

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 14, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Ehrlich, Wolke, Titterington, Oda, and Westmeyer; Development Staff – Bruner, Eidemiller and Burgei; Development Director Davis.

REORGANIZATION – ELECTION OF CHAIRMAN AND VICE-CHAIRMAN. Upon motion of Mr. seconded by Mr. , Mr. McGarry was elected as Chairman and Mr. Wolke was elected as Vice-Charman by unanimous voice vote.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the November 12, 2025, meeting were approved by unanimous voice vote.

MINOR AMENDMENT – TO PHASE 3 OF THE HALIFAX VILLAS AND PATIO HOMES PD-RESIDENTIAL, TO ALLOW THE INSTALLATION OF A WALL AT 1230 KNOB HILL COURT, WITH A 3’ BLACK WROUGHT IRON FENCE INSTALLED AT THE TOP OF THE WALL; OWNER/APPLICANT: FRANK HARLOW. Staff report: this area of the Planned Development is located north of the Halifax Villas and Patio Homes along Knob Hill Court and Holly Court; the homeowner of 1230 Knob Hill Court has started installment of a wall at the side property line to provide structural support for the driveway to the rear garage attached to the home; the base of the wall was constructed at a height of 5’ to the west of the property line (near Holly Court) and rises to a height of 14’; applicant is proposing a 3’ black wrought iron fence installed at the top of the wall; finished wall will consist of a stone base, brick main body, along with the decorative black wrought iron fence; the fence will have a large amount of landscaping that will cover a majority of the wall leaving only a small amount visible at the highest point; the proposed brick is of the same design as the house; the adjacent property owners approve of the proposed minor amendment; and staff recommends the Planning Commission approve the minor amendment to Phase Three of the Halifax Villas and Patio Homes subdivision Planned Development - Residential as the subdivision will continue to conform to the Final Development Plan and General Plan as approved by the Planning Commission and City Council.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the minor amendment to Phase 3 of the Halifax Villas and Patio Homes PD-Residential, to allow the installation of a wall at 1230 Knob Hill Court, with a 3’ black wrought iron fence installed at the top of the wall, based on the recommendation of staff that the Planned Development – Residential will continue to conform to the Final Development Plan and General Plan as approved by the Planning Commission and City Council.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 104 N. MARKET STREET, INSTALLATION OF TWO BUILDING SIGNS AND A PROJECTING SIGN; OWNER - MATT ERWIN; APPLICANT – FLAWLESS SIGNS & WRAPS FOR MODERN ON MARKET. Staff reported: Application is for Parcel ID: D08-000140; the OHI form lists the property as a two-story frame home in the High Victorian Italianate style built in 1875; contributing design features include a central doorway with semi-circular transom, art glass on both double doors, moulded frontispiece, rectangular 1/1 DHS windows with shouldered pedimental caps incised, heavy bracketed cornice with paneled frieze, neo-classic revival entrance porch added, and shallow rear wings; property is not listed on the National Historic Register; this building is permitted to have a total of 100 square feet of building signage; application is for 47.2 square feet of building signage; all proposed signs including the projecting sign will have raised dimensional lettering and be made from aluminum composite material using black or white lettering, gold/tan lines, and black backings.

Staff further reported:

“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.

Design Manual section 5.7 states, “Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest”. The proposed projecting sign will meet section 5.7 of the Design Manual.’

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

- The proposed signage will meet the City of Troy Sign Code requirements.
- The proposed signage complies with sections 5.4 and 5.7 of the Design Manual.

COMMISSION DISCUSSION:

-In response to Mr. Wolke, staff commented that the sign that was shown in the application is not part of this consideration, and the sign will need to be considered by the Commission at a later date; and the only item for consideration is the exterior paint colors.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, to approve the historic district application, certificate of appropriateness for signate at 104 N. Market Street as submitted and for the exact colors included in the application and as viewed by the Commission, and based on the findings of staff that the proposed signage will meet the City of Troy Sign Code requirements and complies with sections 5.4 and 5.7 of the Design Manual.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:57 p.m. upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, followed by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

