



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 25, 2020, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Minutes - 3-11-2020
3. Historic District Application for 101 E. Water Street, for modifications to include painting the garage, replacing the garage doors, and replacing the patio and walkway in the rear yard
Owner/Applicant: David and Suzanne Buirley
-Commission to make decision.
4. Other

Note to Commission members:

If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held Wednesday, March 11, 2020, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Others present: Members: Titterington, Ehrlich, Wolke, and Westmeyer; Zoning Inspector Watson; Assistant Development Director Harris; and Development Director Davis.

The Minutes were corrected to show that Mr. Taylor is the applicant for the DR-O, but is not the owner of 25 S. Plum Street. Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the Feb. 26, 2020 meeting were approved as corrected.

APPLICATION TO HAVE THE DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT APPLIED TO 0.05 ACRE PARCEL WITH A 4,212 SQUARE FOOT MULTI-STORY BUILDING AT 25 S. PLUM STREET (BETWEEN W. MAIN STREET AND W. FRANKLIN STREET) TO ALLOW RESIDENTIAL USAGE ON ALL FLOORS OF THE BUILDING. THE CURRENT B-3 CENTRAL BUSINESS DISTRICT, ZONING PERMITS RESIDENTIAL USES ON THE SECOND FLOOR AND ABOVE. THE DR-O DISTRICT WOULD ALLOW FOR A RESIDENTIAL USE ON THE FIRST FLOOR AS WELL; APPLICANT: MVP 619 LINCOLN INC. (GREG TAYLOR). Staff reported as follows:

*At the February 26, 2020 Planning Commission meeting, the first reading of the requested Downtown Riverfront Overlay (DR-O) District to allow for residential use on all floor levels for the property of 25 S. Plum St. The applicant is proposing for the property of 25 S. Plum St., to use the existing building for residential use. The property is zoned B-3 Central Business District, consisting of 0.05-acre with a 4,212 square foot multi-story building. Located on S. Plum St. between W. Main St. and W. Franklin St.

After review by city staff, the property currently meets the existing underlying district as a legal non-conforming lot. All other aspects of the project meet the requirements of the Zoning Code.

The intent of the Downtown/Riverfront Overlay District is to be applied when the conventional zoning requirements are inappropriate or the underlying zoning district is unduly restrictive or prevents the reuse of buildings or properties in downtown Troy. The property at 25 S. Plum Street, zoned B-3 Central Business District currently allows for residential use on second story and above. The reuse of the property as residential would be less intense than the allowed business uses. The property is restricted due to the limited size of the lot, the design and elevated front entrance of the building.

As stated in section 1143.25(q)(1)(c) of City of Troy Zoning Code, Planning Commission shall review all DR-O applications and shall grant, modify, or deny/and or recommend the denial, or modifications of such application based upon the following criteria:

1. To prevent hazards to the health and safety of the public and of all occupants of the 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.

Utilizing the criteria intended to justify a DR-O application; you will find the proposed project will have a minimal effect on the environment and neighborhood, as this property is an existing property, reusing the existing structure, parking is on-street and a portion of the property used for residential is currently permitted by right. The proposed use will allow for an overall less intensive use, promoting more in-fill residential space in the downtown, and re-using an existing, vacant property. The proposal also compliments the goals of the Comprehensive Plan and MKSK Riverfront Study.

Recommendation:

The Planning Commission may take the following action upon review of the application: approve, modify or disapprove those items listed as modifications.

Staff recommends the Planning Commission makes a formal recommendation to the City Council since the DR-O process of a mandatory public hearing has been met. The next step is the Clerk of Council will forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission's recommendation, the recommendation of the Planning Commission shall be adopted and become final. "

PUBLIC HEARING: At 3:31 p.m. Mr. Kappers declared open the public hearing on the DR-O application. Mr. Taylor commented that the residential use would not require installing an elevator; there is no level first floor access as one must go up 6' or down 6' to access the first two floors. In response to Mr. Kappers, Mr. Taylor the ivy on the back of the building will be removed; it is not known if there is damage due to the ivy but some areas will be tuckedpointed. There being no other comments, at 3:35 pm, Mr. Kappers declared the public hearing closed.

RECOMMENDATION: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Troy Planning Commission has reviewed the application to apply the Downtown/Riverfront Overlay District to the property located at 25 S. Plum Street; that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section 1143.25(q) (1) (c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property of 25 S. Plum Street (Inlot 6134, Parcel No. DO8-001937) be approved as submitted. **MOTION PASSED, UNANIMOUS VOTE**

Staff commented that unless Council determines to consider this application within five working days of it being transmitted to Council, the decision of the Planning Commission is considered final.

REPLAT OF INLOTS 10951 AND 10952, RESERVE AT WASHINGTON SUBDIVISION SECTION ONE, FOR ADDITIONAL STORM AND DRAINAGE EASEMENTS. Staff reported that the Reserve at Washington Subdivision is located along Washington Road. Council approved the development's right-of-way dedication and easements in March 2019. As a part of that development, storm sewer and drainage easements were dedicated along the north and east sides of the lots created. When the storm sewer infrastructure improvements began, it was determined that the existing infrastructure was not where originally designed to be located and planned. Relocation was required to tie the improvements into the existing infrastructure. Due to the relocation, the storm sewer and drainage easement areas require expansion. To expand the easement areas, the County has requested this be done by a replat. The Commission was advised that a Council Committee had met on this, as the Committee met regarding easement dedication, and was advised that the Commission would be recommending on the replat.

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, to recommend to Troy City Council that the replat the Reserve at Washington Subdivision, Section One, be approved as submitted. **MOTION PASSED UNANIMOUS VOTE**

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

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Development Department
DATE:	March 25, 2020
SUBJECT:	Historic District Review: 101 E. Water St.
CASE #:	HR-07-20
OWNER:	David & Suzanne Buirley
APPLICANT:	David & Suzanne Buirley

DISCUSSION:

The applicants, David & Suzanne Buirley are requesting Planning Commission approval for modifications for their property at 101 E. Water Street. Those modifications are painting the garage, replacing the garage doors, and replacing the patio and walkway in the rear yard. The property is zoned R-7, Multiple Family Residential and is located on the corner of East Water Street and Walnut Street.

The Ohio Historic Inventory (OHI) form describes the property as a part of the old residential section near the core of the city. Having a Neo-Classic veranda, a diagonal corner front entry door, the house being of irregular shape and having aluminum siding. This home is not listed on the National Registry.

PROPOSAL:

The applicants are proposing the following modifications to the property:

- Repaint the existing detached garage from the current yellow color to Valspar Cool Gray (7006-10) and paint the trim with Valspar Very Black (5011-12) to match the existing home.
- The applicant would like to remove existing patio and walkway, replacing them with poured concrete. The patio area is a mix of flagstone, gravel and pavers. The walkway to the garage is made with brick that's sunken in and extremely uneven.
- The applicant requests to replace the existing and what appears to be the original wood carriage style doors. With two 8 ft x 8 ft, traditional, white, stamped steel garage door. (Example Attached) The applicant proposes installing black hardware giving the appearance of being a hinged door.

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 painting, patio and walkway modifications.

In regards to the garage doors, staff doesn't recommend approval. The garage doors appear original to the garage and believe the applicant could preserve the existing wood doors or provide a more appropriate replacement. The garage doors have a unique look and are a character defining feature. If the doors cannot be repaired or made useable the applicants should seek a more suitable replacement with a door similar to the existing:

- The proposed modifications to the garage and patio will meet City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building.
- The garage doors being a character defining feature to the structure and original per the Secretary of the Interior Standards states: that Deteriorated architectural features shall be repaired rather than replaced whenever possible, substantiated by historic, physical or pictorial evidence.
- If removed the current proposed doors and the proposed hardware would not meet the standards for replacement by the Secretary of the Interior: "Materials utilized in exterior renovations, additions and construction of accessory or new principal structures shall either match the appearance of the materials used in construction of the original buildings or shall be modern construction materials which create the same effect and shall not be a cosmetic treatment which simulates original fabric."

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 3-10-2020

Applicant DAVID & Suzanne Blairley

Telephone No. 937-875-0735

Owner of Property 101 E. Water St.

Has the Owner been Notified? _____

Address of Project 101 E. Water St.

Contact Address (if different than Project Address) N/A

Name of Architect/Engineer and/or Contractor _____

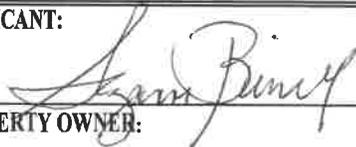
Application for ~~renovation~~ to include the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Demolish – Principal Structure |
| <input type="checkbox"/> Moving A Building | <input type="checkbox"/> Demolish – Accessory Structure |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:



SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:



PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Summary of Improvements requested on property at 101 E. Water St.

Patio - Replace the existing patio made of pavers/flagstone with concrete, expand the size of the patio from 12x 14 to 12 x16 to be even with the back of the house.

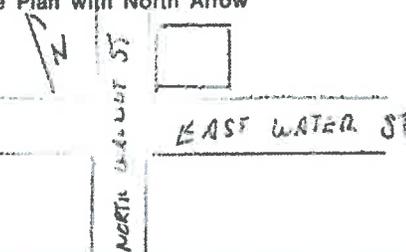
Walkway from patio to garage - Replace the existing 20 inch wide walkway made with sunken bricks to a 36 inch walkway made of concrete.

Paint Garage – Change the existing color of yellow to white and trim door and windows with black. Paint samples are Valspar paint from Lowes in the colors or Cool Gray (matches house) and Very Black.

Garage Doors – Replace the two current carriage doors with two 8x8 standard white garage doors. We would then add black handles and hinges to the white doors. We would like to make the garage more secure to be able to store items it like tools, yard equipment and such. See attached example of garage door.

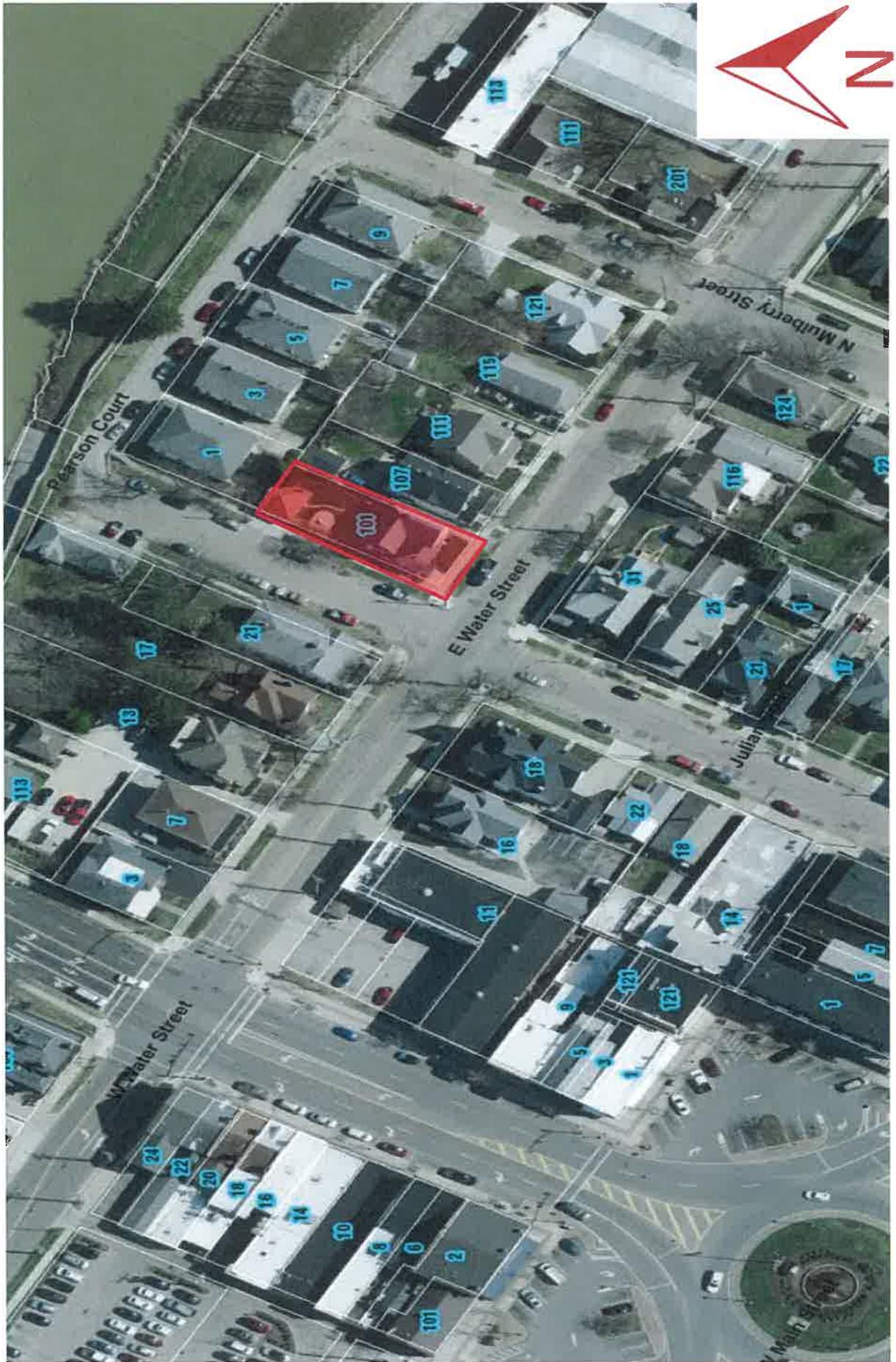
OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. MIA 207-65 10928-00004W		4. Present Name(s) 101 East Water Street		1. FIPS 10-420 00004W	
2. County Miami		5. Other Name(s)			2. County Miami
3. Location of Negatives Regional Office 5HA					
6. Specific Location 101 East Water Street		16. Thematic Category C or D		28. No. of Stories 2	
7. City or Town If Rural, Township & Vicinity Troy		17. Date(s) or Period		29. Basement? Yes <input type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design		30. Foundation Material stone	
9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference 16 738770 4435720		19. Architect or Engineer		31. Wall Construction Frame	
Zone Easting Northing Site <input type="checkbox"/> Structure <input type="checkbox"/> Building <input checked="" type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		32. Roof Type & Material	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent residence		33. No. of Bays Front 3 Side 1	
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		22. Present Use residence		34. Wall Treatment aluminum siding	
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		35. Plan Shape irregular	
14. District Potent'l? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
15. Name of Established District		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior _____ Exterior good	
42. Further Description of Important Features Neo-Classic veranda left front; door on corner diagonal; tracery in some lights; some small pane windows.		26. Local Contact Person or Organization Troy Historical Society		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
43. History and Significance Part of the scene		27. Other Surveys in Which Included		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
44. Description of Environment and Outbuildings Old residential near the core of the city.				40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
45. Sources of Information		46. Prepared by L.S. Gannon, Jr.		4. Census 100000000	
		47. Organization Regional Office 5HA			
		48. Date 5/77			
		49. Revision Date(s)			

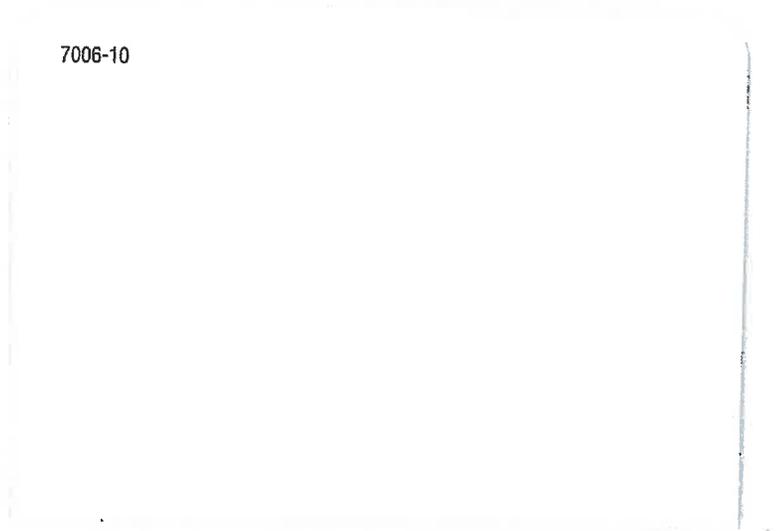
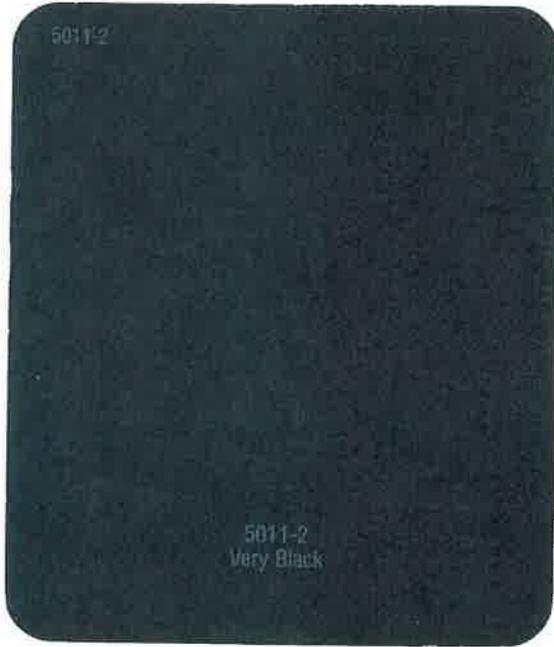


101 E. Water Street



101 E. Water St. – Proposed Colors and Doors

Proposed Colors



Proposed Garage Door

[Shop](#) [Ideas](#) [Savings](#) [Services](#)

Home Depot is not responsible for any errors or omissions in this content.
Pella Traditional 96-in x 84-in White Single Garage Door

189 Ratings
★★★★☆
3.6 Average

73%
Recommend this product


Community Q&A
[View Now](#)



101 E. Water Street – Current Patio and Walkway



101 E. Water St. – Streetscape



