

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, April 9, 2025 at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda, Westmeyer, Erlich, Wolke, and Titterington; Development Staff – Eidemiller, Bruner and Burgei; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the March 26, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 13-15 S. MARKET STREET, EXTERIOR ALTERATIONS; OWNER/APPLICANT BETH KERBER, TECUMSEH OF TROY LLC. Staff reported: “the applicant is requesting multiple alterations at the properties located at 13 and 15 S. Market Street; applicant had previously applied for and received a COA for 13 S. Market Street that contained various conditions, none of which were met within the six (6) month expiration date; a COA for 15 S. Market Street was denied on August 14, 2024; however, work was done to the storefront in November without a COA; current request to the Planning Commission is an intent to rectify those issues; the Ohio Historic Inventory form (OHI) describes this building as a three-story commercial building with three or more bays; contributing features include the size and placement within the plane of the commercial streetscape; previous alterations had covered the original characteristics of the building until the owner removed all of the metal that was hiding the original characteristics; on March 28, 2025, the Owner met with City Staff regarding the expiration and potential future enforcement action that is pending related to both building; staff discussed with the owner that the paint color that was painted on both buildings was the incorrect color from the SW 6480 Lagoon color that was approved by the Planning Commission only for 13 S. Market Street; the owner agreed that a mistake was made by the painter selecting the wrong color and confirmed that 15 S. Market Street should have never been painted at that time.

PROPOSAL: 13 S. Market Street:

The Applicant is requesting that the first-floor storefront remain painted SW 0075 Holiday Turquoise. The application mentions that the awnings above the upper floor windows are currently in production that were previously approved on June 12, 2024. The storefront modification that includes the doorway installation is pending contractor scheduling. The front awning is pending installation due to unforeseen expenses.

PROPOSAL: 15 S. Market Street:

The Applicant is requesting that the first-floor storefront on 15 S. Market Street (south side of building) be painted SW 6480 Lagoon. The application mentions that the third-floor north and south side walls will be painted the current tan color, and the three boarded windows will receive a permanent window covering.

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. The buildings will be separated in color from SW 0075 Holiday Turquoise and SW 6480 Lagoon.
- B. Historically unpainted surfaces should not be painted. Historically painted surfaces should remain painted. N/A the storefront was previously 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. 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.” The colors are not bright or obtrusive.

Zoning Code 1143.22 (o) Time Limit

- 1. A Certificate of Appropriateness shall remain valid for a period of six months from the date of issuance. If such work is delayed for a period exceeding six months, the COA shall automatically expire and any other zoning permits issued in conjunction with it shall become void.
- 2. The Planning Commission may grant extensions for major modifications, but shall not exceed, two extensions of the period of validity of a COA, not to exceed six months each, if such request by the owner is at least ten days in advance of the expiration of the COA. A request for any extension shall set forth reasons for the delay.

RECOMMENDATION OF STAFF:

Staff recommends approval of the proposed paint on both buildings as it complies with section 2.6 of the Design Manual with the following conditions as seen in the rendering that was previously approved in June 12, 2024:

- 1. That the cloth awnings (first and third floor) on the 13 S. Market Street building be installed within six (6) months from the date of the issuance;
- 2. That the iron window grills are installed (13 S. Market Street side) within six (6) months from the date of issuance;
- 3. The storefront entry door (13 S. Market Street side) is installed within six (6) months from the date of issuance;
- 4. The third-floor north and south exterior side walls (15 S. Market Street side) are painted the exact same color within six (6) months from the date of issuance, and;
- 5. Permanent window coverings on the three (3) boarded window openings on the third floor (15 S. Market St) as approved by the Zoning Administrator within six (6) months from the date of issuance.

Upon approval of this COA by the Planning Commission, Staff would defer filing court action subject to the applicant meeting all conditions within the timeframes indicated in the recommendation above. “

The applicant was present. The Commission viewed “chips” of the proposed colors.

DISCUSSION:

-Staff stated the blue peacock window trim at the top of 15 S. Market does not need to be part of this application as it is replacing like color for like color.

-Mayor Oda asked about a door, and was advised it is referenced in the conditions.

-Mr. Titterington asked about a valid reason for an extension, such as production time, with staff advising the applicant could apply for an extension but would have to do so by 10 days ahead of the permit expiration.

-It was stated that staff asked for 2 different colors to define the two different buildings; the applicant believes the colors are complimentary; the proposed awning should help show building separation; and the three colors proposed are within the same paint palate and are complimentary

MOTION: A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Historic District Application – Certificate of Appropriateness for 13-15 S. Market Street as submitted, including exact paint chips viewed, based on the findings of staff, and with the conditions of:

- That the cloth awnings (first and third floor) on the 13 S. Market Street building be installed within six months from the date of the issuance;
- That the iron window grills are installed (13 S. Market Street side) within six months from the date of issuance;
- The storefront entry door (13 S. Market Street side) is installed within six months from the date of issuance;
- The third-floor north and south exterior side walls (15 S. Market Street side) are painted the exact same color within six months from the date of issuance, and;
- Permanent window coverings on the three (3) boarded window openings on the third floor (15 S. Market St) as approved by the Zoning Administrator within six months from the date of issuance.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Titterington, seconded by Mayor Oda, and approved by a unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary