

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, January 28, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Emerick, Wolke, Titterington, and Westmeyer; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mr. Emerick, the minutes of the January 14, 2026, meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, 18 N. MARKET STREET, INSTALLATION OF A BUILDING SIGN READING “THE TRAVELERS MARKET”; OWNER - ALLEN LAY; APPLICANT – KEN THOMPSON, FLAWLESS SIGNS. Staff reported: Parcel ID is D08-000430; the property owner signed the application; this building is part of the row of five separate commercial buildings connected by common walls; most of the block was destroyed by a fire in 1824 and rebuilt in 1833 in vernacular style; significant features mentioned in the OHI form include rectangular windows with stone lintels/sills, and the chimneys between each segment; and this property is not listed on the National Register of Historic Places.

DISCUSSION:

This building is permitted to have a total of 27 square feet of building signage. The applicant is proposing to install the maximum square footage allowance of 27 square feet. The proposed building sign will have raised dimensional lettering and be made from aluminum composite material using black lettering, dark brown trim, and a faux wood background.

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 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.

COMMISSION DISCUSSION:

-in response to Mr. Wolke, staff commented that the business may operate more as a restaurant.

-In response to Mr. Titterington, staff advised that the owner is aware of the maximum sign size permitted.

ACTION OF THE COMMISSION:

A motion was made by Mr. Westmeyer, seconded by Mr. Emerick, to approve the historic district application, certificate of appropriateness for signage at 18 N. Market Street as submitted and for the exact colors and materials 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 of the Design Manual.

MOTION ADOPTED, UNANIMOUS

ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Emerick, seconded by Mr. Westmeyer, followed by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary