

A regular meeting of the Troy Planning Commission was held Wednesday, February 28, 2018, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Beamish, Wolke, Snee, Titterington, and Mahan; Assistant Development Director Davis.

The minutes of the February 14, 2018 meeting were approved.

HISTORIC DISTRICT APPLICATION, 10 W. RACE STREET, FOR THE REFACE OF AN EXISTING FREESTANDING SIGN TO READ "TROY'S QUICK MART"; OWNER: P&P SONS HOLDING LLC; APPLICANT: SIGN DYNAMICS BY JENNIFER LAMBERT

REMOVE FROM TABLE: A motion was made by Mr. Titterington, seconded by Mr. Wolke, to remove this item from the table.

MOTION PASSED, UNANIMOUS VOTE

DISCUSSION: Staff reported: property is zoned B-3, Central Business District; current freestanding was issued a permit in 1985; sign would be 29.75 square feet per face for a total of 59.50 square feet, which is the allowed sign size; sign faces to be flat Lexan with first surface translucent vinyl; colors to be PMS 200 Fire Red and white; and staff recommends approval based on: property is located on edge of the historic district, the building and freestanding sign were constructed in a modern style, the building is not historically significant; the sign and most of the parking lot are within the historic district but the actual building is just outside the historic district.

Mr. Davis noted that there is no historic district oversight on the building as the building itself is not in the District, although the sign is, and Staff was hesitant to make the recommendation as they would prefer to see something more in keeping with the District.

Jeffrey Becht, owner of the sign company was present, he stated he sold the sign with the colors requested to the building owner for channel letters (wall sign), now proposes a softer shade similar to the red that was in the old UDF sign, with same design as previously presented to the Commission, and provided a sample of the softer shade of red to the Commission. Mr. Becht commented that the sign is illuminated, and if made too light it becomes more "pink" in appearance.

In response to a question, Mr. Davis stated he cannot recall any other sign in the Historic District that has the same bright red. Mr. Kappers commented to Mr. Becht that the role of the Commission is to look at the sign in relation to the historic district, including if the color and design are historic in nature, and the thought when this sign was presented was that it is not historic. In response to Mr. Wolke, Mr. Davis commented that the prior sign was considered "legal, non-conforming", was grandfathered, and as it has been less than six months since the prior sign was in place, it is permissible for the sign to be refaced.

The Mayor commented that some Commission members thought what was presented was too bold it that while the prior sign had the same red color that red composed about 1/3 of the sign area.

Mr. Titterington commented that the issue was in part the red, and seeing if the color could be more subtle, and he asked if the background could be white and letters a red shade, and asked if as part of renovations for the exterior is the owner looking at an accent color that could be used. Mr. Titterington further commented that this address is a key location coming into the downtown, with nearby significant office and residential structures, the TDN building may change hands in the near future, there is other active enhancement work being done in the downtown, and with the proximity of this building to the downtown, it is thought those factors should be considered.

Mr. Becht said he does not know about switching the red and white and maybe adding another accent color, but he will talk with the owner about switching the colors, using a muted red, and perhaps having a black border.

A motion was made by Mr. Titterington, seconded by Mrs. Snee, to table the application for 10 W. Race Street until the next meeting to review what may be presented.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 7 S. MARKET STREET, FOR TWO NEW WINDOW SIGNS; OWNER: JAY HARRIS; APPLICANT: DANIELLE HILL.

Staff reported: zoning is B-3, Central Business District; building is on the National Register; 24.12 square foot of sign space is permitted; total signage requested is 1.18 square feet; signs would be vinyl; Sign #1 will be .4922 square feet and will consist of the colors: PMS 124-Gold Outline of a white oval, and Pantone Warm Gray; Sign #2 will be .19 square feet and will consist of the colors: Black, PMS 5757 Green, PMS 702 Pink, PMS 7426 Orange, and White; applicant intends to cover up prior signage that appears on an existing canopy or remove the canopy if the signage cannot be covered; and staff recommends approval based on proposed window signs will meet all City of Troy code requirements, the graphics are tastefully created and the colors of the signs will complement the existing colors of the building. The applicant was present.

A motion was made by Mayor Beamish, seconded by Mr. Wolke, to approve the window sign application for 7 S. Market Street as submitted, contingent on the covering of the current signage on the canopy or the removal of the canopy, based on the exact colors stated of Sign #1 PMS 124-Gold Outline of a white oval, and Pantone Warm Gray and Sign #2 Black, PMS 5757 Green, PMS 702 Pink, PMS 7426 Orange, and White, and based on the finding of staff that:

- The proposed window signs will meet all City of Troy code requirements;
- The graphics are tastefully created;
- The colors of the signs will complement the existing colors of the building.

MOTION PASSED, UNANIMOUS VOTE

APPLICATION FOR FINAL PLAT APPROVAL – STONEBRIDGE MEADOWS SECTION SIX, INCLUDING DEDICATION OF RIGHT-OF-WAY; (SIXTH OF SEVEN PHASES); OWNER: SUMMERFIELD LAND COMPANY; APPLICANT: CHOICE ONE ENGINEERING ON BEHALF OF JUDY TOMB.

Staff advised: these are the last two phases of the subdivision, the sections conform to the Preliminary Plan, plat is located west of Concord School; parkland for Sections Six and Seven was dedicated with Section One; zoning is PD, Planned Development, and other details include:

<p>SECTION SIX 7.156 acres res total area 17 building Lots on 5.549 acres 1.607 acres of right-of-way to be dedicated with Section Six (Larkspur Drive and Heatherstone Drive) Lot sizes range from 11,979 sq. ft. (.275 acres) to 20,168 sq. ft. (.463 acres)</p>	<p>SECTION SEVEN (FINAL SECTION OF THE DEVELOPMENT) 7.076 acres total area 15 Building Lots on 4.627 acres 2.449 acres of right-of-way to be dedicated with Section Seven (Red Maple Dr.) Lot sizes range from 12,327 sq. ft. (.283 acres) to 14,897 sq. ft. (.342 acres)</p>
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In response to Mr. Kappers about mowing the right-of-way, he was advised that the Street Division will have the responsibility.

Mr. Davis advised that with recent rains and the fact this is a development under construction, staff noted some conditions related to Section 5; staff spoke to the applicant about running a topo on property elevations to make sure they comply with drainage provisions for the plan; and line items will be added to the Escrow Agreement to assure accomplished, and clean out some dandy bags (used to help protect storm drains from heavy, sediment-laded stormwater). Staff believes that with those items addressed, and the completion of the subdivision and the planting of grass, the storm water issues should be addressed; plus having the Escrow Agreement will assure developer compliance. In response to Mr. Titterington, Mr. Davis stated that staff is confident in the final storm management plan that was submitted.

Jeff Puthoff, of Choice One Engineering, representing the developer, commented that these concerns have been discussed with staff and the developer, and he can assure they will run the topo, clean the clean the dandy bags, have recommendations for any other fixes needed, and will add to the Escrow Agreement any other work to be done, noted that some work cannot be done now due to the rain and ground conditions, but any corrections will be made once weather permits.

A motion was made by Mrs. Snee, seconded by Mrs. Mahan, that the Troy Planning Commission recommends to Troy City Council that the Final Plats of Section Six and Section Seven of the Stonebridge Meadows Subdivision be approved, including the dedication of right-of-way, but the recommendation will not be forwarded to Council to be considered until staff is satisfied that any work that needed to be done has been accomplished and/or any needed work will be added to the Escrow Agreement with the developer to assure compliance.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:58 p.m.

Respectfully submitted,

_____ Chairman

_____ Secretary