

A regular meeting of the Troy Planning Commission was held Wednesday, April 11, 2018, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Beamish, Mahan, Wolke, Snee, Titterington and McGarry; Assistant Development Director Davis; zoning inspectors S. Brandon and Robert Watson.

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

HISTORIC DISTRICT APPLICATION, 24 N. MARKET STREET FOR FOUR WINDOW SIGNS; OWER – EFFICACY ENTERPRISES, LLC, KIM YARDLAY; APPLICANT – MATT MC CRAY. Staff reported: property is zoned B-3, Central Business District; the building is not on the historic register; application is for four window signs; 88.5 square feet of signage is allowed with the total request for signs of 41.8 square feet; material will be vinyl; sign #1 will be 11 square feet, sign #2 will be 10.1 square feet, sign #3 will be 10.6 square feet, and sign #4 will be 10.1 square feet; Signs #1 and #3 will be the color white, Signs #2 and #4 will be white, Apple Green PMS-361, and Intense Blue PMS-301; and staff recommends approval based on:

- The proposed window signs will meet all City of Troy code requirements;
- The graphics are tastefully created;
- The colors of the signs will not distract from the existing colors of the building.

A motion was made by Mrs. Mahan, seconded by Mr. McGarry, to approve the application for 24 N. Market Street as submitted, based on signs 1 & 3 being white and signs 2 & 4 being Apple Green PMS-361, and Intense Blue PMS-301 as provided by the applicant, and based on the findings 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 not distract from the existing colors of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 109 S. WALNUT STREET FOR A SIGN STRUCTURE TO DISPLAY AN ADDRESS, OWNER-APPLICANT LORAIN WYATT & TERRI PARMENTER. Staff reported: property is zoned OR-1, O, Central Business District; the building is not on the historic register, but described as a 1900 period large white Colonial revival design residence; formally occupied by Champaign Residential Services, Inc., the property is now open for business as The Charlotte Bed and Breakfast; applicant is proposing to install an address stand and sign in the front of the residence landscape area which would be in compliance with the Sign Code; per Section 749.02 the sign itself is classified as an Incidental Sign, since it contains no commercial message and identifies the address only; incidental signs less than 2½" square feet are exempt under Section 749.05(h); request is for a sign structure which will only have the address displayed; a catalogue sheet provided by the applicant indicates an approximate 9½ square feet (35½"x38½") white polyethylene stand with approximate 1½ square feet (16"x11½") cast aluminum black and gold painted address centered; size is within the allowed area; and staff recommends approval based on:

- The proposed sign and structure meets the City of Troy sign code requirements; and
- The proposed sign and structure does not detract from the historic integrity of the building; and
- The proposed colors are in keeping with the existing color of the building.

It was discussed that the applicant is not planning to display the name of the bed and breakfast on the signage.

A motion was made by Mayor Beamish, seconded by Mrs. Mahan, to approve the application for 109 S. Walnut Street as submitted, including the materials and colors of the black and gold painted address, and based on the findings of staff that:

- The proposed sign and structure meets the City of Troy sign code requirements; and
- The proposed sign and structure does not detract from the historic integrity of the building; and
- The proposed colors are in keeping with the existing color of the building.

MOTION PASSED, UNANIMOUS VOTE

REVIEW OF DOWNTOWN/RIVERFRONT OVERLAY DISTRICT. Mr. Davis advised that after the Commission had recommended provisions for establishing a new Downtown/Riverfront Overlay District (DR-O) there were some modifications of the proposed legislation by Council, and particularly on pages 10 and 11, Council will have an opportunity to take action on Commission decision on parcels of less than ½ acre in size; if the parcel is ½ acre in size or greater the Commission will provide a recommendation to Council for decision by the Council; the approving legislation includes a legal description and the Commission viewed a map that followed that description. Mr. Davis noted that the next two applications for the Commission to consider included DR-O applications.

HISTORIC DISTRICT APPLICATION – 301-305 W. WATER STREET (PARCEL LESS THAN ½ ACRE IN SIZE), SUBMITTED FOR DEMOLITION OF STRUCTURE, APPLICATION FOR NEW CONSTRUCTION OF 3 STORY RESIDENTIAL STRUCTURE, APPLICATION FOR DOWNTOWN/RIVERFRONT OVERLAY DISTRICT TO BE APPLIED TO THIS ADDRESS; OWNER – FOUR SONS DEVELOPMENT; APPLICANT – WADE WESTFALL. Staff reported regarding the property in general: property is zoned OR-1, Office-Residential District and is located in the middle of the block on the north side of W. Water Street (near the N. Short Street/W. Water Street intersection); it is not on the historic register.

