

July 8, 2020

A regular meeting of the Troy Planning Commission was held remotely Wednesday, July 8, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis. Mr. Kappers, Chairman, chaired the meeting.

MINUTES OF JUNE 24 MEETING. A typo of "repot" was corrected to "report" and the minutes were then approved following motion of Mr. Titterington, second of Mr. Westmeyer.

HISTORIC DISTRICT APPLICATION FOR 201 W. MAIN STREET, INSTALL SCREEN FENCE FOR MECHANICAL EQUIPMENT AT THE FRONT OF THE BUILDING. OWNER – BOARD OF MAIMI COUNTY COMMISSIONERS. APPLICANT – KATHY TREJO OF GARMANN/MILLER ARCHITECTS AND ENGINEERS. Staff reported: zoning is B-2, General Business District; building was constructed in 1972 and is not on the National Historic Registry; proposed fence will be installed to provide screening of the mechanical equipment that currently is in place at this front corner of the building; screening will be required per the Zoning Ordinance once the existing hedges are removed from the planted area; fence material is Trex, a composite material which has wood appearance and is more durable than traditional wood; color is Woodland Brown; fence will have a finished height of 5 feet; it will not project beyond the front leading edge of the building wall; and staff recommends approval based on the findings of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is an appropriate material

In response to questions, staff advised that the 5' fence is sufficient to hide items, and the gate will be made of the same material as the fence.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to approve the historic district application for 201 West Main Street as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed fence modifications meet the City of Troy requirements; and
- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is an appropriate material

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 128 S. SHORT STREET, FOR CONSTRUCTION OF A DETACHED TWO-CAR GARAGE AND INSTALLING A HARD SURFACE DRIVEWAY. OWNER/APPLICANT: DUANE & MARIA CRIST. Staff reported: property is zoned R-5, Single Family Residential and is located on the corner of S. Short Street and W. Canal Street; house was constructed around 1866 and moved to the current location from the 200 block of W. Franklin Street after the Miami-Erie Canal was filled in; the home is not listed on the National Registry; garage would be 24 feet by 26 feet, 620 square foot, two-car, detached garage; it would be traditionally built with wood framing, concrete slab floor and poured concrete footers with the exterior covered with Hardi-Plank siding, a fiber cement siding installed to match the existing residence; roof will receive the same style of grey, asphalt architectural shingles, with gutters and downspouts; garage doors will be the carriage style design without windows; garage will be painted using Sherwin Williams (SW 7006) Extra White to also match the existing residence; driveway will also be changed from the current gravel driveway to a poured concrete using the same layout as the existing driveway; and staff recommends approval based on the findings of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.
- The materials proposed are appropriate for this property and do not affect or detract from the architectural or historic nature of the property.

In response to the Mayor, staff advised that a garage does not now exist; a large tree recently fell resulting in room to construct a garage.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, to approve the historic district application for 128 S. Short Street as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed modifications will not detract from the historic integrity of the building or surrounding properties.
- The materials proposed are appropriate for this property and do not affect or detract from the architectural or historic nature of the property.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR 145 S. SHORT STREET, EXTERIOR WORK OF ADDING A SECOND STORY. OWNER – MARC AND JENNIFER ROTH. APPLICANT – BEN DENLINGER, DENLINGER CONSTRUCTION. Staff reported that the application includes several elements; the zoning is R-5, Single Family Residential; house was constructed around 1910 as a one and a half story, vernacular frame cottage; the structure is not listed on the National Registry; and staff noted the following elements:

- Addition to the rear, second story to increase the overall living space of the residence. This will be traditional wood frame construction, to the rear of the structure and will not increase the overall footprint of the building.
- The addition will receive vinyl siding matched to the current existing vinyl siding in the same blue color.
- The roof system for the residence and garage is proposed to be changed from the current brown, asphalt architectural shingles to an Onyx Black color, asphalt architectural shingle. Gutters and downspouts will be replaced with similar aluminum material but in White.
- The applicant is also requesting to install new windows in the residence and the addition. The existing windows do not appear to be original windows and have a varying degree of deterioration along with having aluminum storm windows. The proposed replacements are Anderson Windows, Series 400 Woodright, which are a double hung, wood and composite clad window. The windows will not have internal grills or mutins and be in the color Black.
- All trim, soffits, and fascia boards will be replaced or repainted from the light-yellow color to White, if painted using Sherwin Williams (SW 7005) Pure White.
- The front porch will also be modified by replacing the plain aluminum clad posts and trim with cedar wood posts.
- The front and rear entry doors are being proposed to be replaced with the ProVia entry doors with glass in the Color of River Gorge and Black. Storm doors in the color black are also requested.
- The existing shutters will be repainted or replaced with a black vinyl shutter that are similar to the existing vinyl shutters on the building.
- The existing garage doors will remain and be painted to match the trim in the same White color.

Staff recommended approval based on the findings of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications will not negatively impact the streetscape or surrounding properties.

In response to Mr. McGarry, staff advised that as the windows being replaced do not appear to be original to the building, staff is not concerned that the windows will not have mutins or grills, and the replacement windows will look very much like the windows that now exist.

A motion was made by Mayor Oda, seconded by Mr. McGarry, to approve the historic district application for 128 S. Short Street as submitted for all elements of the application, including the specific materials and colors, and based on the findings of staff of:

- The proposed modifications meet the City of Troy requirements; and
- The proposed alteration does not detract from the historic integrity of the building;
- The proposed modifications will not negatively impact the streetscape or surrounding properties.

MOTION PASSED, UNANIMOUS VOTE

OTHER: Evanthia Owens, owner of property adjacent to 126 S. Chery, for which the Commission approved a Certificate of Appropriateness for a demolition, had sent the Commission a letter. Ms. Owens was advised that the Commission had no further responsibilities in the matter, and she should discuss concerns with staff or with her legal counsel.

There being no further business, the meeting adjourned at 3:48 p.m. following motion of Mr. Titterington, seconded by Mr. Wolke.

Respectfully submitted,

_____ Chairman

_____ Secretary