

A regular meeting of the Troy Planning Commission was held remotely Wednesday, July 22, 2020, at 3:30 p.m., with Chairman Alan Kappers presiding. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis.

MINUTES OF JULY 7, 2020 MEETING. Minute were approved upon motion of Mr. Titterington, second of Mr. McGarry.

HISTORIC DISTRICT APPLICATION FOR 305 PUBLIC SQUARE SE: INSTALLING OF A WINDOW SIGN ON THE WINDOW ALONG THE PUBLIC SQUARE SIDE OF THE BUILDING THAT IS THE ENTRANCE AREA TO THE SECOND AND THIRD FLOORS; OWNER: STEMELCAR, LLC (STEVE SMITH); APPLICANT: SCOT HART, SHELTER INSURANCE. Staff reported: property is zoned B-3, Central Business District; building is commonly known as the Dye Building; is currently the home of The Caroline, on the first floor, and commercial office suites on the second floor; applicant is proposing to install a 14 square foot, 40 inches by 52 inches, window sign on the window along the Public Square side that is the entrance area to the second and third floors; a total of 25 square feet of signage is permitted; the window sign will vinyl decals with white lettering and the Shelter Insurance logo; and Staff recommends approval of the proposed sign based on the findings of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building; and

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the historic district application for 305 Public Square SE as submitted, for the exact materials and colors in the application, and based on the findings of staff of:

- The proposed sign will meet the City of Troy sign code requirements;
- The proposed sign will not detract from the historic integrity of the building,

MOTION PASSED, UNANIMOUS VOTE

FINAL PLAT APPROVAL, FOX HARBOR SUBDIVISION SECTION 7, AND DEDICATION OF RIGHT-OF-WAY. FOX HARBOR IS LOCATED WEST OF THE KINGS CHAPEL SUBDIVISION, JUST SOUTH OF WEST MAIN STREET. OWNER: HARBOR WEST LAND COMPANY LLC (FRANK D. HARLOW); APPLICANT: JOHN BRUMBAUGH (ON BEHALF OF FRANK D. HARLOW). Staff reported:

- Fox Harbor is located west of the Kings Chapel Neighborhood just south of West Main Street (State Route 41).
- Section Seven consists of 3.891 acres acres with 11 building lots on 2.985 acres, and the dedication of 0.906 acres of right-of-way (Edward Circle).
- The zoning is R-4, Single-Family Residential District, with a minimum lot size of 9,000 square feet, with actual lot sizes ranging from 9,104 square feet to 24,480 square feet.
- Fees-in-lieu of dedicated green space have been accepted for this development and will be collected with each new housing permit.
- The plat is in general conformance with the Preliminary Plan.
- Staff recommended approval, subject to submittal and receipt of the Escrow Agreement. (Note – Escrow Agreement received prior to the Commission Meeting.)

A motion was made by Mrs. Ehrlich, seconded by Mr. McGarry to recommend to Troy City Council the acceptance of the Final Plat of Fox Harbor Subdivision 7 and the dedication of right-of-way as submitted. MOTION PASSED, UNANIMOUS VOTE

There being no further business, the meeting adjourned at 3:37 p.m. upon motion of Mr. Titterington, seconded by Mr. McGarry.

Respectfully submitted,

_____Chairman

_____Secretary