

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, November 10, 2021 at 3:30 PM with Vice Chairman Mr. McGarry presiding. ATTENDING: Members – Titterington, Wolke, Oda, McGarry and Westmeyer – Development Director Davis, Zoning Inspectors Eidemiller and Bruner.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mayor Oda, the minutes of the October 27, 2021 meeting were approved by unanimous vote.

HISTORIC DISTRICT APPLICATION, 1 EAST MAIN STREET, INSTALLATION OF A FIVE SQUARE FOOT WINDOW SIGN, CK BARBERSHOP AND GROOMING; OWNER – TROY COMMUNITY WORKS; APPLICANT – CORY KABANA. Staff reported: Parcel number is D08-000940; property is zoned B-3, Central Business District; the OHI form lists this property as a Victorian Italianate and significant contributor to the historic atmosphere of central Troy; a wrought iron balcony added c. 1966, and shutters added c. 1966; building is on the National Register; this multi-tenant building is permitted to have a total of 100 square feet of building signage with each individual tenant calculated based on the frontage they occupy; application is for a 5 square foot window sign; window signs are permitted a total of 25% per window pane; sign measures 2' x 2.5' with a window measurement of 7' x 3, which is within the area allowed'; the sign will be constructed of white vinyl; and staff recommends approval based on the findings of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington to approve the application for 1 East Main Street as submitted, on the exact sign and color provided in the application, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 105 E. MAIN STREET FOR A BUILDING SIGN AND WINDOW SIGN; OWNER RED MEN'S LODGE, TONQUAS 222 IORM, BY DAVE FITZGERALD; APPLICANT – BETH GARRISON, DESIGN FROM THE GROVE. Staff reported: Parcel ID: D08-000880; the property is zoned B-3, Central Business District; building is currently the home of Total Team Sports, Ulbrich's Donuts, and Designs From The Grove on the first floor; multi-tenant building is permitted to have a total of 100 square feet of building signage with each individual tenant calculated based on the frontage they occupy; windows signs are permitted with a total of 25% per window pane; applicant is proposing to install a 12.09 square foot building sign and a 1.7 square feet window sign, which is within the allowed area; sign will be constructed of wood and will be gray and black; and staff recommends approval based on the findings of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape;
- The proposed sign does not cover contributing features on the building.

Mr. Titterington commented that in the packet the colors appeared to be black and white, with staff commenting that the colors are gray and black. Mr. Titterington reminded staff that whenever possible, the Commission needed to see actual colors, using color chips or samples. Staff commented that the transom will not be covered.

A motion was made by Mayor Oda, seconded by Mr. Wolke, to approve the application for 105 E. Main Street as submitted, based on the gray and black colors in the application, and with the transom not covered, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape;
- The proposed sign does not cover contributing features on the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 123 E. MAIN STREET FOR A BUILDING SIGN; OWNER – JOHN WILSON; APPLICANT – THOMAS HARRIS, HARRIS SIGNWORKS, LLC. The parcel number is D08-000820; building was constructed in 1841 and is on the National Register; applicant has received authorization from the property owner for the proposed request; application is for an oval building sign measured at 40" x 50" (13.5 square feet); sign is within the allowed area; sign will be made out of wood with a metal trim; colors include Priscilla Pink (HGSW1037), Ibis White (SW7000), and Domino Black (HGSW6989); and staff recommends approval based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the historic district application for 123 E. Main Street as submitted, for the wood sign with metal trim; exact colors of Priscilla Pink (HGSW1037), Ibis White (SW7000), and Domino Black (HGSW6989); and based on the findings of staff that:

- The proposed sign will meet the City of Troy Sign Code requirements;
- The proposed sign will not detract from the historic integrity of the building and streetscape.

MOTION PASSED, UNANIMOUS VOTE

OTHER:

VIOLATION OF HISTORIC DISTRICT SECTIONS. Mr. McGarry asked about a penalty for owners not complying with the Historic District ordinances/provisions. Staff advised that a fee had been placed in the fee schedule effective Jan. 1, with the penalty of doubling the fee should a property owner not following the provisions; however, that is not a large amount (fee is \$25/double is \$50), but a higher fee would not be compatible with the charge of neighboring communities, and it does not seem appropriate to classify a violation as a minor misdemeanor.

NEXT MEETING. Staff advised that no applications have been submitted for the meeting of November 24, so the Commission will not meet that date. Next meeting will be December 8

SUBDIVISION REGULATIONS. The City Engineer discussed the proposed amended Subdivision Regulations. Members were asked to provide any questions as they review the proposed regulations. The regulations will be reviewed by the Commission at the next regular meeting – December 8.

MORATORIUMS. Mr. Titterington advised that Council is considering two moratoriums during which further review and report will be provided by staff on the items within the Historic Preservation Overlay District: 90 days for new surface parking lot construction where the lot would be the principal use, and 180 days on new demolition applications.

There being no further business, the meeting adjourned at 4:02 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington.

Respectfully submitted,

Chairman

Secretary