

A regular meeting of the Troy Planning Commission was held Wednesday, April 10, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: McGarry, Beamish, Titterington, Snee and Mahan; Zoning Inspectors Brandon and Watson; and Assistant Development Directors Davis and Harris.

The minutes of the March 27, 2019, meeting were approved upon motion of Mr. Titterington, seconded by Mrs. Mahan.

HISTORIC DISTRICT APPLICATION, 215 W. MAIN STREET (MIAMI COUNTY COURTHOUSE) FOR REMOVAL OF TWO CONCRETE FOUNTAINS, CONCRETE WALKWAYS, AND SEVERAL TWO-INCH CURBS LOCATED IN THE EAST COURTHOUSE PLAZA BETWEEN THE COURTHOUSE AND THE MIAMI COUNTY SAFETY BUILDING; OWNER - MIAMI COUNTY COURT HOUSE (MIAMI COUNTY COMMISSIONERS); APPLICANT - KATHY TREJO OF GARMANN/MILLER ARCHITECTS – ENGINEERS. The staff report noted: property is zoned B-2, General Business District and used for various government activities; the OHI form only mentions the courthouse and not the plaza area where the alterations are being proposed; this property is on the National Register of Historic Places; the requested removal of the fountain, concrete walkways, and two-inch curbs is part of an overall redesign of the courthouse plaza, the redesign of the plaza is needed to improve public safety and address water-proofing concerns that currently exist; the Commission received the most current design proposal for the entire courthouse plaza; it is not a final redesign submittal for consideration of the Planning Commission as the application only is for the removal of the two fountains, concrete walkways and several two-inch curbs; review of this request is needed prior to the overall design approval to address the water concerns and required buried infrastructure; the intent of the Miami County Commissioners to come back before the Planning Commission to seek approval for the overall redesign of the plaza in the upcoming months; the current design does show a new fountain, located on W. Main Street; the proposed items being removed will be replaced with seeded lawn until the full construction begins in late summer/early fall; and staff recommends approval of the requested alterations as the proposed work will not damage or affect the architectural quality of the Miami County Courthouse building, and this is phase one of the project

In response to Mr. Kappers, staff advised that the walkway between the Courthouse and Safety Building would be retained after the other walkways/curb is removed.

Mr. Titterington questioned why both phases were not submitted at the same time, as the County could demolish the area covered by this phase one application and the Commission not support the phase two design/work. Staff responded that the final design is not yet complete and the County felt there was an urgency to address the water concerns covered in the phase one application.

A motion was made by Mayor Beamish, seconded by Mr. Titterington, to approve the historic district application for 215 W. Main Street as submitted, noting that the application only covers certain areas of Plaza Project and the County will be submitting a future application for other project elements, and based on the findings of staff that the proposed work will not damage or affect the architectural quality of the Miami County Courthouse building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 113 N. MULBERRY STREET FOR EXTERIOR ALTERATIONS (REMOVE EXISTING FRENCH DOORS ON FRONT OF BUILDING AND REPLACE THEM WITH A SOLID GARAGE DOOR); REPLACEMENT OF GARAGE DOOR AT REAR OF THE BUILDING; PAINTING OF ACCESSORY STRUCTURE TO REAR OF BUILDING; REPLACE GARAGE DOOR ON ACCESSORY STRUCTURE, INSTALLATION OF WALL SIGN; OWNER - MULBERRY RIVERSCAPE, LLC; APPLICANT - HOLDON LINGRELL, OWNER. The applicant was present. The staff report noted: property is zoned B-1, Local Retail District, property will be the home of Complete Detail Cleaning & Restoration, a company that specializes in maintenance and deep cleaning and emergency restoration services for properties that have suffered damages arising from fire, smoke, water, mold, crime scene or other trauma events; building was constructed in the early 1900's, and was part of the Hayner Distilling Company; and the application has several elements:

ITEM #1 – Remove the existing French doors on the front of the building and replace them with a solid, Clopay garage door in Mocha Brown Woodgrain; research indicates that prior to 2002 there was a garage door on the front of the building; and staff recommends approval of the removal of the French doors based on

- The building previously had a garage door on the front of the building
- The alteration will not be altering the character-defining feature of the building.

A motion was made by Mayor Beamish, seconded by Mrs. Snee, to approve the historic district application for the removal of the French Doors at 113 N. Mulberry Street and installing a solid door in place of those doors as submitted based on the door being a Clopay door in Mocha Brown Woodgrain, and based on the findings of staff that:

- The building previously had a garage door on the front of the building;
- The alteration will not be altering the character-defining feature of the building.

