



**AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 8, 2020, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS**

1. Roll Call
2. Re-organization (election of Chairman and Vice-Chairman)
3. Minutes - 12-11-2019
4. Confirm letter sent regarding Villages of Concord Preliminary Plan.
5. Historic District Application - for replacement of exterior door at 209-215 E. Franklin Street and painting of exterior doors.
Owner/Applicant: Sheldon Shobe
-Commission to make decision
6. Other.

Note to Commission members:

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

Note that Mr. Kappers will not be at the meeting.

December 11, 2019

A regular meeting of the Troy Planning Commission was held Wednesday, December 11, 2019, at 3:30 p.m. in Council Chambers, second floor, City Hall, with Chairman Alan Kappers presiding. Other Members Present: Beamish, Titterington, Ehrlich, McGarry, and Westmeyer; Zoning Inspectors Watson and Brandon; Assistant Development Director Davis.

The minutes of the November 27, 2019 meeting were approved upon motion of Mayor Beamish, seconded by Mr. Titterington.

HISTORIC DISTRICT APPLICATION – FOR WINDOW SIGNS AT 24 N. MARKET STREET, WITH SIGNS PROPOSED FOR BOTH THE N. MARKET STREET AND W. WATER STREET SIDES OF THE BUILDING; OWNER: EFFICACY ENTERPRISES, LLC - KIM YARDLAY; APPLICANT: RE/MAX ALLIANCE – MIKE SEAGRAVES:

The applicant was not present. Staff reported: the property is zoned B-3, Central Business District; this building is part of a row of buildings that was rebuilt after the majority of the block burnt in 1824; this block of N. Market St. was once known as skid row up until the mid-70's, at which time the store facades were modified and rehabilitated; the store facades themselves contain very few, if any, character defining features which lends itself to the blandness of the majority of the block; the building further south in this block is the building which formerly housed La Piazza and is listed on the National Register of Historic Places, however, the La Piazza building is located far enough south of 24 N. Market St. that alterations to 24 N. Market St. should not affect the historic features of the La Piazza building; the application is for four window signs – two on N. Market St. and two on W. Water St.; 100 square feet of signage is permitted with the total requested of 22.06 square feet; the material of the signs will be vinyl; one sign facing N. Market Street and the two facing W. Water Street will be 5.55 square feet and will be depicted with a balloon symbol, with one sign facing N. Market Street having a size of 5.56 square feet and will have the business name RE/MAX; no sign will exceed the 25% coverage requirement of the Sign Code; the colors of the signs are RE/MAX primary red, and RE/MAX primary blue; and Staff recommends approval of the proposed window signs, based on:

- The proposed window signs will meet all City of Troy code requirements;
- The signs will not detract from the historic integrity of the building, and the other buildings in the block as the buildings contain few character defining features, and the buildings have bland facades constructed in the 1970's.

Mr. Kappers was advised that he rendition was a fairly good depiction of the actual red, which he felt was more muted.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, to approve the historic district application for 24 N. Market Street as submitted, based on the colors of RE/MAX primary red and RE/MAX primary blue minor as stated and viewed by the Commission and based on the findings of staff that:

- The proposed window signs will meet all City of Troy code requirements;
- The signs will not detract from the historic integrity of the building, and the other buildings in the block as the buildings contain few character defining features, and the buildings have bland facades constructed in the 1970's.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE.

OTHER: Mr. Kappers noted that this would be last meeting with Mayor Beamish as a member, and he thanked him for his years of service to the City and as Mayor and a member of the Commission for the past 16 years.

There being no further business, the meeting adjourned at 3:36 p.m.

Respectfully submitted,

Chairman

Secretary

MEMO

TO: Troy Planning Commission
FROM: Shannon Brandon
DATE: January 8, 2019
RE: Villages of Concord

Attached please find a copy of the decision letter for the Villages of Concord preliminary plat. The preliminary plat was considered at the November 27, 2019 Planning Commission meeting.

The Director of Law has suggested that at the January 8, 2020 meeting, the Planning Commission ratify or confirm that the attached letter was sent to Mr. Hawk and Mr. Tomb as a result of the November 27, 2019 Planning Commission meeting, and that the decision letter accurately represents the decision of the Planning Commission.

Encl.

December 2, 2019

RL Hawk, LLC
c/o Jeremy Tomb
124 W. Main St.
Troy, OH 45373

Re: Villages of Concord Preliminary Plan

Dear Mr. Tomb,

On Wednesday, November 27, 2019, the City of Troy Planning Commission recommended approval of the Preliminary Plat for Villages of Concord with the following conditions:

1. All internal streets within this subdivision are private and will be maintained by the Home Owners Association and are dedicated as utility easements.
2. Before final plat approval, Declaration and Regulations of a Home Owners Association shall be created so as to provide a mechanism for the maintenance of the private streets and roadways and the enforcement of the payment of such expenses equally by all owners of lots in the Subdivision.

The motion was passed with a unanimous, roll call vote.

Should you have any questions, please contact me at 937-339-9481.

Sincerely,

Shannon Brandon
Zoning Inspector

TO:	Troy Planning Commission
FROM:	Development Staff
DATE:	January 8, 202
SUBJECT:	Historic District Review: 209-215 E. Franklin St.
CASE #:	HR-01-20
OWNER:	Sheldon Shobe
APPLICANT: Sheldon Shobe, Owner	

INTRODUCTION:

Applicant Sheldon Shobe, owner of 209-215 E. Franklin St., is requesting the Planning Commission to review an application for replacing an exterior door at the property. The property is zoned OR-1 Office Residential in the Historic District.

BACKGROUND:

The OHI form describes the property as a 1915 period, one and a half story craftsman style bungalow, with wood siding, gabled and hipped dormers. This property is not on the National Register.

PROPOSAL:

The request is for the replacement of existing French doors, which have been damaged, with a new wood and glass door, with side light. The proposal also includes painting the new door and side light to match the other existing exterior doors. The proposed color is Sherwin Williams, Tame Teal – code SW6757. The proposed color was approved by Planning Commission for the remaining exterior doors in August of 2018.

DISCUSSION:

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. The property owner is requesting this as a part of the interior renovations of the building currently underway.

RECOMMENDATION:

Staff recommends approving the proposed plan, based on the following:

- The proposed alteration does not detract from the historic integrity of the building;
- The proposed color is in keeping with the existing color of the exterior doors.

Planning Commission
Historic District Application
Revised 03/03/15

OFFICE USE ONLY

Date Filed: 12-31-19
Case #: HR-Ø1-2Ø
Date of Meeting:
1-8-20

**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 12/30/2019

Applicant Sheldon Shobe Telephone No. 4192041704

Owner of Property Sheldon Shobe Has the Owner been Notified?

Address of Project 209 E Franklin Street, Troy OH 45373

Contact Address (if different than Project Address) 223 E Town St Set 415 Columbus OH 43215

Name of Architect/Engineer and/or Contractor Unknown

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 type="checkbox"/> Painting | <input type="checkbox"/> Other: _____ |

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

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) 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.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Sheldon Shobe
dotloop verified
12/30/19 11:02 PM EST
GVRY-CMAQ-HNXB-WDCK

Sheldon Shobe

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

Shannon Brandon

From: Sheldon Shobe <sheldonjshobe@gmail.com>
Sent: Monday, December 30, 2019 11:13 PM
To: Shannon Brandon
Cc: Robert Watson
Subject: Historic District Review Application
Attachments: Historic Distric Application.pdf; IMG_3050 2.JPG; IMG_5729.JPG; IMG_7043.JPG

Hi Shannon,

As discussed today, I would like to replace the French doors as shown in the attached photo. The replacement door is the white door with the side light. The 3rd door as shown, is the other exterior door facing Franklin Street. I would like to paint the white replacement door the same color as the current teal/blue color as shown.

Thank you,
Sheldon



Existing

AGC

AGC



Proposed