

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, February 8, 2023 at 3:30 p.m. with Chairman Alan Kappers presiding. ATTENDING: Members – Kappers, Wolke, Ehrlich, Oda, Westmeyer, McGarry and Titterington; Development Staff – Eidemiller, Long, Bruner; and Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the January 24, 2023 meeting were approved by unanimous roll call vote.

VACATION OF RIGHT-OF-WAY OF A 0.0538 ACRE PORTION AT THE SOUTHWEST CORNER OF THE INTERSECTION OF W. MAIN STREET AND S. STANFIELD ROAD; OWNER/APPLICANT: KIMLEY-HORN ON BEHALF OF CHICK-FIL-A. Staff advised that the right-of-way vacation is for a 0.0538-acre piece located at the southwest corner of the intersection of West Main Street and South Stanfield Road; the request is to allow 1908-1910 West Main Street to incorporate this portion into their property for proposed improvements; the vacation of this small portion of South Stanfield Road will not adversely impact any of the neighbors or any future right-of-way needs at this intersection; the City does have existing buried infrastructure – storm sewer crossing through the vacated portion of right-of-way; all easements shall remain in accordance with Chapter 723.041 of the Ohio Revised Code and as previously recorded and stated on this plat; and staff recommends approval.

A motion was made by Mr. Wolke, seconded by Mr. McGarry, that the Planning Commission recommends to Troy City Council approval of vacating a 0.0538 acre area of right-of-way at the Southwest corner of the intersection of W. Main Street and S. Stanfield Road.

MOTION PASSED, UNANIMOUS ROLL CALL VOTE

DESIGN STANDARD - HISTORIC PRESERVATION OVERLAY DESIGN MANUAL: Staff had provided members with a copy of the most recent update of the Historic Preservation Overlay Design Manual, based on comments that had been received, which is considered the original document.

A motion was made by Mr. McGarry, seconded by Mrs. Ehrlich, that the Planning Commission approves the Historic Preservation Overlay Design Manual as presented with the agenda for this meeting. (copy attached to original minutes). **MOTION PASSED, UNANIMOUS ROLL CALL VOTE**

DISCUSSION OF FUTURE STREETScape IMPROVEMENTS: Mr. Titterington provided Council with a draft of possible street scape design changes. He commented that with Phase 1 of the W. Main Street Project, the streetscape design is being extended; this has been discussed with Council in a workshop session with Council providing general direction; the only area that has been designed currently is the Plum Street frontage which is part of the W. Main Street Improvement; staff will be seeking a designated design company to provide more detail; the project is not just a redesign of streetscape, it also focuses on safety improvements in the downtown and around the Square; the safety improvements include creating the ability to place bollards during events when streets or quadrants are closed and possibly establish areas with no curb; one consideration is stamped concrete rather than brick pavers as the stamped concrete is less costly and has some safety elements as well; the color scheme will draw from the colors of the current Courthouse Plaza; the overall design may take 11-12 months; additional information will be reviewed with the Commission when there is more detail.

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mr. McGarry, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary