



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 14, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - Sep. 23, 2026
3. Historic District Application - Certificate of Appropriateness, 210 W. Main Street, installation of new windows
 Owner - DL Legacy LLC
 Applicant - B. J. Ernsthausen
 -Commission to make the decision.
4. Other
5. Adjourn

Next Meeting Date - 10-28-2026

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

SEPTEMBER 23, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, September 23, 2026, at 3:30 p.m. with Vice-Chairman N. Lawrence Wolke presiding. ATTENDING: Members – Wolke, Ehrlich, Titterington, Westmeyer and Oda; and Development Staff – Burgei, Eidemiller, Bruner; Development Director Tim Davis.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mr. Titterington, the minutes of the September 9, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 111 W. WATER STREET, FOR INSTALLATION OF BUILDING SIGNS; OWNER – RANDY KIMMELL; APPLICANT – THE MT STUDIO, LLC, MICHAEL TWISS.

REMOVE FROM TABLE. A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to remove the historic district application for 111 W. Water Street from the table. MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.

Staff reported: This application was tabled at the September 9, 2023 when information was provided that the applicant had installed a third sign with first having an application submitted and approved. The property owner supports the application; the building is not listed on the National Register of Historic Places; the building is allowed a total of 150 Square Feet; staff confirmed that a third signage of three individually mounted letters has been installed after staff had documented the installation of two signs without the owner requesting/receiving permission - on the West façade, one sign is 54 square feet with red lettering mounted directly to a sign backer; on the front façade (facing Water Street), there is a 84 square foot sign with red lettering mounted directly to a sign backer; the signage color is Sherwin Williams Real Red 6868; and with the third signage of 12 square feet, signage installed totals 150 square feet and no additional signage can be permitted.

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 building signage will meet section 5.4 of the Design Manual.

Staff recommended approval of the signage based on:

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

DISCUSSION: There was a question about lighting, with staff advising that an application will be submitted at a later date to install goose neck lighting; that application will be submitted along with one to install screening for the smoker and dumpster.

Mr. Westmeyer asked why separate applications are being processed. Staff commented that the screening application was for chain link fencing and barbed wire, which are materials prohibited by code. Staff anticipate receiving an application that meets code.

ACTION OF THE COMMISSION. A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the historic district application for the signage at 111 W. Water Street, for three separate signs, based on the exact color/materials 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.

THANKING MRS. EHRlich: It was noted that this will be Mrs. Ehrlich's last meeting, and members thanked her for her service.

There being no further business, the meeting adjourned at 3:36 p.m. upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: October 7, 2026

SUBJECT: Historic District Review – 210 W. Main Street

PROPOSAL:

A request by the applicant, Bruns, on behalf of the owner, DL Legacy LLC, for the installation of windows at the property located at 210 W. Main Street, Parcel ID: D08-001230. The applicant has received authorization from the property owner for the proposed request.

The OHI form lists this building, built in 1957, as a two-story stone and brick building in the traditional classically inspired bank design. Architectural features listed are stone lintels and trim around the windows, stone trim around the entry door, exterior lanterns and a shallow cornice.

DISCUSSION:

The applicant is proposing to replace all the windows in the building with Glassco black anodized finish framed custom windows. The existing windows are not original and are chrome finished aluminum windows. The proposal will match the muntin design in the current windows (see below).



Existing Conditions:



DESIGN MANUAL (Staff Analysis can be seen in **bold** following each criteria):
The Design Manual section 2.8 states:

- A. The position, number, and arrangement of original windows in a building should be preserved. **The position, number, and arrangement of the windows are being preserved.**
- B. If original windows are extensively deteriorated, only the deteriorated windows should be replaced. Avoid removing any that are still repairable. **The windows are not original. N/A**
- C. Avoid enlarging or downsizing window openings to accommodate replacement window sizes. **The proposal does not enlarge or downsizing window openings.**
- 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 proposal will match the existing window characteristics.**

- E. Interior or exterior storm windows may be used to increase energy efficiency of existing windows. These should be either a single pane or, if they have an upper and a lower pane, the division between the two should be at the meeting rails of the original exterior windows. Storm windows should match the color of the existing window trim. N/A
- F. Windows that have an original storm sash should be repaired and retained. N/A

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.

RECOMMENDATION:

Staff recommends approval of the proposed windows based on the following:

- The proposed windows comply with Design Manual Section 2.8.

**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

0. 2. County Miami		4. Present Name(s) Dungan & Lefebvre Building (Law Offices) ☐ Coded		1. No.
3. Location of Negatives City of Troy Devel Dept Roll No. J Picture No. 3		5. Historic or Other Name(s) Peoples Bldg. & Savings Association Bldg.		2. County
6. Specific Address or Location 208-10 W. Main St		16. Thematic Association(s) Commercial Bank		
6a. Lot, Section or VMD Number		17. Date(s) or Period 1957.		4.5. Present or Historic Name
7. City or Village Troy		17b. Alteration Date(s)		
8. Site Plan with North Arrow		18. Style or Design N/A ☐ High Style ☐ Elements		4.6. Present or Historic Name
9. U.T.M. Reference Quadrangle Name 7782		18a. Style of Addition or Element(s) N/A		
10. Easting Northing Site ☐ Structure ☐ Building ☒ Object ☐		19. Architect or Engineer		4.7. Present or Historic Name
11. On National Register? Yes ☐ No ☒		20. Contractor or Builder		
12. N.R. Yes ☐ Potential? No ☐		21. Building Type or Plan N/A		4.8. Present or Historic Name
13. Part of Estab. Yes ☒ Hist. Dist.? No ☐		22. Original Use, if apparent Bank		
14. District Yes ☐ Potential? No ☐		23. Present Use Law offices		4.9. Present or Historic Name
15. Name of Established District (N.R. or Local) Troy Historic District		24. Ownership Public ☐ Private ☒		
16. Name of Established District (N.R. or Local) Troy Historic District		25. Owner's Name & Address, if known A-B Properties Inc 208-10 W. Main St Troy, OH		4.10. Present or Historic Name
17. Other Surveys in Which Included N/A		26. Property Acreage		
18. Other Surveys in Which Included N/A		27. Other Surveys in Which Included N/A		4.11. Present or Historic Name
19. Other Surveys in Which Included N/A		28. No. of Stories 2		
20. Other Surveys in Which Included N/A		29. Basement? Yes ☐ No ☒		4.12. Present or Historic Name
21. Other Surveys in Which Included N/A		30. Foundation Material Not visible		
22. Other Surveys in Which Included N/A		31. Wall Construction Brick Bearing & Stone		4.13. Present or Historic Name
23. Other Surveys in Which Included N/A		32. Roof Type & Material Flat/Sloping		
24. Other Surveys in Which Included N/A		33. No. of Bays Front 3 Side 8		4.14. Present or Historic Name
25. Other Surveys in Which Included N/A		34. Exterior Wall Material(s) Common Bond		
26. Other Surveys in Which Included N/A		35. Plan Shape Rectangular		4.15. Present or Historic Name
27. Other Surveys in Which Included N/A		36. Changes (Explain in #42) Addition ☒ Altered ☐ Moved ☐		
28. Other Surveys in Which Included N/A		37. Window Type(s) ☐ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other		4.16. Present or Historic Name
29. Other Surveys in Which Included N/A		38. Building Dimensions 60 x 100		
30. Other Surveys in Which Included N/A		39. Endangered? Yes ☐ No ☒		4.17. Present or Historic Name
31. Other Surveys in Which Included N/A		40. Chimney Placement None observed		
32. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 15 x 60		4.18. Present or Historic Name
33. Other Surveys in Which Included N/A		42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Two story brick and stone bank building in the late version of traditional classically inspired bank design. CDF: include smooth limestone exterior on front 20 feet of building with brick on the rear; restrained design elements include lintels and trim of windows of stone; trim around aluminum & glass entry; exterior lanterns; shallow cornice, these are all of the stone portion of bldg.		
34. Other Surveys in Which Included N/A		43. History and Significance (Continue on reverse if necessary) Cornerstone reads "1957". Built by Peoples Building and Savings Association.		4.19. Present or Historic Name
35. Other Surveys in Which Included N/A		44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.		
36. Other Surveys in Which Included N/A		45. Sources of Information Field observation City of Troy Miami Co. property records		4.20. Present or Historic Name
37. Other Surveys in Which Included N/A		46. Prepared by J. Darbee/N/Recchie		
38. Other Surveys in Which Included N/A		47. Organization F. Conaway & Assoc.		4.21. Present or Historic Name
39. Other Surveys in Which Included N/A		48. Date Recorded in Field 5/97		
40. Other Surveys in Which Included N/A		49. Revised by 50a. Date Revised		4.22. Present or Historic Name
41. Other Surveys in Which Included N/A		50b. Reviewed by		



20240582
Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
Certificate of Appropriateness (Historical Review)

Date 9/29/2026

Applicant B.J. Ernsthausen Telephone No. 937-477-5917

Owner of Property DL Legacy LLC Has the Owner been Notified? Yes

Address of Project 210 W Main St. Troy OH 45373

Contact Address (if different than Project Address) 3050 Tipp Cowlesville Rd. Tipp City OH 45371

Name of Architect/Engineer and/or Contractor Bruns General Contracting

Application for renovation to include the following:

☐ Alteration
☐ Construction
☐ Moving A Building
☐ Painting

☐ Repair
☐ Demolish - Principal Structure
☐ Demolish - Accessory Structure
☒ Other: Window Replacement

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:

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

B.J. Ernsthausen

SIGNATURE OF PROPERTY OWNER:

Sarah G. Worley, President

PRINTED NAME OF PROPERTY OWNER:

Sarah G. Worley

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303

Make it yours.





stylized rendering | new glazing | FRONT

