

A regular meeting of the Troy Planning Commission was held Wednesday, March 14, 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 McGarry; Assistant Development Director Davis; zoning inspector S. Brandon.

The minutes of the February 28, 2018 meeting were approved.

HISTORIC DISTRICT APPLICATION, 210 S MARKET STREET FOR A NEW WALL SIGN; OWNER – MARKET STREET MANAGEMENT; APPLICANT – KATE LINS, UPPER VALLEY HEARING & BALANCE. Staff reported: property is zoned B-3, Central Business District; the building is a newly constructed, multi-tenant building within the District; 75 square feet in signage is permitted; this application is for 37.5 square feet for signage (a 6 square foot wall sign), sign to be constructed of a 5/16” thick aluminum plaque with a duranodic, bronze, sand satin background; lettering will be brushed aluminum: and Staff recommends approval of the proposed sign, based on the following:

- The proposed sign will meet all City of Troy sign code requirements;
 - The proposed sign matches the colors of the previously approved outdoor light fixtures, and windows.
- A sample of the sign material/colors was provided.

A motion was made by Mayor Beamish, seconded by Mrs. Snee, to approve the application for 210 S. Walnut for a wall sign as submitted, with the and colors as viewed by the Commission, and based on the staff recommendation that:

- The proposed sign will meet all City of Troy sign code requirements;
- The proposed sign matches the colors of the previously approved outdoor light fixtures, and windows.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 210 S MARKET STREET FOR TWO NEW WALL SIGN; OWNER – MARKET STREET MANAGEMENT; APPLICANT – MATT GRAY, LEVEL MB CONSTRUCTION. Staff reported: property is zoned B-3, Central Business District; the building is a newly constructed, multi-tenant building within the District as considered in the above application; 75 square feet in signage is permitted for the entire building; this applicant has 37.5 square feet of the total area allowed for signage; application is for two wall signs at 2.78 square feet each, for a total of 5.56 square feet; signs to be constructed of a 5/16” thick aluminum plaque with a duranodic, bronze, sand satin background; lettering will be brushed aluminum: and Staff recommends approval of the proposed sign, based on the following:

- The proposed sign will meet all City of Troy sign code requirements;
- The proposed sign matches the colors of the previously approved outdoor light fixtures, and windows.

The applicant was present. A sample of the sign material/colors was provided. In response to Mr. Titterington, it was confirmed that the signs will not be lighted, and that these two signs are the same material/colors as approved for the above application at the same address.

A motion was made by Mr. Titterington, seconded by Mr. Wolke, to approve the application for 210 S. Walnut for two wall signs as submitted, with the material and colors as viewed by the Commission, and based on the staff recommendation that:

- The proposed sign will meet all City of Troy sign code requirements;
- The proposed sign matches the colors of the previously approved outdoor light fixtures, and windows.

MOTION PASSED, UNANIMOUS VOTE

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. Wolke, seconded by Mr. Titterington, to remove this item from the table.

MOTION PASSED, UNANIMOUS VOTE

DISCUSSION: Jeffrey Becht, owner of the sign company was present. Following the discussion at the prior meeting, when the Commission asked if the applicant would consider a sign that was white, with red lettering, and a black border, the sign company presented such a revised application, but with a blue border. The 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; sign will be white, with A6330 Cardinal Red lettering and a A6583 Sapphire Blue border.

It was noted that the sign is located within the Historic District, but the building and most of the parking lot is outside the District.

In response to Mr. Kappers, it was stated that the red now proposed is a muted red and not the bright red (PMS 200 Fire Red) originally proposed.

In response to Mr. Titterington, it was stated that the recently painted roof line is in a blue that should be close to the blue on the sign.

In response to Mrs. Snee, it was stated that the sign font for the sign will match the font used on the side of the building, but the sign lettering will be the muted red.

A motion was made by Mayor Beamish, seconded by Mr. Kappers, that the Planning Commission approves the revised sign application for 10 W. Race Street, based on the muted red for the lettering (A6330 Cardinal Red lettering and a A6583 Sapphire Blue border) with the rest of the sign being white, and the font to be as in the information submitted 3-14-2018. **MOTION PASSED, UNANIMOUS VOTE**

TROY DOWNTOWN RIVER CORRIDOR STUDY. Members receive a copy of the study.

There being no further business, the meeting adjourned at 3:40 p.m.

Respectfully submitted,

_____Chairman

_____Secretary