MOTION PASSED, UNANIMOUS VOTE

ITEM #2 - Replace an existing garage door on the rear of the building with a new, solid, Clopay garage door in Mocha Brown Woodgrain. Staff recommends approval based on the following:

- The rear of the building currently has an existing garage door
- The alteration will not be altering the character-defining feature of the building.

In response to Mr. Titterington, staff stated there were no color samples for the garage door, but it would be a dark brown.

A motion was made by Mr. Titterington, seconded by Mrs. Mahan, to approve the historic district application for the replacement of the garage door on the rear of the building at 113 N. Mulberry Street, based on the replacement being the Clopay garage door in Mocha Brown Woodgrain and based on the findings of staff that:

- The rear of the building currently has an existing garage door;
- The alteration will not be altering the character-defining feature of the building.

MOTION PASSED, UNANIMOUS VOTE

ITEM #3 - Paint the accessory structure to the rear of the building; walls of the garage will be Mystic Taupe 1002-9A, and the garage roof will be Frappe 6003-1B; currently the garage is partially exposed wood that has no protective treatment; Section 304.2 of the 2012, International Property Maintenance Code (IPMC), requires all wood to be covered in a protective treatment such as paint, stain, siding, etc., and staff recommends approval based on:

- The proposed colors will complement the dark brick of the principal building;
- The proposed painting will prevent the property from being in violation of the 2012, IPMC.

In response to Mr. Kappers regarding the material of the siding and what areas of the accessory structure will be painted, the applicant advised that the existing siding is aluminum that is rusted, the exposed wood areas of the structure and the existing siding and the roof will be painted.

A motion was made by Mr. McGarry, seconded by Mrs. Snee, to approve the historic district application for 113 N. Mulberry Street as submitted for the painting of the accessory structure to the rear of the building, based on the colors of garage walls being Mystic Taupe 1002-9A, and the garage roof Frappe 6003-1B, both colors as viewed by the Commission, and based on the findings of staff that:

- The proposed colors will complement the dark brick of the principal building;
- The proposed painting will prevent the property from being in violation of the 2012, IPMC.

MOTION PASSED, UNANIMOUS VOTE

ITEM #4 - replace the existing garage doors on the accessory building with new, solid white garage doors. Staff recommends approval based on:

- The proposed garage doors will be replacing existing, deteriorated garage doors.
- There is no mention of the accessory building on the OHI form.

A motion was made by Mayor Beamish, seconded by Mrs. Mahan, to approve the historic district application for 113 N. Mulberry Street as submitted for the replacement of the garage doors on the accessory building with new, solid white garage doors, based on the findings of staff that:

- The proposed garage doors will be replacing existing, deteriorated garage doors.
- There is no mention of the accessory building on the OHI form.

MOTION PASSED, UNANIMOUS VOTE

ITEM #5 – Install a wall sign on the front of the building above where the proposed new garage door will be located. 46.5 square feet of Signage is permitted, application is for 32 square feet; sign will be constructed of a white, aluminum composite panel, and be lettered with Oracal high performance vinyl; colors of the vinyl are black, light blue and lavender; there are no color numbers associated with these colors; and staff recommends approval based on:

- The sign meets all requirements of the Sign Code;
- The sign will not detract from the building and the proposed alterations to the building.

In response to Mrs. Snee, the applicant stated that the awning above the garage door would be removed.

Mr. Titterington commented that the building will be a reddish brick, there will be a dark brown garage door and an aluminum sign with a white background and colors of black, light blue and lavender -- and does staff think the combination will look good. Ms. Brandon commented that as the sign colors are the company's logo, she did not have a problem with the sign, but had advised the applicant that the Commission may express concerns with the white background. Mr. Titterington asked if there was consideration of something similar to the Thrush sign where the logo was placed on the brick without a background color so the background was actually the brick. Ms. Brandon stated that was not asked of the applicant.

Mr. Kappers asked Mr. Titterington if he wished to make a motion to table this part of the application for further discussion with the applicant. He also commented that while this building does not "sit on the Square" consideration of signage should be consistent in the Historic District and approval of this sign could be consider a precedent for future applications.

Mrs. Mahan commented that the building will have some white accents.

A motion was made by Mrs. Mahan, seconded by Mrs. Snee, to approve the historic district application for 113 N. Mulberry Street as submitted for the sign, based on the exact colors of black, light blue and lavender submitted with the application, including a white background for the sign, and as viewed by the Commission, and based on the findings of staff that:

- The sign meets all requirements of the Sign Code;
- The sign will not detract from the building and the proposed alterations to the building.

MOTION PASSED, UNANIMOUS VOTE

OTHER. Mr. Davis commented that the company working on possible historic district standards will be asking for a workshop to be set for June or July.

There being no further business, the meeting adjourned at 3:48 p.m.

Respectfully submitted,

_____Chairman

_____Secretary