

A regular meeting of the Troy Planning Commission was held Wednesday, May 23, 2018, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Members Present: Beamish, Titterington, Wolke, Mahan and McGarry; Assistant Development Directors Harris and Davis; zoning inspector Robert Watson.

The minutes of the May 9, 2018 meeting were approved.

**HISTORIC DISTRICT APPLICATION FOR 10 N. MARKET STREET FOR A NEW WINDOW SIGN; OWNER – 3 NORTH RIDGE, LLC; APPLICANT- MARK COULTER, UPPER VALLEY COMMUNITY CHURCH.** The staff report noted: property is zoned B-3, Central Business District; building is on the National Register: building is permitted 90 square feet in signage, with this individual tenant permitted to have a total of 11.25 square feet for signage; application is for 10.2 square feet, which is less than allowed; window is vinyl graphic lettering and the lettering will be printed and adhered to the glass of the first floor window; colors requested are white, Rick Black, and Red R:232 G:89 B:16; and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign compliments the existing colors of the building.

A motion was made by Mayor Beamish, seconded by Mr. Wolke, to approve the application for 10 N. Market Street as submitted, with material of vinyl graphic lettering and colors of white, Rick Black, and Red R:232 G:89 B:16 as submitted, and based on the findings of staff that:

The proposed sign will meet all City of Troy sign code requirements

The proposed sign compliments the existing colors of the building

**MOTION PASSED, UNANIMOUS VOTE**

**FINAL PLAT REVIEW, INCLUDING DEDICATION OF RIGHT-OF-WAY FOR HALIFAX ESTATES SECTION FOUR; OWNER: HALIFAX LAND COMPANY, LLC; APPLICANT: FRANK HARLOW.** The applicant was present. The staff report noted: the Preliminary Plan for Halifax Estates was approved in 2014; the plat is located east of Piqua-Troy Road and north of Troy-Urbana road; this section conforms to the approved Preliminary Plan for Halifax Estates; other details reviewed are: Fees-in-lieu of dedicated green space have been paid for the development; there are two non-buildable lots that will be the responsibility of the owner of the adjacent Inlot; and staff recommended approval. Other details are:

**SECTION FOUR:**

- o Section Four consists of 15.263 acres;
- o There will be 13 building lots on 13.347 acres;
- o Includes dedication of 1.916 acres of right-of-way (Cole Harbor Drive and Halifax Drive); and
- o The zoning is R-1, Single-Family Residence District, with a minimum lot size of 40,000 square feet, with actual lot sizes ranging from 40,772 square feet to 64,163 square feet;

It was stated there are three more sections of this development. Staff was asked to include the preliminary plan maps with requests for final plats.

A motion was made by Mr. Titterington, seconded by Mr. McGarry, that the Troy Planning Commission recommends to Troy City Council that the final plat of Halifax Estates Section Four be approved, including the dedication of right-of-way.

**MOTION PASSED, UNANIMOUS VOTE**

Regarding the tabled Villages of Concord, the item remained tabled. It was commented that follow up information has not been provided by the applicant.

There being no further business, the meeting adjourned at 3:37 p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary