

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, January 27, 2021. The following attended: Members – Kappers, Titterington, Wolke, Oda, McGarry, Westmeyer, and Ehrlich; Staff attending: Development Director Davis, and Zoning Inspectors Robert Watson and Austin Eidemiller.

ELECTION OF OFFICERS: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, followed by unanimous vote, Mr. Kappers was re-elected Chairman and Mr. McGarry was re-elected Vice-Chairman.

MINUTES OF DEC. 23 MEETING. Minutes were approved upon motion of Mr. Wolke, second by Mrs. Ehrlich.

HISTORIC DISTRICT APPLICATION – DEMOLITION OF 112-118 W. MAIN STREET, OWNER/APPLICANT 116 W MAIN LLC – RANDY KIMMEL. At the request of the applicant, this item remained on the table. Mr. Titterington commented that additional information may be available in February to share with the Commission.

HISTORIC DISTRICT APPLICATION, SIGN APPLICATION FOR 101 W. FRANKLIN STREET FOR ONE NEW SIGN WINDOW SIGN; OWNER - P&C VENTURES, LLC – PATRICIA ROSE; APPLICANT - LORI SLUSSER – AIRROSTI REHAB CENTERS. The staff report noted: property is zoned B-3, Central Business District; property was originally a church built in approximately 1855, the bell tower has been removed, and the building is not listed on the National Register; it is now a multi-tenant building permitted to have up to a total of 100 square feet in signage, with an additional 50 square feet for the upper floor; the existing Fitness Institute signage has utilized approximately 93 square feet of this total, leaving up to 57 square feet remaining; the application was initially submitted for one wall sign and two window signs, but the applicant sent an email amending the application to only request consideration of the vinyl window sign on the exterior door, with a size of 6.25 square feet (30"x30"); the applicant is re-evaluating the application portion for two other sign; colors of the proposed sign are white background with the colors blue (Pantone 648c), orange (Pantone 144c) and Grey (HEX 626366); and staff recommends approval of the proposed sign, based on the following findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign is compatible with the building.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the Historic District Application for the one sign for 101 W. Franklin Street as submitted for 6.25 square feet to be on the window of the door based on the exact colors and materials as submitted with the application, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign is compatible with the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, SIGN APPLICATION FOR 10 N. MARKET STREET, FOR A NEW WINDOW SIGN; OWNER: 3 NORTH RIDGE, LLC – DUSTIN KIMMEL; APPLICANT: ELIZABETH DURNELL-MAIER - DURNELL-MAIER LAW, LLC

The staff report noted: property is zoned B-3, Central Business District; the structure is a small, turn-of-the-century commercial building, which is listed on the National Register; building is used as a multi-tenant building permitted to have a total of 90 square feet in signage, with up to 22.5 additional square feet on the upper floor; application is for 9 square feet of the 12.13 square feet remaining on the first floor; application is for a 48"x27" window sign at the front of the building; window lettering is a printed vinyl laminate applied to the glass; colors include company logo Blue (PMS 282) and Cool Grey (PMS 5), with additional white lettering; and staff recommends approval of the proposed sign 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 Mr. Wolke, seconded by Mr. McGarry, to approve the Historic District Application for signs for 10 N. Market Street as submitted, based on the exact colors and materials as submitted in the application, and based on the findings of staff that:

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

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, SIGN APPLICATION FOR 10 N. MARKET STREET, FOR AN ADDITIONAL WINDOW SIGN; OWNER: 3 NORTH RIDGE, LLC – DUSTIN KIMMEL; APPLICANT: KRISTEN SCHULTE ADKINS – PHYSICAL THERAPY 212, LLC.

The staff report noted: property is zoned B-3, Central Business District; the structure is a small, turn-of-the-century commercial building, which is listed on the National Register; building is used as a multi-tenant building permitted to have a total of 90 square feet in signage, with up to 22.5 additional square feet on the upper floor; application is for 12.5 square feet of the 34.17 square feet remaining for the rear of the building; application is for a 60"x30" Max Metal digitally printed and laminated wall sign at the rear of the building; colors include company logo Blue (CMYK 100,99,36,42), Magenta (CMYK 50,99,1,0) and Red (CMYK 5,94,75,0) on white background; 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 is consistent in design to style of building.

A motion was made by Mr. Titterington, seconded by Mayor Oda, to approve the Historic District Application for signs for 10 N. Market Street as submitted, based on the exact colors and materials as submitted in the application, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign is consistent in design to the style of the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, SIGN APPLICATION FOR 22 N. MARKET STREET, FOR THREE SIGNS (TWO WALL SIGNS AND ONE VINYL WINDOW SIGN; OWNER: MIKE PARTINGTON; APPLICANT: SHAWN BARTLEY, SB PLUMBING AND ELECTRIC.

