CLIENT:

FERAL CHILD ECCLECTIC
BOUTIQUE AND SALON

8 N market St
Troy, OH US

PROJECT:

Installation of Aluminum composite sign
with Dimensional Letters / Graphics

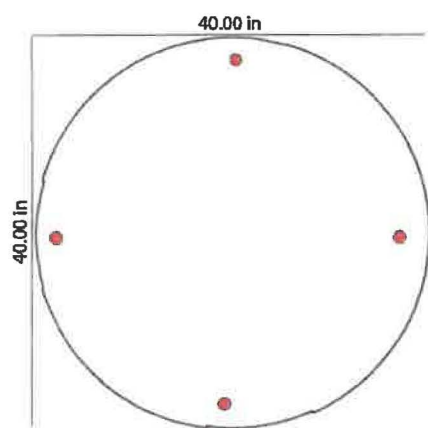
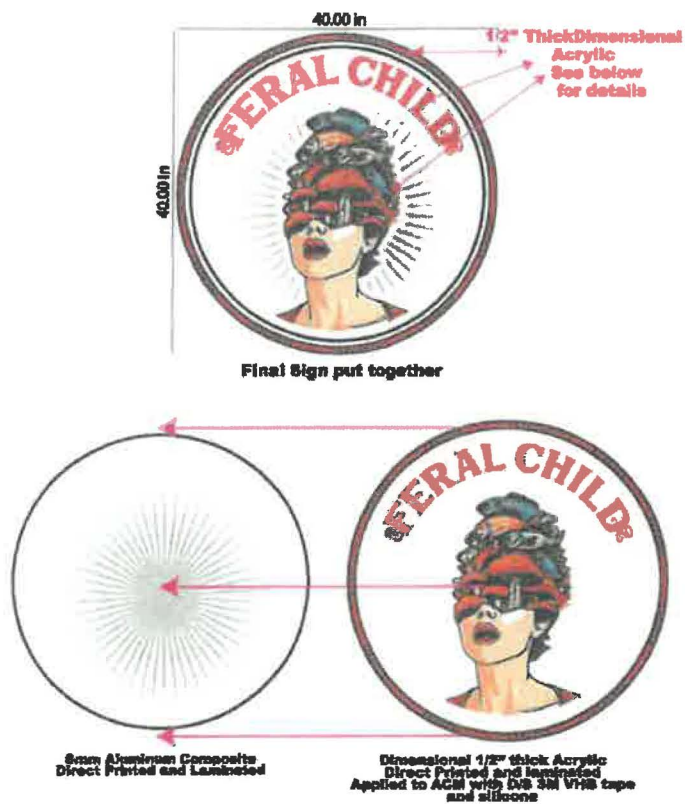
Installation / Application of Vinyl Graphics
on Windows / Doors

SALES REP:

Melissa Shank

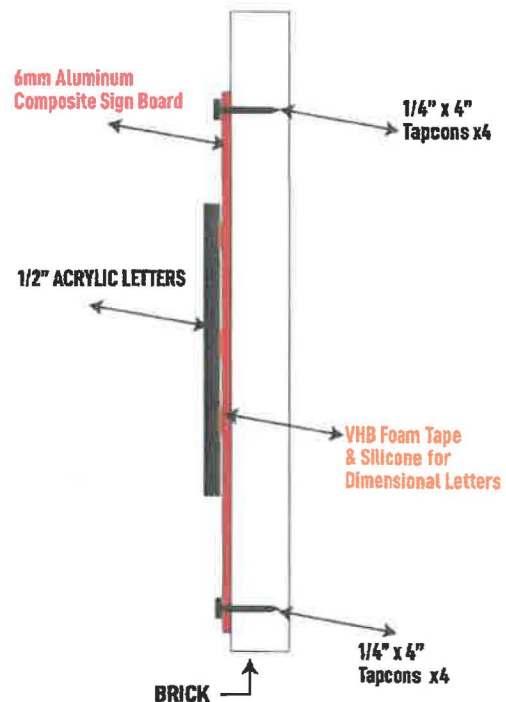
DESIGNER:

Matt Beisner



• Approx. Fastener Locations

Building Sign for Storefront



FASTSIGNS

6212 Executive Blvd.
Huber Heights, OH 45424

p. 937-237-8433
www.fastsigns.com/280
280@fastsigns.com

CLIENT:

FERAL CHILD ECCLECTIC
BOUTIQUE AND SALON

8 N market St
Troy, OH US

PROJECT:

Installation of Aluminum composite sign
with Dimensional Letters / Graphics

Installation / Application of Vinyl Graphics
on Windows / Doors

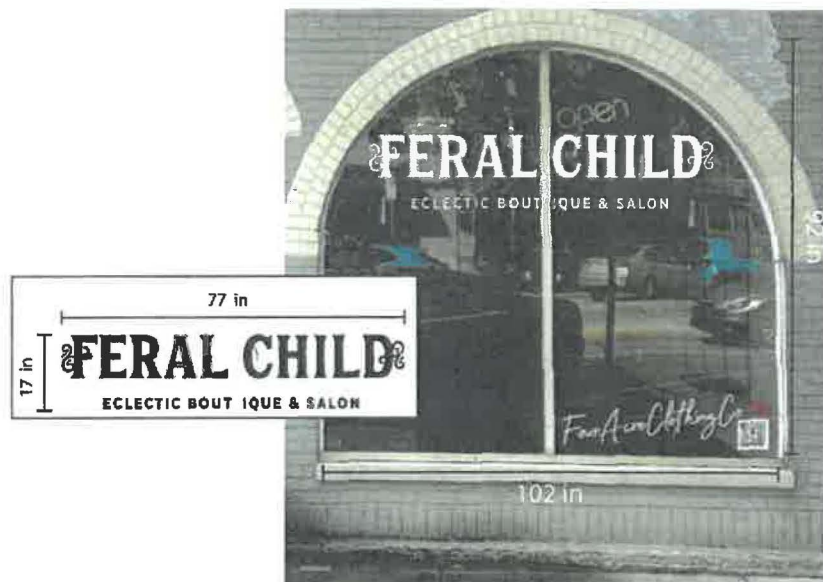
SALES REP:

Melissa Shank

DESIGNER:

Matt Beisner

Vinyl Graphics for Windows / Doors



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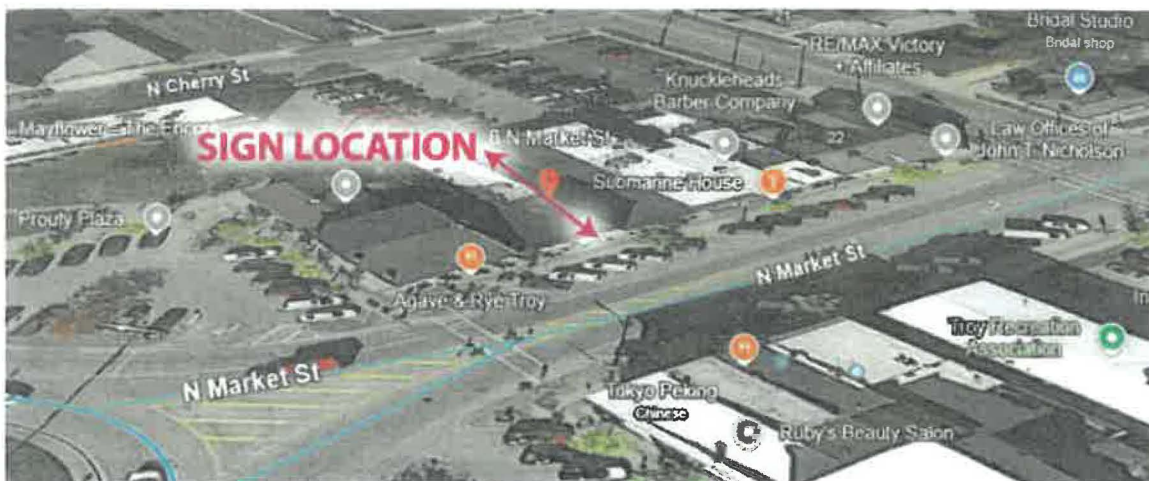
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