Demolition: Over the years the building has been heavily altered; this property has received several property maintenance violation notices in the past and was identified as an "at risk" structure in the 2004 Troy Historical Society report; the applicant has provided a reuse plan of constructing a new residential structure, but should the plan not be approved, the plan is for the property to be graded and seeded if the is approved by the Planning Commission; final action on the reuse plan cannot be put into place without the ultimate approval of the DR-O application but the demolition application does not need to be delayed as there is the secondary reuse plan; and staff recommends approval of the demolition application based on the findings of:

- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural; significance or integrity of the surrounding area;
- The property has little or no significant historical or architectural value.
- A reuse plan has been submitted and is supported by staff.

Demolition has a reuse plan, but the reuse plan cannot be put into effect without the approval of the DR-O District.

In response to Mr. Wolke, it was stated that the demolition application could be considered at this time as there is also the green space reuse plan.

Mr. Kappers noted that the stub street of Short Street (from Water Street to the river levee) is owned by the MCD, and staff advised that none of the demolition is on the stub street portion of Short Street.

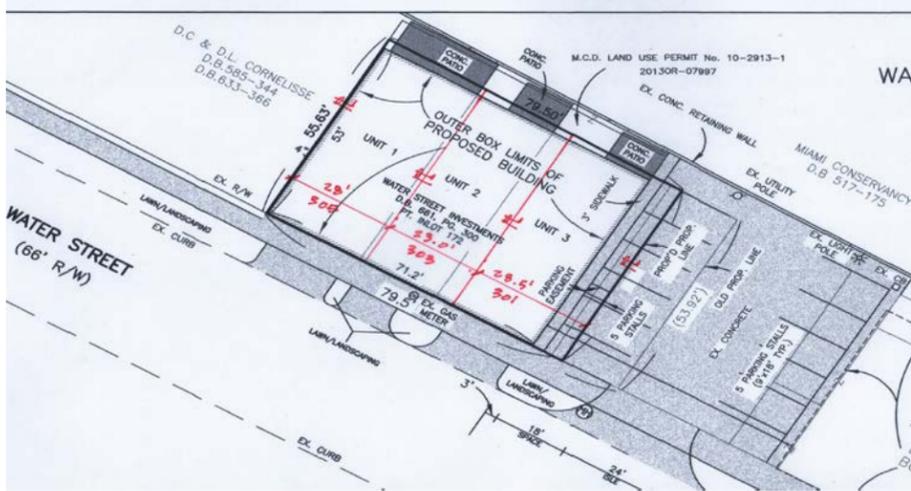
A motion was made by Mr. Wolke, seconded by Mrs. Snee, to approve the demolition application for 301-305 West Water Street as submitted, noting that there is an alternate reuse plan of green space, and based on the findings of staff that:

- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural; significance or integrity of the surrounding area;
- The property has little or no significant historical or architectural value.
- A reuse plan has been submitted and is supported by staff.

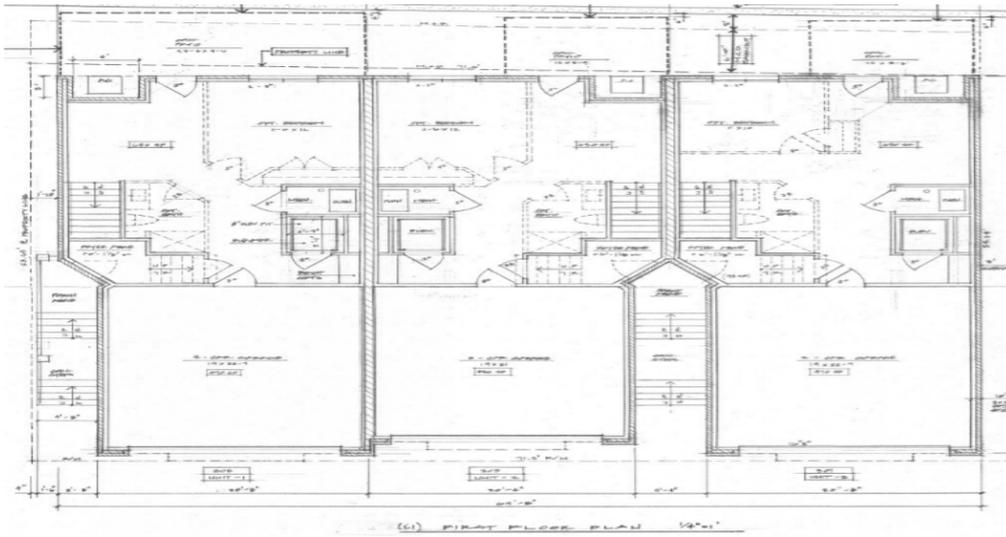
MOTION FOR DEMOLITION APPROVED, UNANIMOUS VOTE

Application for new construction of 3-story residential structure: Staff advised portions of the proposal do not meet current zoning regulations, however the establishment of the DR-O allows Planning Commission to consider the request without meeting the current zoning standards

