

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 23, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Westmeyer, Wolke, and Titterington; Development Staff – Eidemiller, Bruner and Burgei; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the April 9 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, EXTERIOR RENOVATIONS TO INSTALL 26 MICRO-MURALS AT VARIOUS DOWNTOWN LOCATIONS; APPLICANT – TROY MAIN STREET, INC. Staff reported: The Troy Main Street, Inc. Design Committee has partnered with the Troy City Schools Art Department for the design of student created micro-murals; these murals will be the size of one standard brick that measures: 3 5/8 inches thick, 2 1/4 inches high, and 7 5/8 inches long; the installation method will be vinyl that is adhered to each individual brick following a similar process to the current mural at 4 S. Market Street next to the 405 Building; potential locations include: alley beside Purebred Coffee, Trojan City Music, Grandpa Joes, alley of the 405 Building, etc.; final locations will be determined with contracts with property owners if the Commission approves the concept and the designs; the Historic Preservation Overlay Design Manual Section 6 requires a maintenance and decommission plan and the Development staff will ensure that this is included in the contract for installation; and staff recommends approval of the proposed micro-murals, based on that the proposed murals comply with Design Manual Section 6. Staff commented that the plan is to have 26 micro-murals; each would be on a different building if the owners of 26 different buildings enter into an agreement with the Design Committee to have a mural placed; otherwise, one building could have more than one micro-mural; and the intended lifespan per mural is 2-3 years. There was discussion about developing a system that would result in a way to direct citizens and visitors to “hunt” for each mural. Attending were Mrs. Hartman of the THS Art Department, and Amy Breinich, Troy Main Street, Inc. Executive Director.

Discussion.

Mayor Oda stated she preferred each mural remain up one year. Staff commented on the administrative effort that would take, especially with the time and effort to work out and sign 26 individual contracts that will have different expiration dates.

There was discussion about a social media post that questioned why the Planning Commission is reviewing this request. It was stated such review is required by the Zoning Code and b the approved Design Manual.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Historic District Application, Certificate of Appropriateness for the location of 26 micro-murals based on the concept and design submitted and with the understanding that exact locations are yet to be determined.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:38 p.m., upon motion of Mr. Emerick, seconded by Mr. Westmeyer, and approved by a unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary

Exhibit A – Previous Staff Report and Minutes 13 S. Market Street



Austin Eidemiller
Planning & Zoning Manager
Austin.eidemiller@troyohio.gov

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

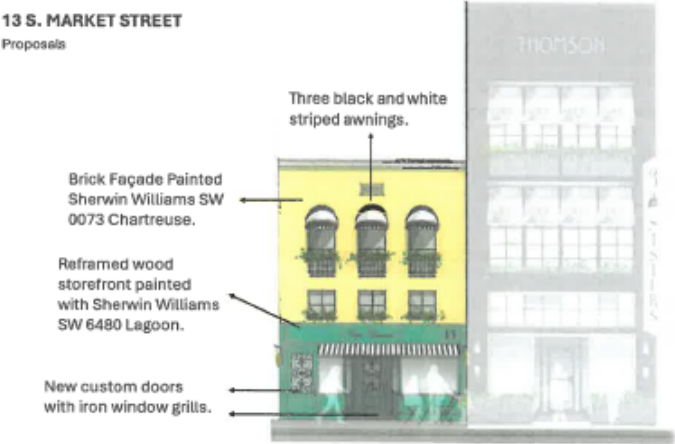
DATE: June 12, 2024

SUBJECT: Certificate of Appropriateness – 13 S. Market Street

BACKGROUND:
The applicant and owner, Tecumseh of Troy LLC, is requesting the Planning Commission to review multiple exterior alterations at the property located at 13 S. Market Street. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three (3) or more bays. Contributing features include the size and placement within the plane of the commercial streetscape. Previous alterations use to cover the original characteristics of the building until the previous owner removed all of the metal that was hiding the original characteristics.

PROPOSAL:
Alteration #1: Custom storefront casework that is painted with Sherwin Williams SW 6480 Lagoon.
Alteration #2: Cloth awnings are proposed on the top three windows in the black and white colors.
Alteration #3: Brick façade painted with Sherwin Williams SW 0073 Chartreuse.
Alteration #4: Install iron window grills and iron flower boxes.



100 South Market Street, Troy, OH 45373-7303

STAFF ANALYSIS: (Staff analysis can be seen below in red following each section):

Design Manual: 2.6 Paint Colors states: “Paint colors varied through history, not only with fashions, but also because of available materials. These colors often tie the architectural elements and details of a building together. If possible, research the history of the building and discover its original colors, particularly in the case of Victorian style structures which were often not white but a variety of colors and shades.

- A. A concentration of similar colors on the same block should be avoided. There are no similar colors on this same block.
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. This property has minimal character defining features. There is no evidence of brick soldiers, columns, bands, etc. on this building that would be affected or otherwise hidden by the paint.
- C. Simpler buildings should have a simple color scheme. More ornate structures, such as larger Queen Anne styles, may incorporate three or more colors. Two colors meet this requirement.
- 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.” Although the colors are bright, the colors are not obtrusive. The lighter Chartreuse color is not considered a day-glo hue. Day-glo hues are colors that are so bright that they seem to glow during the day. The proposed colors do not appear to glow when reviewing the color swatches.

Design Manual: 2.15 Commercial Storefront Design:

- A. Designs should be consistent with the historic storefront character, including window sizes and architectural features. The original storefront has been altered. The proposed reframing will bring the storefront back to its original characteristics.
- B. Storefronts should retain ornamentation and trim consistent with the historic architectural style of the building. The storefront does not have any remaining characteristics.
- C. Avoid “theme” restorations (e.g. Colonial, Bavarian, Art Deco, Post Modern, etc.) unless historically true to the building. No major features from any theme are being added to the building.
- D. Materials should be consistent with the historic architectural style of the building. Inappropriate designs and materials should be avoided such as diagonal wood siding, vinyl or aluminum siding, mansard roofs, and fixed metal canopies. The proposed materials are appropriate for the style of the building.
- E. Piers, columns, or pilasters that separate a storefront into distinctive bays shall be preserved. No original columns, etc. appear to be remaining on the storefront.
- F. The size of the storefront opening shall not be reduced. Transparency and scale are very important to storefronts and their relations to the remainder of the building. The alterations will bring back the scale and size of the storefront.

Design Manual: 2.11 Canopy and Awning:

- A. Fabric awnings are preferred and shall have a matte surface. **Fabric awnings are being proposed.**
- B. Avoid fixed, permanent canopies unless it can be documented through research that a building had one in the past or the canopy design is compatible with the original character of the building and the district. **Fixed permanent canopies are not being proposed.**
- C. Each window or door should have its own awning, rather than a single full-width awning covering an entire façade. **The upper floors have individual awnings being proposed.**
- D. A traditional flat, sloped awning design should be used. Selection of open-end versus closed-end awnings should be historically based. **Flat sloped awnings are being proposed.**
- E. Awning color(s) should complement the building and be compatible with historically appropriate colors used on the building, but avoid overly ornate patterns and too many colors. A simple pattern using no more than two colors is preferred. **The awning colors are compatible with the building. Two colors are being proposed.**

RECOMMENDATION:

Staff recommends approval of the four proposed alterations due to compliance with the Design Manual as outlined above in red.

The land is currently vacant; the surrounding zoning districts include the M-2 Light Industrial District to the north and west; the OC-1 Office Commercial District is present to the south; County zoning of R-1AAA, One Family Residential, is present to the south; and the property is bounded by interstate 75 to the east. Staff noted that the property has multiple zoning districts on the same lot. The majority of the lot is currently zoned M-2 Light Industrial District.

The Zoning Code describes the proposed M-2 Light Industrial District as “Purpose. The "M-2" Light Industrial District is designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities.”

The Comprehensive Plan’s Future Land Use Map displays this property as future light industrial land. In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions. Staff analysis can be found in red below:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code. **Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.**

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions. **The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and is similar to the industrial uses that currently exist to the north.**

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. **The proposed use is compatible and similar to the industrial uses that currently exist to directly to the north. It is important to note that the property is currently zoned M-2 Light Industrial District with the R-4 Single Family Residential and the OC-1 Office Commercial District being present on the same lot.**

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified. **Adequate utilities are being provided to the property in reference.**

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development. **In the vicinity of the subject property, there is minimal vacant industrial land available for development. Only sixteen (16) acres of M-2 Light Industrial District are vacant in the immediate vicinity of the subject property.**

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. **Not applicable in this request.**

Due to the straightforward nature of the rezoning request, the compliance with the City of Troy Comprehensive Plan, and the fact that City Council is required to hold a public hearing if the request proceeds on, staff did not recommend a public hearing before the Planning Commission is warranted.

Staff’s opinion is that the proposed rezoning will achieve the desired M-2 Light Industrial District as identified in the City of Troy’s Comprehensive Plan. Additionally, about 23 acres of the 29-acre tract is currently zoned M-2 Light Industrial District. Staff recommend that the Planning Commission recommend approval of the proposed rezoning from OC-1 Office Commercial District and the R-4 Single Family Residential District to the M-2 Light Industrial District based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- The proposed rezoning is consistent with the surrounding zoning districts
- The proposed rezoning is consistent with the City’s Comprehensive Plan

DISCUSSION. Mr. McGarry asked how the current zoning came to be, with staff suggesting it may have been as a buffer.

PUBLIC HEARING. A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Planning Commission does not hold a public hearing on the rezoning application for 191 Commerce Center Blvd., noting that Council will hold a public hearing.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECOMMENDATION. A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Planning Commission recommends to Troy City Council the application to rezone 191 Commerce Center Boulevard, a Portion of Parcel No. D08-105472, from R-4, Single-Family Residence District, and OC-1, Office Commercial District, to M-2, Light Industrial District, be approved as submitted and based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code
- The proposed rezoning is consistent with the surrounding zoning districts
- The proposed rezoning is consistent with the City’s Comprehensive Plan

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

OTHER: Annie Shoemaker, 263 Elmwood Dr., Troy, Ohio, asked the Commission to recommend to Troy City Council that residents be permitted to raise chickens in the City limits. She commented that this has been allowed by the City of Piqua, and discussed benefits, including that fresh eggs have more nutrients; people can share food with neighbors; they can be used as educational tool for children; chickens are more noisy or smelly than keeping a dog in a yard; a roster is not required for chickens to lay eggs; and she does not think many people would actually raise chickens. In response to Mrs. Ehrlich, Ms. Shoemaker indicated she did not know of requirements to identity and deal with bird flu. The Commission did not provide a response to Ms. Shoemaker.

There being no further business, the meeting adjourned at 3:45 p.m. upon motion of Mr. Titterington, seconded by Mayor Oda, and approved by a unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary