

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, November 12, 2025, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Wolke, Titterington, Oda, and Westmeyer; Development Staff – Bruner, Eidemiller and Burgei; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the October 22, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 101 W. MAIN STREET, INSTALLATION OF TWO 14.3 SQUARE FOOT BUILDING SIGNS; OWNER – 107 W. MAIN LLC, SAM O’NEAL; APPLICANT SAM O’NEAL. Staff report: applicant received approval of the property owner to install the sign; the sign was then installed without approval of the Planning Commission; the OHI form lists this property as built in 1904, is made of stucco and brick and is described as an eclectic style building and a major landmark for downtown Troy, contributing descriptive features include the Eclectic design with Egyptian Revival entrance at the southwest corner, and distinctive religious and Masonic ornamentation; the building is not listed on the National Register. Staff further noted:

“This multi-tenant building is permitted to have a total of 100 square feet in signage, with each tenant space sign area calculated separately based on the frontage they occupy. This tenant space is permitted 66 square feet. The applicant is proposing to install two (2) 14.3 square feet building signs. Each sign will be 24” x 86” on the building. The signs will be made of polymetal with .75” dimensional lettering.

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

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.** “

Staff recommended approval of the proposed signs based on the following:

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

COMMISSION DISCUSSION:

-Since the sign was placed prior to the review of the Commission, Mr. Titterington asked if there was some confusion about the process. Mr. Eidemiller stated that staff understand the contractor placed the sign earlier than the applicant anticipated.

-Mayor Oda stated she understood the applicant had submitted an application prior the sign being placed, and encouraged staff to make sure people know there is a process and the timing of the process, so people know not to jump elements of the process.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the historic district application, certificate of appropriateness for the two signs at 101 W. Main Street as submitted and for the exact colors, materials and style viewed by the Commission and based on the findings of staff that the signs meet the Troy Sign Code requirements and comply with Section 5.4 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 18 N. MARKET STREET, FOR EXTERIOR PAINT; OWNER/APPLICANT ALLEN LAY. Staff report: Ohio Historic Inventory (OHI) Form lists the following significant features: gabled roofs, chimneys between each segment, and simple stone lintels and sills.; the property is not listed on the National Register of Historic Places; Paint Colors: main body color is proposed to be painted a deep warm matte burgundy (Sherwin Williams SW 2802 Rookwood Red), trim and windows will be painted soft vintage cream (Sherwin Williams SW 6116 Antique White), and accent trim will be painted darker beige (Sherwin Williams SW 7036 Accessible Beige). Staff further reported:

“DESIGN MANUAL:

Staff analysis can be found in **bold** following each Design Manual criteria. The Design Manual section 2.6 states:

- A. A concentration of similar colors on the same block should be avoided. **There are no similar colors on the same block.**
- B. Historically unpainted surfaces should not be painted. Historically painted surface should remain painted. **All surfaces are currently painted.**
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. **A simple color scheme is provided.**
- D. Matte, flat, or semi-gloss paint should be used. Avoid high gloss paint. **High gloss paint is being avoided.**
- E. In all circumstances, avoid bright and obtrusive colors, such as neon or day-glow hues. **Bright, obtrusive colors are being avoided.** “

Staff recommended approval of the proposed paint based on the proposed paint complies with section 2.6 of the Design Manual.

COMMISSION DISCUSSION:

-In response to Mr. Wolke, staff commented that the sign that was shown in the application is not part of this consideration, and the sign will need to be considered by the Commission at a later date; and the only item for consideration is the exterior paint colors.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the historic district application, certificate of appropriateness for exterior painting for 18 N. Market Street as submitted and for the exact colors included in the application (Sherwin Williams SW 2802 Rookwood Red, Sherwin Williams SW 6116 Antique White, and Sherwin Williams SW 7036 Accessible Beige) and as viewed by the Commission, and based on the findings of staff that the proposed paint complies with section 2.6 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

NEXT MEETING: It was determined that the Commission will not need to meet on Nov. 26 (day before Thanksgiving) as no applications have been submitted for that meeting date, and the date for submittals has passed.

There being no further business, the meeting adjourned at 3:57 p.m. upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, followed by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary

