

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, Aug. 25, 2021, with Chairman, Mr. Kappers presiding. ATTENDING: Members – Kappers, Titterington, Wolke, Westmeyer, Oda, McGarry and Ehrlich; Staff – Development Director Davis, Zoning Inspectors Eidemiller and Bruner; and Engineering Technician Watson.

**APPROVAL OF MINUTES:** Upon motion of Mr. Titterington, seconded by Mr. Westmeyer, the minutes of the Aug. 11, 2021 meeting were approved by unanimous vote.

**HISTORIC DISTRICT APPLICATION, 224-226 S MARKET STREET FOR INSTALLATION OF WALL SIGN; OWNER – INNISFREE ENTERPRISES; APPLICANT – LEVEL MB CONSTRUCTION.** Staff reported: property is zoned B-3, Central Business District; application is for a 10.3 square foot wall sign; applicant has received authorization from the property owner for the proposed request; this is a two-story brick commercial building with an Arts & Crafts, Mission High style and built in 1929 with a more modern 1980s addition; property is not listed on the National Historic Register; building is permitted to have a total of 100 square feet in signage; there currently is 32 square feet of building signage on the front of the building along S. Market Street encompassing two tenants: Level MB Construction and MT Studios; application is for a 10.3 square feet (40"x 37") wall sign on the west elevation of the building located by the entrance door along the alley; sign will be constructed of metal that will imitate a bronze look; and staff recommends approval of the proposed sign based on the following:

- 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 streetscape.

A motion was made by Mr. Westmeyer, seconded by Mayor Oda, to approve the historic district application for 224-226 S. Market Street as submitted based on the exact size and materials stated in the application and based on the findings of staff that:

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

**MOTION PASSED, UNANIMOUS VOTE**

**HISTORIC DISTRICT APPLICATION, 201 E. WATER STREET, OVERFIELD MUSEUM, FOR TEMPORARY EXTERIOR ALTERATION TO REMOVE SIDING FROM THE WEST SIDE AS WELL AS WHITE LATEX PAINT FROM THE FRONT AND EAST FACADES TO ENABLE A STRUCTURAL ENGINEERING ANALYSIS; OWNER/APPLICANT: OVERFIELD TAVERN MUSEUM.** Staff reported: property is zoned B-1, Local Retail District; the OHI form lists this property as a hand-hewn log cabin built in 1808; building has previously been used as a tavern, courthouse, Masonic lodge, and now a museum; character defining features include 9/9 double hung, sash windows, chimney on the east side of the building, and a dog run, log wing to the rear with a frame second story; and this building is on the National Register of Historic Places, and has been recognized as an Ohio Historic Landmark. The staff further reported:

"Between 1995 and 2000, the Overfield Tavern underwent major restorations, which includes the installation of poplar siding that was subsequently painted red, and the painting of hewn logs with white latex paint, along with several interior modifications. The Overfield Tavern Museum conducted an Architectural Assessment Report in 2019. The assessment report identified an accelerated rate of deterioration of the poplar siding located on the west elevation (S. Mulberry Street). Continued exposure of the hewn logs located on the south and east elevation has led to extensive dry rot, that has made the building susceptible to insect damage and birds. Phase 1 of the revitalization efforts have been completed with the replacement of the wood shingled roof to an imitation wood shingle known as Enviroshake that was previously approved by the Planning Commission in February of 2020. The applicant is proposing the removal of the poplar siding on the west facade along S. Mulberry Street and partial removal of the white latex paint on the front façade (Water Street) and east façades. The request is being made to provide more accessibility to the structural engineer for a full inspection known as phase 2b as described in the application. This request will ultimately lead to further recommendations and construction drawings based on the findings."

Staff recommended approval with the following conditions:

- Overfield Tavern Museum will provide an update of the findings from the structural engineer by December 21<sup>st</sup>, 2021.
- This approval is not permitting the final design or material replacement of any elements of the building, rather to provide access for the structural engineer to conduct a complete structural inspection.
- The removal of the white latex paint is conducted using the gentlest method possible, following the Secretary of Interior Standards for the Treatment of Historic Properties.

Mr. Titterington asked if the removal of the siding will be done in a manner to re-install it if so ordered. Staff commented that the applicant has been advised that the siding is not the best siding for the elements, so the long range plan is to replace the siding after the under-surface is evaluated.

Mr. Kappers noted that the Overfield Tavern building is a valuable treasure of the City and needs to be maintained. He also noted a comment in the application about a "dog trot" and asked about that. Chris Manning, Executive Director, commented that a description would be a breeze way with a roof that was not open on the ends, and used for dogs of the owner, but it was later enclosed.

A motion was made by Mr. Westmeyer, seconded by Mr. McGarry, to approve the historic district application for 201 E. Water Street as submitted and recommended by staff, with the conditions that:

- Overfield Tavern Museum will provide an update of the findings from the structural engineer by December 21<sup>st</sup>, 2021.
- This approval is not permitting the final design or material replacement of any elements of the building, rather to provide access for the structural engineer to conduct a complete structural inspection.
- The removal of the white latex paint is conducted using the gentlest method possible, following the Secretary of Interior Standards for the Treatment of Historic Properties.

**MOTION PASSED, UNANIMOUS VOTE**

**MINOR REVISION TO THE REVISED GENERAL PLAN OF THE TROY CHRISTIAN SCHOOLS PLANNED DEVELOPMENT**

**(PD-R); OWNER/APPLICANT – TROY CHRISTIAN SCHOOLS.** Staff reported: the requested minor revision is for the addition of boulevards; with the vacation of Arlington Avenue approved by City Council (Ordinance O-41-2021) it was determined that improved traffic flow was needed for the Arbogast performing Arts Center (APAC) and Troy Christian Schools; the addition of the boulevards accommodates two southbound lanes on the vacated Arlington Avenue with the shifting of the northbound lane to the East due to an existing electric transformer; the boulevards will also provide for internal pedestrian connectivity to the APAC building to the two parking lots to the south as approved per the previous major revision (Ord. O-43-2021); this minor revision may be approved by the Planning Commission without the submission of the revised general plan to City Council; the Final Development Plan that will follow this minor revision will provide both Engineering and Development Department review of the applicable development standards and requirements for the parking areas including storm water control, traffic flow, access, number of spaces, setbacks, landscaping, and utility easements, etc.; the final step of the Planned Development process is the approval of the Record Plan by City Council, which will be requested at a later date; and staff recommends approval of the minor revision as the request improves internal traffic flow and pedestrian connectivity.

A motion was made by Mr. McGarry, seconded by Mayor Oda, that the Troy Planning Commission approves the Minor Revision to the Revised General Plan of the Troy Christian Schools Planned Development (PD-R) as submitted, and based on the findings of staff that the minor revision requested improves internal traffic flow and pedestrian connectivity. **MOTION PASSED, UNANIMOUS VOTE**

**HISTORIC DISTRICT APPLICATION, 224-226 S MARKET STREET FOR INSTALLATION OF 15’ PROJECTING SIGN;**

**OWNER – INNISFREE ENTERPRISES; APPLICANT – LEVEL MB CONSTRUCTION.** Staff submitted an application received prior to the meeting for another sign for 224-226 S. Market Street. Staff advised that that the building had had a projecting sign of this size under a prior owner; that the 15 Square Foot sign is within the allowed signage area for the building; and staff recommends approval of the application as submitted subject to receipt of the required certificate of insurance.

Commission members asked about the height of the sign above the sidewalk, and were advised that the bottom of the sign is 15’ above the sidewalk.

A motion was made by Mrs. Ehrlich, seconded by Mr. Titterington, to approve the additional historic district application for a projecting sign at 224-226 S. Market Street as submitted based on the exact size and materials stated in the application and based on the findings of staff, and conditioned upon the City receiving the required Certificate of Insurance.

**MOTION PASSED, UNANIMOUS VOTE**

There being no further business, the meeting adjourned at 3:44 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Titterington.

Respectfully submitted,

\_\_\_\_\_Chairman

\_\_\_\_\_Secretary