

A regular meeting of the Troy Planning Commission was held Wednesday, July 24, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Wolke, Beamish, Titterington, and Mahan; Zoning Inspectors Brandon and Watson.

The minutes of the July 10, 2019 meeting were approved upon motion of Mr. Titterington, second by Mrs. Snee.

**HISTORIC DISTRICT APPLICATION, 2 E. MAIN STREET, FOR EXTERIOR CHANGES TO BUILDING (REPLACE SIX EXISTING AWNINGS, ADD SIX CONTEMPORARY LIGHT FIXTURES, PAINT EXISTING WINDOW TRIM, PAINT EMPLOYEE ENTRANCE FAÇADE) AND A NEW WALL SIGN; OWNER - CONNOR HAREN; APPLICANT:HAREN'S MARKET.**

Staff commented: the property is zoned B-3, Central Business District; the building was constructed around 1913; the application includes replacing the existing awnings with new black canvas, adding six (6) contemporary light fixtures, painting the existing window trim, SW6258 Tricorn Black, painting the employee entrance façade SW7011 Natural Choice, installing a wall sign of 48 square feet (wall sign to be aluminum composite and with a black background with white lettering) and installing opaque vinyl window signs totaling 52 square feet; 100 total square feet of signage is allowed. Staff noted that a rendering reviewed by the Commission shows a railing above the employee entrance and an outdoor seating area, but these items are not being requested in this proposal. Staff recommended approval of the historic district application as submitted based on the findings of:

- The updates will be a pleasant contrast to the stone material of the building;
- The exterior updates will put a finishing touch on the interior renovations currently taking place.

Mr. Titterington noted that the use of public right of way for the outdoor seating is shown in what the Commission received, but is not actually part of this application. Mr. Wolke commented that it is difficult to consider approval when what is presented includes elements not under consideration, such as the railing and outdoor seating. Staff commented that those items are part of the overall plan, but those more pressing needs are only being brought to the Commission at this time.

Mr. Kappers asked if less contemporary lighting was considered. Staff advised that the same lights were approved for 210 S. Market. Jess Nielsen, designer, commented that the State recommends a more contemporary style if not going back to the original design.

Mr. Titterington asked about the windows and signage, if the windows are opaque and cannot be seen through as would that be a safety concern. Jess Nielsen, designer, stated that the glass would be clear and only the wording would be opaque.

A motion was made by Mrs. Mahan, seconded by Mayor Beamish, to approve the historic district application for 2 E. Main Street as submitted, not including the railing or outdoor seating which are in the plan, based on the color and material in the application and as viewed by the Commission, with colors specifically to be SW6258 Tricorn Black for the window trim, and SW7011 Natural Choice for the painting of the employee entrance façade, and based on the findings of staff that:

- The updates will be a pleasant contrast to the stone material of the building;
- The exterior updates will put a finishing touch on the interior renovations currently taking place.

MOTION PASSED, UNANIMOUS VOTE

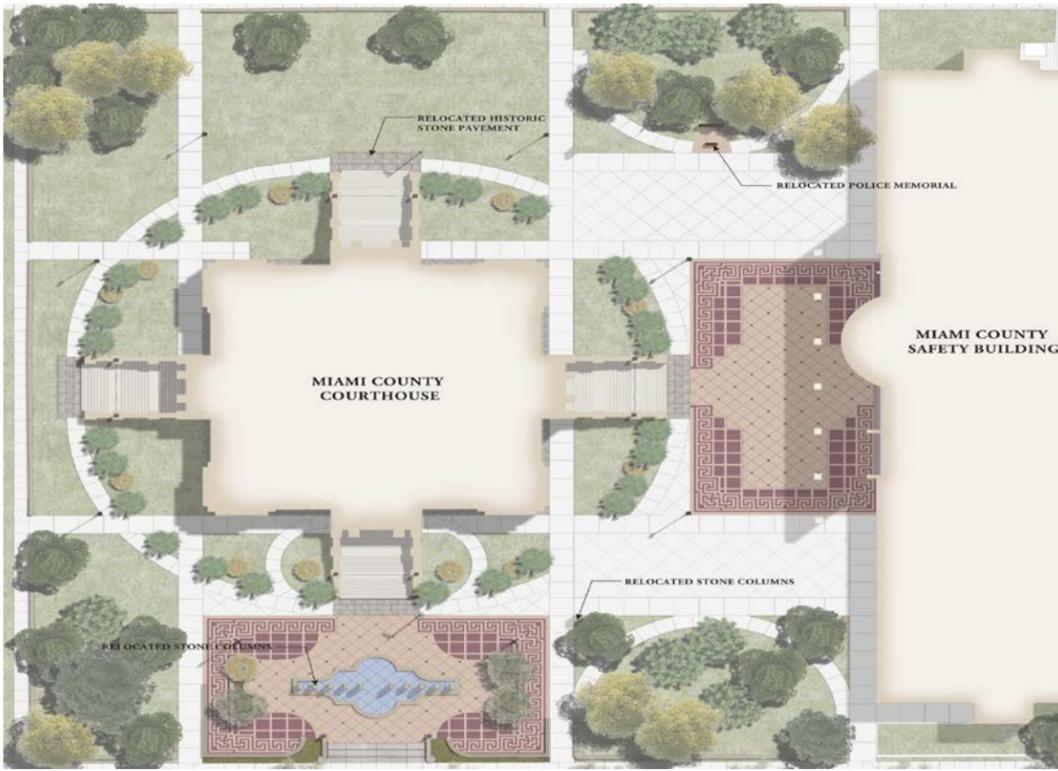
**HISTORIC DISTRICT APPLICATION, 215 W. MAIN STREET, FOR RE-DESIGN OF MIAMI COUNTY COURTHOUSE PLAZA, INCLUDING - INSTALLATION OF ONE LARGE FOUNTAIN IN FRONT OF COURTHOUSE, COMMON WALKWAYS, FENCING, BENCHES, LANDSCAPING, DECORATIVE DRAINAGE GRATES AND COVERED, NEW FREESTANDING LIGHTING, SIGNAGE (WAYFINDING), INCIDENTAL SIGNAGE, HISTORICAL MARKERS, TRASH RECEPTACLES, AND OTHER ITEMS; OWNER - MIAMI COUNTY COURTHOUSE/MIAMI COUNTY COMMISSIONERS; APPLICANT-GARMANN/MILLER ARCHITECTS-ENGINEERS, BY KATHY TREJO.**

Staff reported: The redesign includes the area around the Courthouse and the plaza in between the Miami County Safety Building at 215 West Main Street, which is zoned B-2, General Business District while the plaza between the building is zoned B-3 Central Business District; on April 10, 2019 the Planning Commission approved the proposal to remove the two concrete fountains, concrete walkways and curbs, the current request is for the overall redesign of the courthouse plaza; the Commission received two exhibits, A and B, to show the overall redesign of the project, with it noted that exhibit A is the base bid of project with Exhibit B being the alternate bid and the difference between the two bids is the side brick areas located to the east of the Courthouse; the review of the Commission includes:

**Fountain:** Two concrete fountains have been removed and the applicant is proposing to install one large fountain located in front of the Courthouse along West Main Street. This fountain will include ten relocated stone columns from the previous fountains with sandstone pavement as the fountain floor. This will be the only fountain in the Courthouse plaza.



- **Common Walkways:** The proposed materials for the common walkways will be a mix of concrete and clay pavers (Modular Belcrest 350 & 750) as shown in Exhibits A and B. Samples of the material will be available at the meeting but pictures have been included in the packet as exhibit B. The alternate bid will include two side brick areas.



**Fencing:** The proposed redesign will showcase a historic black, round bow & hairpin steel picket fence, two feet in height, located along the front half of the wall enclosing the fountain area and along the walkway from West Main Street.



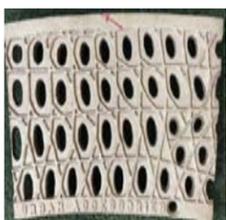
- **Benches:** The redesigned plaza will showcase five black traditional Scarborough benches placed in the southeast and northern open spaces. The benches will be six feet in length in a surface mount style.



- **Landscaping:** The proposed landscaping plan calls for various ornamental trees and shrubs throughout the property. The goal is to keep as many existing mature trees as possible while incorporating complementary new plants as listed in Appendix C titled 'Planting Plan'.

The existing concrete wall that surrounds the north and west property will remain however several areas will be repaired with the removal pieces of the concrete wall from the south as shown in Appendix D. The existing south concrete wall will be removed and replaced with a brick wall as shown in Appendix A.

- **Drainage Grates & Covers:** Decorative patterned grates will be installed at the fountain ends and will consist of a raw bronze finish. The bronze pavers are placed in various locations for site drainage. A sample will be provided at the hearing.



Patterned grate



Representative of Raw Bronze Metallic Finish

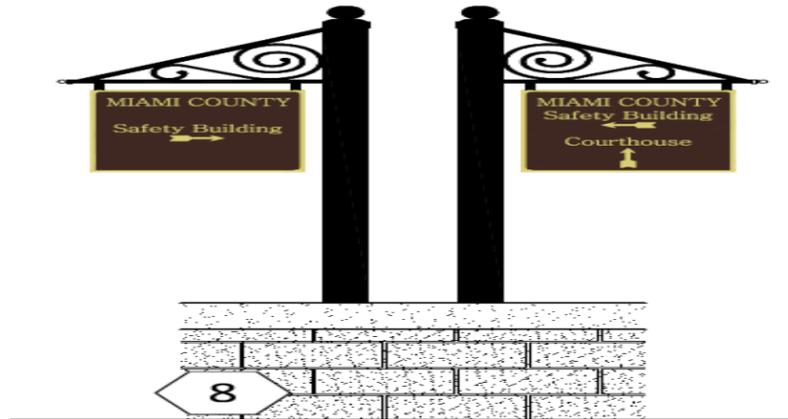
- **Lighting:** The proposal will result with all free standing lights being removed and replaced with two acorn style lights in a black decorative base with flood lights in the center. These lights are located around the Courthouse as shown in Exhibit E. Black Ashberry light bollards will also be installed and located in the open spaces located northeast and southeast corners of the plaza.



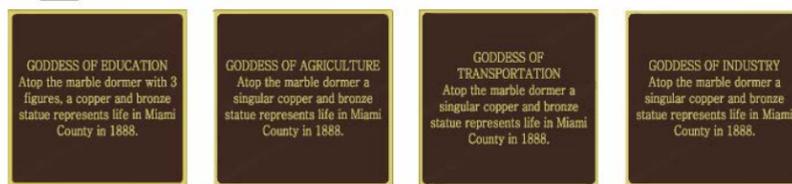
- **Signage:** Signage will be displayed on the buildings as shown in Exhibit F, titled 'Wayfinding Plan'. There will be four wall sign placed on the property; however, only one of which will count against the building sign allowance. This sign consists of words "Miami County Safety Building" will be located along the south wall facing West Main Street. This sign measures 15 square feet and is well below the maximum allowed for the building. A similar sign will be placed above the door facing the plaza and a sign reading "Miami County Sheriff" will be placed above the northern door facing the plaza. The fourth sign reads "Miami County Courthouse" and is placed on the eastern Courthouse entrance. These three signs do not count toward the signage allotment as they will not be legible from the Right-of-Way and are intended to serve as information to patrons in the plaza.



- **Incidental Signage:** There will be 11 wayfinding signs throughout the property to help direct customers to the correct entrance (only the eastern entrance to the Courthouse will be used). These signs will be installed on black aluminum brackets with HDPE bronze signs. These signs are used to direct patrons to the appropriate entrance locations. Exhibit F, titled "Wayfinding Plan" shows the locations of these signs.



- **Historical Markers:** Historical Markers will be on-site to describe the statues placed at the top of the Courthouse and the Courthouse itself. The locations of these statues are shown in Exhibit F, titled "Wayfinding Plan".



- **Trash Receptacles:** Trash Receptacles will be conveniently located throughout the site and be the color black. A sample is attached to this report and labeled Exhibit G.
- **Other Items:** The Police Memorial will be relocated from the current location to the proposed location in the northeast corner of the open space. Relocated historic stone pavement will be located along the north steps facing West Water Street. All proposed handrails will be black and made of wrought iron.

The applicant and owner representatives were present.

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

- The proposed building reflects a conscious effort to respect the architecture of the existing historic buildings with like material, color and style; and
- The project meets all current city codes and standards.

Mr. Kappers asked about signage, and was advised that there will be a historic bronze plaque and all other signage will be made to look bronze. In response to Mr. Titterington, it was stated that there is a wall as a safety ledge, and signage letters will be directly on the wall.

It was stated that the City's street scape design was incorporated in the sidewalk plans adjacent to the property, and the new lighting will be eight double headed lights from the same manufacturer as the street scape street lights.

It was stated that that the brick colors for this project would complement the brickwork recently installed at the Hayner Cultural Center. It was also stated that the steps no longer used to access the courthouse would be closed off, but higher up the stairs than they had been.

A motion was made by Mayor Beamish, seconded by Mr. Titterington, to approve all elements of the historic district application for 215 W. Main Street as submitted, including exact colors, design and materials, and based on the findings of City staff that

- The proposed building reflects a conscious effort to respect the architecture of the existing historic buildings with like material, color and style; and
- The project meets all current city codes and standards.

MOTION PASSED, UNANIMOUS VOTE

**PRELIMINARY PLAN – HERITAGE VILLAGE AT TROY COUNTRY CLUB SUBDIVISION; OWNER/ APPLICANT - BART DENLINGER, 3 GEN D, LLC.** Staff reported: the subdivision is adjacent to The Heritage at Troy Country Club Subdivision; the land is currently undeveloped; the zoning is R-4, Single-Family Residential (minimum lot size of 9,000 square feet); this will be a new subdivision named Heritage Village at Troy Country Club: details are

**Uses & Layout:** The proposed subdivision, which consists of entirely of single-family homes, encompasses 10.730 acres and includes 22 buildable lots that range from .241 acres to .825 acres. The proposed subdivision will be developed in a single phase.

**Roadways:** Access to this development will be provided by two separate points. The west access point off Peters Road will align with the existing intersection of Hillcrest Dr. The second access point, located to the east of the proposed development, connects to the existing roadway and Creekwood neighborhood. The internal roadway system consists of one cul-de-sac (Legacy Court) which stems off the main road named Robinson Way. The Assistant City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

**Utilities:** This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing a detention area located at the north portion of the development. Maintenance of the storm water control facilities will be the responsibility of the property owners.

**Parkland:** The developer is not proposing to provide any parkland within the subdivision and received a positive recommendation from the Park Board to pay fees-in-lieu-of parkland, instead of providing the required 3% (.32 acres) as required by the Subdivision Regulations.

**Housing Values:** The applicant has estimated the costs of the single-family homes to be valued from \$375,000.00 to \$500,000.00.

Staff recommends approval of the proposed preliminary plan as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

A motion was made by Mr. Titterington, seconded by Mrs. Mahan, to approve the preliminary plan of the Heritage Village at Troy Country Club Subdivision as submitted.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 4:07 p.m.

Respectfully submitted,

\_\_\_\_\_ Chairman

\_\_\_\_\_ Secretary