The staff report noted: property is zoned B-3, Central Business District; the structure dates to 1833, the only office is from the parking lot behind the building and the proposed sign is to be located on the Water Street side of the building; 67.5 square feet of signage is permitted on the Water Street frontage; the three signs in the application total 28.25 square feet; application is for a 36"x24" (6 sq. ft) wall sign abutting the alley, a 36"x72" (18 sq.ft.) wall sign facing W. Water Street made of Max Metal polymetal signs with acrylic and vinyl lettering; third sign is a 34"x17.7" (4.25 sq.ft.) widow vinyl sign; sign company Sign Dynamics has provided the PMS numbers as part of the application, and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed signs are compatible with the building.

HISTORIC DISTRICT APPLICATION, SIGN APPLICATION FOR 22 N. MARKET STREET, FOR THREE SIGNS (TWO WALL SIGNS AND ONE VINYL WINDOW SIGN; OWNER: MIKE PARTINGTON; APPLICANT: SHAWN BARTLEY, SB PLUMBING AND ELECTRIC. The staff report noted: property is zoned B-3, Central Business District; the structure dates to 1833, the only office is from the parking lot behind the building and the proposed sign is to be located on the Water Street side of the building; 67.5 square feet of signage is permitted on the Water Street frontage; the three signs in the application total 28 square feet; application is for a 36"x24" (6 sq. ft.) wall sign abutting the alley, a 36"x72" (18 sq.ft.) wall sign facing W. Water Street made of MaxMetal polymetal signs with acrylic and vinyl lettering; third sign is a 34"x17.7" (4.25 sq.ft.) widow vinyl sign; sign company Sign Dynamics has provided the PMS numbers as part of the application, and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed signs are compatible with the building.

A motion was made by Mayor Oda, seconded by Mr. Wolke, to approve the Historic District Application for signs for 10 N. Market Street as submitted, based on the exact colors and materials as submitted in the application, and based on the findings of staff that:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed signs are compatible with the building.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION, 1-10 PEARSON COURT, EXTERIOR IMPROVEMENTS/REPAIRS FOR FIVE STRUCTURES; OWNER: KPM REAL ESTATE, LLC; APPLICANT; KEVIN AND PHIL MOELLER – KPM REAL ESTATE, LLC. The staff report noted: application covers five doubles located at 1-10 Pearson Court; property is zoned R-7, Multiple Family Residential District; properties are not on the National Register; the five doubles overlook the Miami River to the north and have a one-way access from N. Walnut Street on the west to N. Mulberry Street on the east; the structures are to be fully remodeled by the applicants; the application includes a written summary by the applicants of the exterior nature of the buildings from a health and safety standpoint of flaky lead paint as well as the need for repair and maintenance; proposed improvements for each double are:

1-2 Pearson Court:

- Cover porch soffits with white vinyl
- Cover porch posts with white metal siding
- Replace wood railings with vinyl railings
 - o 3'x8' white vinyl rail

3-4 Pearson Court:

- Cover porch posts with white metal siding
- Cover all roof soffits with white vinyl
- Replace wood railings with vinyl railings
- Cover/wrap windows frames

5-6 Pearson Court:

- Cover porch posts with white metal siding
- Cover all roof soffits with white vinyl
- Replace wood railings with vinyl railings
- Cover/wrap window frames

7-8 Pearson Court:

- Cover porch soffits with white vinyl
- Cover porch posts with white metal siding
- Replace wood railings with vinyl railings

9-10 Pearson Court:

- Cover all roof soffits with white vinyl
- Cover porch posts with white metal siding
- Replace wood railings with vinyl railings
- Cover/wrap window frames
- Replace asphalt shingles with similar shingle and as recently done 1-2 Pearson Court.
 - o Pewter Gray Hip and Ridge Roof Shingle

Staff recommends approval of the application based on the findings of:

- The proposed improvements are consistent with previous updates made to the structures including white vinyl and white metal cladding. These changes which are mostly due to maintenance, are consistent and do not detract from any style, color or architectural features.

In response to Mrs. Ehrlich, it was stated that there are no proposed exterior color changes.

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the Historic District Application for signs for 1-10 Pearson Court as submitted, based on the proposed work, colors and materials as submitted in the application, and based on the findings of staff that:

- The proposed improvements are consistent with previous updates made to the structures including white vinyl and white metal cladding. These changes which are mostly due to maintenance, are consistent and do not detract from any style, color or architectural features.

MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:46 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington.

Respectfully submitted,

_____ Chairman

_____ Secretary