TROY
OHIO

AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 28, 2026, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Approval of Minutes - Oct. 14, 2026
3. Review of City Beautification Committee proposed plantings and color palate for 2027. Information will be presented at the meeting by Gareth Johnston, Chair of the City Beautification Committee, and Renee Lavey. (Information regarding colors/plantings will be presented at the meeting.)
   -Commission to make decision
4. Historic District Application - Certificate of Appropriateness, 215 E. Main Street, for exterior alterations/ repair.
   Owner/Applicant - Gavin J. Ricker
   -Commission to make the decision
5. Provide a recommendation to Council regarding amending the UDC to:
   A. Limit the total number of tobacco, vape, and cigarette retail stores permitted within the City to the existing number of seven (7).
   B. Amend Section 1112-02 Definitions to include the following definition:
      "**Cigar Shop**: A retail business where the merchandise consists only of cigars and related cigar accessories. A cigar shop may include a cigar lounge or smoking area accessory to the primary retail use if allowable by local and state law."
   C. Include the term "Cigar Shop" in Table 1102-7.
   -Determine whether or not to hold a public hearing
   -Provide a recommendation to Council
6. Other
7. Adjourn

Next Meeting Date - 11-11- 2026

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

October 14, 2026

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, October 14, 2026, at 3:30 p.m. with Vice-Chairman N. Lawrence Wolke presiding. ATTENDING: Members – Wolke, Wingert, Titterington, Emerick, Westmeyer and Oda; and Development Staff – Burgei, Bruner; Development Director Tim Davis.

INTRODUCTION OF NEW MEMBER: New member Jesse A. Wingert took the Oath of Office prior to the meeting. He replaced Sandra Ehrlich, who resigned.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the September 23, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION – CERTIFICATE OF APPROPRIATENESS, 210 W. MAIN STREET, INSTALLATION OF NEW WINDOWS; OWNER – DJ LEGACY LLC; APPLICANT – B.J. ERNSTHAUSEN. Staff reported: The property owner supports the application; the building is not listed on the National Register of Historic Places; the building was constructed in 1957; existing windows are not original; application is to replace all windows within the building with Glassco black anodizes finished framed custom windows; proposed windows will match the muntin design in the current windows; and staff recommends approval as the proposed windows comply with Design Manual Section 2.B.

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 installation of new windows at 210 W Main Street as submitted, based on the exact color/materials submitted and based on the findings of staff that the proposed windows comply with Design Manaul Section 2.B. **MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE.**

There being no further business, the meeting adjourned at 3:35 p.m. upon motion of Mr. Titterington, seconded by Mr. Wingert, followed by unanimous voice vote.

Respectfully submitted,

_____ Chairman

_____ Secretary

TROY
DEVELOPMENT DEPARTMENT

Andrew Burgei
Zoning Inspector
Andrew.Burgei@troyohio.gov

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Andrew Burgei, Zoning Inspector

DATE: October 16, 2026

SUBJECT: Certificate of Appropriateness – 215 E. Main Street

PROPOSAL:
The owner, Gavin J. Ricker, has requested the Planning Commission to review the exterior alterations/repair at the property located at 215 E. Main Street. The property is located in the B-3 Central Business District.

BACKGROUND:
The Ohio Historic Inventory (OHI) form describes this property as advancing gable block right with large window transomed in small pane border. Semi-circular gable window. Pavillion with mullion window and eyebrow decorative roof. Round corner bay of triple mullion window. Classic revival veranda.

It is important to note that work has begun on the siding and windows without a Certificate of Appropriateness from the Planning Commission. Planning Staff met with the Owner and required an application to come before the Planning Commission. Windows have also been replaced, but due to the nature of the existing stained glass, Planning Staff has required additional detail to be provided by the Applicant. This will come back before the Planning Commission for review.

DISCUSSION:
Exterior Alterations/Repair. The applicant proposes alterations and repairs including installation of new siding and J-channel and trim. New siding color TimberCrest Manor and new J-channel and trim color is TimberCrest Autumn Harvest.

Design Manual: (Staff Analysis can be seen below in **bold** following each item).

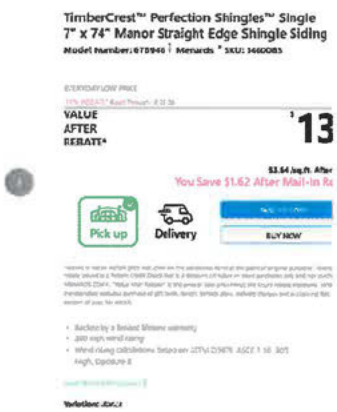
Design Manual 2.3 Exterior Materials

A. Original wood siding should not be covered over. **The original siding is not original wood siding.**
B. Wood siding should be used in one of the traditional forms as found on the building (e.g. shingle, board-and batten, shiplap, or beveled siding). **N/A**
C. Masonry walls that have not previously been painted should remain unpainted. Masonry which has been painted in the past should remain painted. **N/A**
D. Tuckpointing of masonry should match the color, texture, joint tooling, and physical composition of the building's historic pointing. **N/A**
E. Historically stuccoed surfaces should remain stuccoed. Stucco should not be applied to a wall which has not been previously stuccoed. **N/A**

Andrew Burgei
Zoning Inspector
Andrew.Burgei@troyohio.gov

RECOMMENDATION:
Staff recommends approval of the siding due to the compliance with Design Manual Sections 2.3.











TROY
DEVELOPMENT DEPARTMENT

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

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

Date 9/22/20

Applicant [redacted] Telephone No. [redacted]

Owner of Property [redacted] Has the Owner been Notified? Yes

Address of Project [redacted]

Contact Address (if different than Project [redacted]

Name of Architect/Engineer and/or Contractor [redacted]

Application for renovation to include the following:

- [x] Alteration
- [ ] Construction
- [ ] Moving A Building
- [ ] Painting
- [x] Repair
- [ ] Demolish - Principal Structure
- [ ] Demolish - Accessory Structure
- [ ] Other: _____

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) [ ] Yes [x] 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: [redacted]

SIGNATURE OF PROPERTY OWNER: [redacted] PRINTED NAME OF PROPERTY OWNER: [redacted]

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____




WITH SLIP GUARD

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA 220-65
0928-00024W

2. County
Miami

3. Location of Negatives
Regional Office 5HA

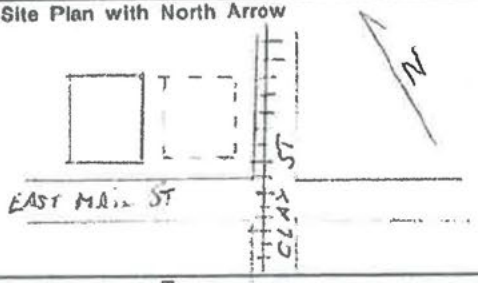
4. Present Name(s)
215 W. Main

5. Other Name(s)

6. Specific Location
215 W. Main

7. City or Town — If Rural, Township & Vicinity
Troy

8. Site Plan with North Arrow



9. Coordinates — Troy
Lat. ____ Long. ____
U.T.M. Reference
Zone 16 | Easting 738860 | Northing 4435500

Site ☐ Building ☒ Structure ☐ Object ☐

11. On National Register? Yes ☐ No ☒
12. Is It Eligible? Yes ☒ No ☐
13. Part of Estab. Hist. Dist.? Yes ☐ No ☒
14. District Potent'l? Yes ☐ No ☒
15. Name of Established District

16. Thematic Category
C
17. Date(s) or Period
~~last decade~~ ca. 1890
18. Style or Design
Queen Anne
19. Architect or Engineer
20. Contractor or Builder
21. Original Use, if apparent
residence
22. Present Use
antique store
23. Ownership — Public ☐ Private ☒
24. Owner's Name & Address, if known
25. Open to Public? Yes ☒ No ☐
26. Local Contact Person or Organization
Troy Historical Society
27. Other Surveys in Which Included

28. No. of Stories 2
29. Basement? Yes ☒ No ☐
30. Foundation Material
rockfaced stone
31. Wall Construction
frame
32. Roof Type & Material
complex asphalt shingle
33. No. of Bays — Front 2 Side 2
34. Wall Treatment
asbestos siding
35. Plan Shape irregular
36. Changes (Explain in #42) — Addition ☐ Altered ☒ Moved ☐
37. Condition — Interior ____ Exterior good
38. Preservation Underway? Yes ☒ No ☐
39. Endangered? By What? Yes ☐ No ☒
40. Visible from Public Road? Yes ☒ No ☐
41. Distance from and Frontage on Road
10' back 50' wide

42. Further Description of Important Features
Advancing gable block right with large window transomed in small pane border. Semi-circular gable window. Pavillion with mullion window and eyebrow decorative roof. Round corner bay of triple mullion window. Classic Revival veranda.



43. History and Significance
Significant Queen Anne. Contributes to the historic character of Troy.

44. Description of Environment and Outbuildings
A commercial extension of the city core that invades old residential.

45. Sources of Information

46. Prepared by
L.S. Gannon, Jr.
47. Organization
Regional Office 5HA
48. Date
5/77
49. Revision Date(s)

1. No. 10928 00024W
2. County Miami
3. Present Name(s) 215 W. Main