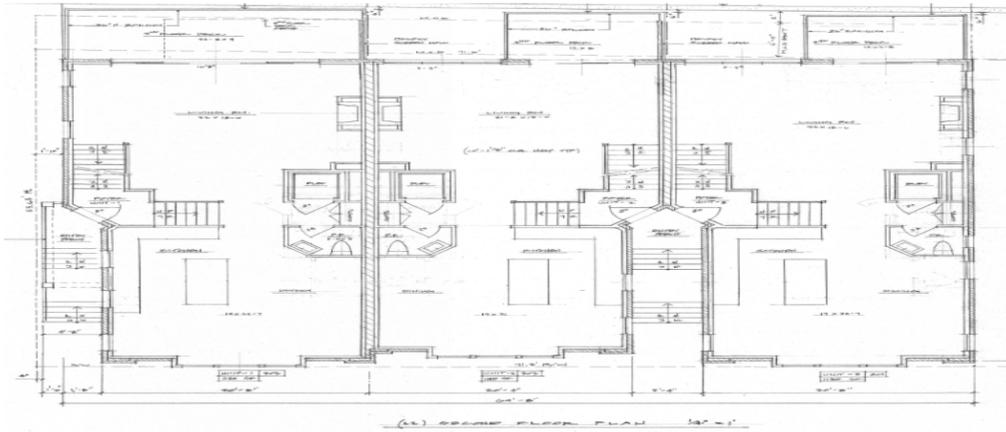
Use of Property: The property is setup as three separate lots housing three separate residential units. The layout of the lots are as shown below and labeled as 301, 303 and 305 W. Water St.:



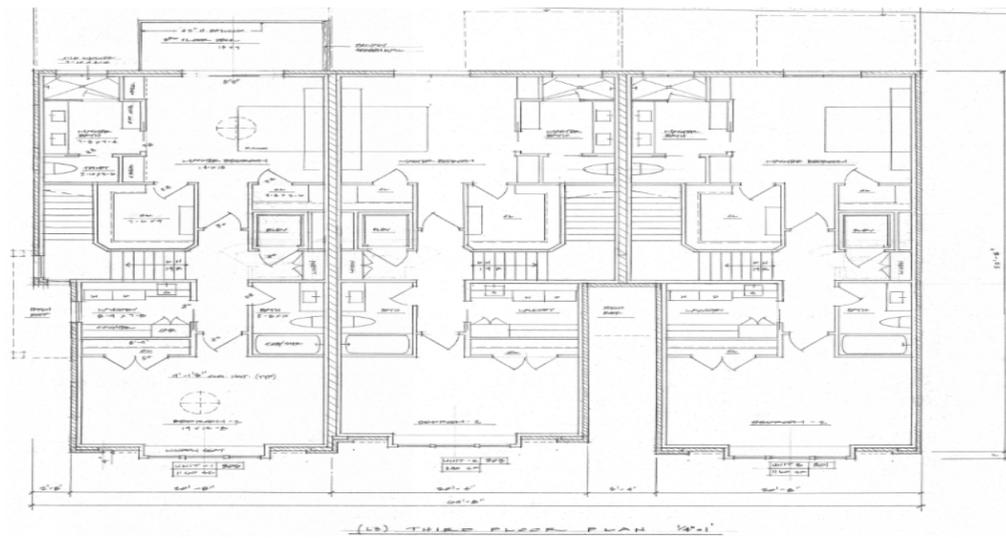
All units contain living space on the first, second and third floors (the first floor contains a two-car garage). Address 301 W. Water Street (east unit) consists of 2,940 square feet. Address 303 W. Water Street (central unit) consists of 2,900 square feet. Address 305 W. Water Street (west unit) consists of 2,940 square feet. The first floor layout (650 square feet each) is shown below:



The second floor of the building is the main floor of the dwelling units. Address 301 W. Water Street (east unit) consists of 1,130 square feet. Address 303 W. Water Street (central unit) consists of 1,110 square feet. Address 305 W. Water Street (west unit) consists of 1,130 square feet. An open cantilevered steel and concrete deck exists on the second floor. The second floor layout (3,370 square feet) is shown below:



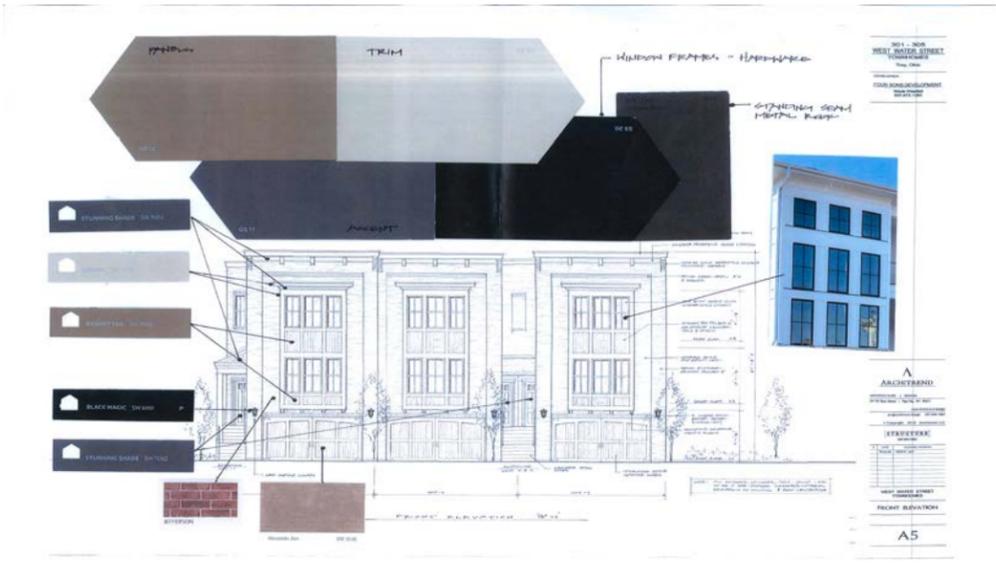
The third floor of the building totals 3,460 square feet and is the top floor of the residential units. The third floor layout is shown below:



- **Height:** The building height is 37' 8" from the grade to the top elevation. The Zoning Code allows for a maximum height of 40' height in the OR-1 district.
- **Facade:** The exterior of the building predominately consists of lighter brick colors (sample to be provided). Brick is the most common form of building material in the historic district and the lighter color brick is appropriate to many of the larger buildings along W. Water Street. Below is a rendering of the project:



Attached to this report (shown below) is a labeled rendering that shows all proposed colors for the exterior of the building. Samples and color swatches we viewed by the Commission members.



- **Windows:** The proposed windows are aluminum clad wood tint sash double-hung vintage style windows (pamphlet attached) with black finishing. The color of the window trim will be Loggia (SW 7506). The window bay projects 12" with composite millwork trim painted Resort Tan (SW 7550).
- **Setback/Building Coverage:** The proposed building will have a 0' front setback from W. Water St. The side yard setback maintains roughly 3' on the east side, a 0' setback on the west side, and a 7.5' rear yard setback. The OR-1 district requires setback of 25' front yard, 30'-rear yard, and a ten-foot side yard. The proposed setbacks do not meet the OR-1 zoning requirements but can be approved through the DR-O process.
- **Garage Doors:** The garage doors will be Clopay steel insulated doors with Ultra-Grain faux woodgrain steel door paint coating. The doors will be painted Mountain Ash (SW 3540).
- **Parking:** Applicant is proposing three parking garages on the first floor. The three garages are all two-car parking garages, which consist of six (6) parking spaces with direct access from W. Water St. The zoning code requires single-family residential units to provide two (2) parking spaces each.
- **Roof:** The roof will be a standing seam metal roof colored Urban Bronze (SW 7048). The roof will not be visible from the street level.
- **Landscaping:** As the majority of the lot is covered and the parking area is provided inside, little outside landscaping is being provided. The owner is placing a curb lawn with the areas of the building and street. Currently, the property only provides a partial curb lawn and a small green strip to the west side of the property.
- **Exterior Lighting:** Coach-style lighting will be provided on the front of the building on each side of each garage door. The coach-style lighting will be Black Magic (SW 6991). The Commission viewed a sample.
- **Building Lot Coverage:** The applicant is proposing 88% of building lot coverage. The Zoning Code allows for 50% of building lot coverage in the OR-1 zoning district. The lot coverage does not meet our current zoning code requirements but can be approved through the DR-O process.
- **Deck:** The proposal includes three concrete decks that hang off the backside of the building. The decks will be elevated off the second-story in the back of the building and overhangs the northern property line. The property to the north is owned by the Miami Conservancy District. At the hearing, the Commission will be provided with an agreement between the property owners allowing for the aerial rights for this deck to occur. Building over property lines does not meet our current zoning code requirements but can be approved through the DR-O process.

Compatibility with the Historic District:

The application was reviewed for compatibility in scale, massing, proportion and façade treatment to the existing historic district. The existence of other area buildings with common exterior features shared by the proposed project indicates a conscious effort to blend in the general character of the neighborhood. The colors are neutral and the light brick is a common theme throughout downtown.

The building itself complements the block that it is proposed to be built within. The building is setback along the property line, which is consistent with most of the building along W. Water St. Looking at the entire W. Water St. block (from N. Market St. to N. Adams St.) the majority of the homes and business are setback within ten feet of the property line and most are built to the property line.

The land use in the immediate area is mixed with office, residential, and local government uses. The proposed use of the building fits with the current uses and provides upscale residential units which is consistent with the recent Troy Downtown Riverfront Strategic Development Study and complements goals established in the Comprehensive Plan, specifically Chapter 13 titled "Visioning", Downtown Development goals which promotes utilization of second and third floors, encourages property owners to reinvest in downtown, and encourages the safeguarding of the historic district building and feel. Furthermore, it strengthens Urban Design goal #1 by creating an attractive gateway into the downtown historic district to provide a positive impression.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed construction, based upon the following:

- The proposed structure is new construction in the Historic District and while the new building is a product of its own time, it is compatible to the surrounding development without exactly duplicating it; and
- The proposed building reflects a conscious effort to respect the architecture of the existing historic buildings in material, scale, proportion and style; and
- The proposal is in compliance with the Comprehensive Plan and Historic District requirements set forth by the Zoning Code; and
- The proposal has applied for approval through the DR-O process.

Discussion: In response to Mr. Kappers, staff advised that all maps/drawings/submittals would be retained by the City; staff has only seen a draft of a MOU between the City and property owner, but expect to have the final by the next Commission meeting. Staff noted that at this meeting only contingent approval is requested, subject to the DR-O application being approved.

Mr. Wolke asked if Water Street is a zero set back, and staff was not sure. Mr. Wolke suggested that be checked as it may be that the lamps would overhang the R/W and that would need to be approved as a separate item.

Commission Members Kappers and Snee asked if any of the City Departments had an issue with creating three additional curb cuts or that this would reduce available on-street parking, with Mr. Davis indicating the plan has been shared with several departments and no issues were stated.

Mr. Kappers asked staff to check into whether or not party walls will be needed for the structure, and party wall agreements between the separate owners. Mr. Bowman, architect, stated there will be 8" concrete block walls between the units and there will be agreements put into place about the use of the wall. Mr. Kappers noted that the two eastern units will share an access leading to the foyer, and he asked that staff check to see if the City can require party walls and/or access agreements as part of the process.

Mr. Wolke noted that the DR-O applications are plowing new ground, and the public hearings/decision of the Commission at the next Meeting will be precedent setting, and he asked that the Law Director attend the next meeting to review with the Commission an overview of the DR-O provisions as well as any ramifications.

Mr. Kappers asked that the MCD approval of the rear deck overhang and the R/W question be part of the information provided for the next meeting.

Mr. Titterington suggested that the appropriate action of the Commission would be to consider tabling the new construction reuse plan pending final determination of the Commission on the DR-O process.

A motion was made by Mr. Titterington, seconded Mr. Wolke, to table action of the application for the new construction reuse plan for 301-305 W. Water Street.

MOTION PASSED, UNANIMOUS VOTE

DR-O Application. The Commission noted that the staff report (attached to original minutes) for the DR-O application for 301-305 West Water Street was received for the meeting of April 11, 2018, and accepted only as a report of staff, but not considered by the Commission at this meeting, as the Commission is required to hold a public hearing on the application at the next meeting. Prior to that hearing, adjacent property owners will receive a letter advising of the application/public hearing.

HISTORIC DISTRICT APPLICATION – 846 W MAIN STREET AND 31 S. CEDAR STREET, (PARCEL LESS THAN ½ ACRE IN SIZE), APPLICATION FOR DOWNTOWN/RIVERFRONT OVERLAY DISTRICT TO BE APPLIED TO THIS ADDRESS; OWNER – GREENVILLE NATIONAL BANK; APPLICANT THE MT STUDIO, MIKE TWISS, AIA. The applicant was present. This application was provided as information and to be noted in the minutes. It was discussed that this application covers two separate lots with no intent to combine them.

Mr. McGarry noted that with two parcels, the way the parking is configured, it requires the approval of the property owner to the east to cross over his property, and without that access agreement if the owner put up a wall parking spaces would be lost. This will be checked by staff.

The Commission noted that the information provided to the Commission shows R/W to be vacated. Staff advised that information was not correct. The Commission asked that the records provided be corrected prior to the next meeting.

Mr. Kappers asked about on-site storm water detention being required for this property (as it was requested for a property at the SE corner of Main Street and Elm Street), with staff replying that is not required based on size being less than an acre, but an additional catch basin is being installed to handle the runoff.

The Commission noted that the staff report (attached to original minutes) was received and accepted only as a report of staff, but not considered by the Commission at this meeting, as the Commission is required to hold a public hearing on the application at the next meeting. Prior to that hearing, adjacent property owners will receive a letter advising of the application/public hearing.

The Commission noted that the staff report (attached to original minutes) for the DR-O application for 846 W. Main Street and 31 S. Cedar Street was received for the meeting of April 11, 2018, and accepted only as a report of staff, but not considered by the Commission at this meeting, as the Commission is required to hold a public hearing on the application at the next meeting. Prior to that hearing, adjacent property owners will receive a letter advising of the application/public hearing.

There being no further business, the meeting adjourned at 3:14 p.m.

Respectfully submitted,

_____Chairman

_____Secretary

846 W Main/31 Cedar

17 factors when weight and consider

Have to be denied regular processes not meet code.

Not meet based on set back. (discussed)

2 separate lots, no intent to combine into one.

W main bank

31 N Cedar for parking.

61% red in minimum lot size

93% red of min lot size in B-2

DRO is applicable

Jim – 2 different pieces of property, way parking is configured requires approval of property to the east to cross over for lot. If adjacent owner put up wall would lose spaces.

Did staff take into account that shows 31 N Cedar

Kappers – document shows vacate. Shaonnon that is not correct

AK - run off issue at the location, retention pond required of nearby oil change place.

Shannon less than acre on site that is not required but they are adding additional catch basin to handle the run off.

Act as first reading and go to next

Intro Robert Watson, Zoning Inspector

4:14

Staff provide a report on this application (attached to the original minutes). The Commission noted that the staff report (attached to original minutes) was received and accepted only as a report of staff, but not considered by the Commission at this meeting. At the next meeting, the Commission will hold a public hearing on this request. Prior to that hearing, adjacent property owners will receive a letter advising of the application/public hearing.

PROPOSAL:

The applicant, Mike Twiss, for owner Greenville National Bank, is asking for consideration from the Planning Commission for a Downtown/Riverfront Overlay District zoning permit for 846 W. Main Street.

DISCUSSION:

The applicant is proposing to construct a new banking center at 846 W. Main Street, and a new parking lot at 31 S. Cedar Street. The property at 846 W. Main Street is located at the southeast corner of W. Main Street, and S. Cedar Street and is .36 acres in size. The property at 31 S. Cedar Street is located to the south of 846 W. Main Street and is .06 acres in size. Both properties are zoned B-2, General Business District.

The new bank will have five (5) full-time employees and will be open Monday through Thursday from 8:00 a.m. until 4:30 p.m., Friday from 8:00 a.m. through 5:30 p.m., Saturday from 8:00 a.m. through 11:30 p.m., and will be closed on Sunday.

The exterior of the building, as seen on page A-3.0 of the architectural drawings, will be red, brick veneer with Hardie board lap siding with a cedar mill texture finish, in the color SW7569 - Stucco. The windows are fixed, and will be Pella 350 Series. The shutters will be 18" wide, decorative, louvered shutters. The roof will be 30 year, dimensional, asphalt shingles, and have a continuous ridge vent.

Page A-3.1 of the architectural drawings shows the installation of a custom made cupola with weather vane. The columns on the building will be constructed with fiberglass reinforced polymer on a brick base.

As shown on page 9 of the engineered drawings, ground surfaces will consist of heavy duty and regular duty asphalt, concrete, and landscaping materials. The landscaping materials are shown in the detailed landscape plan.

After several plan reviews by City staff, it has been determined that this project does not meet the minimum setback requirements as is required in the City of Troy Zoning Code. All other aspects of the project do, however, meet the requirements of the Zoning Code, and have been reviewed by Development, Engineering, Fire, and Utilities. The following are the items which have not met the Zoning Code:

846 W. Main Street:

1. The southern asphalt/concrete area needs to be 4' from the property line per Section 1155.08(c) of the Zoning Code;
2. The canopy facing W. Main Street is encroaching into the 25' required front yard setback by 12.71', per section 1143.14;
3. On the west side of the property, adjacent to S. Cedar Street, the building is encroaching into the 25' required front yard setback by 10.32', per Section 1143.14;
4. On the east side of the property, the building is encroaching into the required 10' side yard setback by 2.55', per Section 1143.14.

31 S. Cedar Street:

1. The south and east asphalt/concrete areas need to be 4' from the property line per Section 1155.08(c).

The Planning Commission is tasked with the review of Downtown/Riverfront Overlay District applications based upon certain criteria. Those criteria are listed below.

1. To prevent hazards to the health and safety of the public and of all occupants of improved real property.
2. To assure adequate light, air and convenience of access for all properties.
3. To promote the delivery of public services such as utilities, streets, refuse collection, emergency medical services, fire and police protection.
4. To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision.
5. To assure, through an appropriate site plan review that the general, district and supplementary regulations of this Zoning Code are being followed in the design of each new site improvement or redevelopment.
6. To minimize adverse effects on traffic safety caused by development and certain land uses.
7. To minimize adverse effects on the environment resulting from development and certain land uses.
8. To facilitate the efficient and economical development and use of land and public facilities.
9. To allocate to each site development, rather than to the public, the maximum feasible portion of the infrastructure and operating costs which arise as a result of that development.
10. To fairly balance the interest of property owners and occupants in continuing their nonconforming land uses against the community interest in achieving full compliance with this Zoning Code.
11. To protect floodways and flood plains from development which increases the general risk of flooding or puts occupants of the development at risk.
12. To preserve and enhance property values.
13. To protect public and private water supplies, both in quality and quantity.
14. To promote the economic vitality of business and industry.
15. To direct particular land uses to the parcels of land best suited for them physically and in terms of access to highways and public services.
16. To enhance the predictability and profitability of private investments made in the City.
17. To continuously improve the aesthetic character of all parts of the City.

With the creation of the Downtown/Riverfront Overlay District, the intent is for the district to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive. Such is the case with the Greenville National Bank project. The minimum required lot size in a B-2 zoning district is 40,000 square feet. The property at 846 W. Main Street has 15,681 square feet. That is a 61% reduction in area from the required minimum lot size, making this a legal, non-conforming lot. With the size of the lot reduced by 61%, the ability to meet all of the standards of the Zoning Code, and meet the needs of the business, are not feasible.

The same can be said for the 31 S. Cedar Street lot. This lot encompasses 2,613 square feet. This lot is reduced in area from the required 40,000 square feet by 93%, also making this a legal, non-conforming lot. However, by applying the Downtown/Riverfront Overlay District in these two situations, a re-use of the properties, which fit with the surrounding neighborhood, are aesthetically pleasing, and maintain the high standards of the City of Troy, can be enjoyed.

The use of the Downtown/Riverfront Overlay District for this project will allow for the continued growth of economic development within the City, along with promoting the economic vitality of business, while enhancing the profitability of private investments, all while continuing to improve the aesthetic character of the City of Troy.

NEXT STEP

This is the first step in the DR-O process which is the first reading of the proposal to the Planning Commission. A second reading (required hearing) will be held at the next scheduled Planning Commission meeting. The second reading will provide an opportunity for public input on the project. Planning Commission can only take action after the second hearing as required by the DR-O process. Since this property is under a half-acre, a decision will be requested by the Planning Commission at the second meeting.

Appl for reuse MCD approve overhang and that DR-O process be applied
PT – Council DR-O at second meeting by PC,
Then official motion would be to table.
PT/Wolke table
DR-O 4 items that do not meet current regs
Criteria to base decision off of, 17 steps,
Adjacent property owners notified in writing.
Accept report of staff as (not table)

does anyone feel if Law Dir should give overview of ramifications new ord.
We will request.

Reuse – 3 story, 3 units
Kappers will all this be part of file – yes
Ht. 37'8" which is permissible, brick, color swabs, 6 parking spaces with each unit having a 2 bay garage,
Does not meet – building lot coverage now allow 50% and this will be 88% and needs DR-O; 3 concrete decks and hangs into MCD Property,
and a MOU will be needed between MCD and Four Sons to be presented to PC; lot size as into 3 parcels, less than the 3,000 square feet
required.
Chap 13 of the comprehensive plan is met by this application.
Approval rec.
Contingent DRO and MCD agreement
Wolke zero set back on Water Street.
Lamps over R/W – no
MCD allow overhang, seen draft not final

Kappers – 3 additional curb cuts; does any City Dept have issues. Tim did review and no problems.
Party walls between stragubures, should there be a party wall required between
Jim Boiwan ARCHitrm prop line etwen units 8" concrete block wall and meets requirements for zero lot line.
AK party wall have agreements about use of wall? Yes
Common entrance two eastern – access agreement leading to foyers.
West has own sep so do not need access agreement – AK
Wolke occupatns own each Yes (not a condo)
AK do we have zero yes in Bus but this not zoned that.
AK can we require party wall or access agreement at this point Tim don;' think s
Snee how many one street affected and will it be re-coated?
AK 70' and no curb cut now?
Did not have answer

Wolke plowing new ground, next will be precedent setting, does anyone feel if Law Dir should give overview of ramifications new ord.
We will request.

Appl for reuse MCD approve overhang and that DR-O process be applied
PT – Council DR-O at second meeting by PC,
Then official motion would be to table.
PT/Wolke table
DR-O 4 items that do not meet current regs
Criteria to base decision off of, 17 steps,
Adjacent property owners notified in writing.
Accept report of staff as (not table)

1. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to 846 W. Main Street and 31 S. Cedar Street (parcel less than $\frac{1}{2}$ acre in size) - FIRST READING
Owner: Greenville National Bank
Applicant: The MT Studio, Mike Twiss, AIA
-No action can be taken at this meeting
-The application will go onto the April 25 agenda for a required Public Hearing and decision by the Planning Commission.

- OWNER: FOUR SONS DEVELOPMENT**
Applicant: Wade Westfall, Property Owner
- A. Application for demolition of existing structure
-Commission to make decision
 - B. Application for new construction – 3-Story new residential structure
-Commission to make decision
 - C. Application to have the Downtown/Riverfront Overlay (DR-O) District applied to this property - FIRST READING
-No action can be taken at this meeting
-The application will go onto the April 25 agenda for a required Public Hearing and decision by the Troy Planning Commission.

Tim, provided the members with a copy of the Ordinance approved by Council. Verbage changes, pages 10 and 11, Council have opportunity to take action on tgoe PC rec. less than ½ acre, after rec of PC, DCouncil has 5 business days to say if want to consider and if so befoe council, otherwise just pc; If ½ acre re or more has to be recommendatiibn to Council

Provided PC with map of the district, which staff went over. both the applicatiobn before Council are less than ½ acre and both are within the district. This is larger than area initially reviewed by the Planning Commission.

Alanb legal desc in ordinace is what was reviewed on the map yes

301-3035

Demolition has a reuse plan, but the reuse plan cannot be put into effect without the approval of the DR-O District.

Demo of current building, noted that building has been significantly altered; staff has addressed several property maintenance violations; the property was considered at risk due to condition, there is a second reuse plan of green space so that the demotion application does not have to be delayed, staff recommends

Wolke – can approve a as demo, b cannot as does not meet current zoning,

Demo requires a reuse with reuse as green space.

Kappers – re the plot plan, MCD owns part between the two properties., no demo on the stub stret part of Short Street

Demo and Wolke/Snee

Reuse – 3 story, 3 units

Kappers will all this be part of file – yes

Ht. 37'8" which is permissible, brick, color swabs, 6 parking spaces with each unit having a 2 bay garage,

Does not meet – building lot coverage now allow 50% and this will be 88% and needs DR-O; 3 concrete decks and hangs into MCD Property, and a MOU will be needed between MCD and Four Sons to be presented to PC; lot size as into 3 parcels, less than the 3,000 square feet required.

Chap 13 of the comprehensive plan is met by this application.

Approval rec.

Contingent DRO and MCD agreement

Wolke zero set back on Water Street.

Lamps over R/W – no

MCD allow overhang, seen draft not final

Kappers – 3additional curb cuts; does any City Dept have issues. Tim did review and no problems.

Party walls between strugbures,should there be a party wall required between

Jim Boiwmn ARCHitrm prop line etwen units 8" concfete block wall and meets requirements for zero lot line.

AK party wall have agreements about use of wall? Yes

Common entrance two eastern – access agreement leading to foyers.

West has own sep so do not need access agreement – AK

Wolke occuplatns own each Yes (not a condo)

AK do we have zero yes in Bus but this not zoned that.

AK can we require party wall or access agreement at this point Tim don;' think s

Snee how many one street affected and will it be relcoated?

AK 70' and no curb cut now?

Did not have answer

Wolke plowing new ground, next will be precedent setting, does anyone feel if Law Dir should give overview of ramificatijions new ord.

We will request.

Appl for reuse MCD approve overhang and that DR-O prodcress be appli

PT – Council DR-O at second meeting by PC,

Then offi motion would be to table.

PT/Wolke talbe

DR-O 4 items that do not meet current regs

Criteria to base decision off of, 17 steps,

Adjacent property owners notified in writing.

Accept report of staff as (not table)

846 W Main/31 Ceedar

17 factors when weight and condiser

Have to be denied regular processas not meet code.

Not meet based on set back. (discussed)

2 sepaate lots, no intent to combine into one.

W main bank

31 N Cedar for parking.

61% red in minimum lot size

93% red of min lot isze in B-2

DRO is applicable

Jim – 2 different pieces of property, way pariking is configured requires approval of property to the east to cross over for lot. If adjac owner put up wall would loose spaces.

Did staff take into accohnt that shows 31 n Cedar

Kappers – docyumenbt wshows vacate. Shaonnon tht is not correct

AK - run off issue at the location, ret pond required of rnearby oil change pklace.

Shann less than acre on site det is not re3quire,d but they are adding additional catch basin to hndle the run off.

Act as first reading and go to next

Intro Robert Watson, Zoning Inspedctor

4:14

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