

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 10, 2025, at 4:00 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke and Oda; Development Staff – Bruner and Burgei; Development Director Davis. (Note - meeting time was delayed so that a quorum would be in attendance.)

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mayor Oda, the minutes of the August 27, 2025, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 103 W. MAIN STREET. BUILDING SIGN, OWNER – SAM O’NEAL, 107 W. MAIN STREET LLC; APPLICANT JAMES JACKSON. STAFF REPORT: Staff reported: property is zoned B-3, Central Business District; application is for the installation of a 15.34 square foot building sign at the property located at 103 W Main Street, Parcel ID: D08-001040; permitted sign area is 15.4 square feet; applicant has received authorization from the property owner for the proposed request; OIH 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; and this building is not listed on the National Register.

STAFF DISCUSSION:

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 15.4 square feet. The applicant is proposing to install 15.34 square feet (25.4” x 87”) building sign on the building. The sign will be made of polymetal with ½” 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 sign 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.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the Historic District Application for the sign at 103 W. Main Street as submitted, based on exact materials colors and size as submitted, and based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements.
 - The proposed sign complies with section 5.4 of the Design Manual.
- MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE**

There being no further business, the meeting adjourned at 4:03 p.m. upon motion of Mr. Emerick, seconded by Mayor Oda, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary