

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, December 9, 2020, at 3:30 p.m., with Chairman Alan Kappers presiding. Members attending – Titterington, Wolke, Oda, Westmeyer, and Ehrlich; Staff attending: Development Director Davis, and Zoning Inspectors Robert Watson and Austin Eidemiller.

MINUTES OF NOVEMBER 11 MEETING. Minutes were approved upon motion of Mrs. Ehrlich, second by Mr. Titterington.

**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.

**APPLICATION TO HAVE THE DOWNTOWN/RIVERFRONT OVERLAY (DR-O) DISTRICT APPLIED TO THE BLOCK OF EAST CANAL STREET BETWEEN SOUTH WALNUT STREET AND SOUTH MULBERRY STREET, ALONG WITH HALF OF THE BLOCK BETWEEN EAST CANAL STREET AND EAST RACE STREET. THE UNDERLYING ZONING IS B-3, CENTRAL BUSINESS DISTRICT; OWNER/APPLICANT - CITY OF TROY** The staff report read:

“At the November 11, 2020 Planning Commission meeting, the first reading of the requested Downtown Riverfront Overlay (DR-O) for the proposed site design at the property of 110 E. Canal St. was heard. The Planning Commission didn’t express any concerns at that time of the first reading. This application has no changes and the request is for the following:

- 1- Buffer Yard – The proposed plan has a buffer yard along the east property line along S. Mulberry Street. The ordinance requires a Twenty-five feet wide buffer when a Commercial zoning is adjacent to a Residential zoning. The request is to have a twelve and a half-foot reduction of this buffer yard. The reduction of this buffer yard allows for the site to have all of the parking for the building as off-street parking spaces, and vehicular movement on the site as needed for the fire department. The provided twelve and a half feet wide buffer strip will comply with the quantity of landscaping and the screening standards as required to the neighboring residential properties.
- 2- Landscape Buffer Yard – The proposed design has a landscaped buffer along the entire east property line along S. Mulberry Street. The ordinance requires a minimum of a fifteen feet buffer width of landscaping. The request is to allow the reduction of the landscape buffer width by two and a half feet, from the required fifteen feet to the designed thirteen and a half feet. The landscaping plan will be installed to provide the required amount of screening and landscaping material as required by the ordinance for a commercial use next to the residential use across S. Mulberry Street.
- 3- Sign Setbacks – The proposed plan shows the primary ground sign for the new fire station to be located at the front entrance of the building. Located at the corner of E. Canal and S. Walnut Streets. The sign regulations require a ten feet setback from the right of way for all signs. Based on the design and layout of the site, this requirement is not able to be met. The requested reduction of the ten feet setback to five and a half feet from both rights-of-way of E. Canal and S. Walnut Streets. This will allow the site to have the proposed ground sign that matches the building design, and meets all of the other commercial zoning requirements for signage. Along with providing the new station proper identification at the public entrance of the building. The sign location will still allow for the required sidewalks for entry to the building, landscaping around the sign and site distances while at the intersection.
- 4- Separation of Off-Street Parking – Along the S. Walnut driveway, the parking stalls for the handicapped parking and one regular space does not meet the minimum ten feet required setback from the right of way. With the building being front loaded to both E. Canal and S. Walnut Streets. The 10 feet requirement is not able to be met and have the required number of off-street spaces on the site. If the spaces are shifted over, the interior landscaping requirements will not be met. The spaces cannot be eliminated or relocated as they provide the best location for ADA compliance. All other requirements required by the ordinance with curbing and landscaping have been met. The request is for the reduction of the separation requirement to the designed one and a half feet.

There are no other additional review items concerning the Utility and Engineering departments.

**Recommendation:**

The Planning Commission may take the following action upon review of the application: approve, modify or disapprove those items listed as modifications.

Staff recommends the Planning Commission makes a formal recommendation to the City Council since the DR-O process of a mandatory public hearing has been met. The next step is the Clerk of Council will forward the recommendation to the President of Council and City Council. In the event that the City Council takes no action within five business days of the filing of the Planning Commission’s recommendation, the recommendation of the Planning Commission shall be adopted and become final. “

**PUBLIC HEARING:** At 3:35 p.m., Mr. Kappers declared open the public hearing on the DR-O application. It was stated that no comments had been submitted prior to the Planning Commission meeting. There were no comments made once the public hearing was opened. At 3:36 p.m., Mr. Kappers declared the public hearing closed.

**RECOMMENDATION:** A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission has reviewed the application to apply the Downtown/Riverfront Overlay District to the property located at 110 E. Canal Street (defined as the block of East Canal Street between South Walnut Street and South Mulberry Street, along with half of the block between East Canal Street and East Race Street), that the Commission finds that the criteria under which the Planning Commission shall review said applications, as set forth in Section 1143.25(q) (1) (c) of the Zoning Code, is met by this application and, therefore, the Troy Planning Commission formally recommends that the application to apply the Downtown/Riverfront Overlay District to the property defined as 110 E. Canal Street be approved as submitted.

MOTION PASSED, UNANIMOUS VOTE

It was noted that unless Council determines to consider this application within five working days of it being transmitted to Council, the decision of the Planning Commission is considered final.

**NEXT MEETING:** Staff commented that for the 12-23-2020 meeting, an application has been received related to a revised General Plan for the Troy Christian Schools PD. All Commission members attending the 12-9-2020 remote meeting indicated availability to meet December 23.

There being no further business, the meeting adjourned at 3:39 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer.

Respectfully submitted,

\_\_\_\_\_Chairman

\_\_\_\_\_Secretary