

City of Troy -Planning Commission Meeting January 09, 2020

1. Pledge of Allegiance: The meeting was held in the Council Chambers in the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294 and was called to order by Chairman Derek Delgado at 7:31 p.m. followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order: Present: Aaron Adams, Laura Boeren, Derek Delgado, Bob Johnson, Chuck Lawrenz, John Nehrt, Mike Niermann, and Matt Reiter. **Absent:** Jack Burnett.

Other officials present: Building and Zoning Administrative Coordinator Linda Taake, Building Inspector Dave Fults, City Attorney Fred Keck, and City Clerk Andrea Lambert.

3. Approval of Minutes – December 12, 2019 Regular Meeting

Motion: To Approve December 12th, 2019 Planning Commission Meeting minutes as presented.

Moved by: Reiter; **Seconded by:** Adams. **Vote:** Motion passed (**summary:** Aye = 8, Nay = 0).

(**Aye:** Adams, Boeren, Johnson, Lawrenz, Nehrt, Nierman, and Reiter. **Absent:** Burnett. **Abstain:** Delgado.)

4. New Business: None

5. Old Business:

A. Zoning Ordinance – Continue review of proposed changes to residential zoning classes

Building & Zoning Administrative Coordinator Linda Taake will continue compiling information to examine at next month's meeting.

6. Comments from City Engineer and Building & Zoning Administrative Coordinator

Building and Zoning Admin. Coordinator Linda Taake presented a Preliminary Plat Phase 2 to Shadow Wood Subdivision. It is a pre-annexation that is for a proposed subdivision behind Triad and not currently within City Limits. There have been changes since the initial approval in 2011. The development is planned to include single family homes, duplexes (2 unit villas), and detached villas/condos (single units). They are currently applying to the County for rezoning of the development from R-2 to R-7. Because we have a right to cross examination: City Engineer Tom Cissell distributed a list of 29 concerns to discuss. Although Developer Kevin Jones has been honest and open, the Commission agreed to ask the County for consideration of the following issues:

- Street / Pavement Construction Standards - to match Troy's current codes.
- Drainage - concern that space allotted for detention ponds may be a safety concern due to size/depth.
- Density / Green Space - no calculations addressing amount of greenspace were provided.
- Identify Locations of Walk-Out Basements - plan does not currently do this – concern is for flooding issues.

7. Adjourn Meeting with Voice Vote:

Motion: To Adjourn the meeting at 8:19pm.

Moved by: Johnson; **Seconded by:** Reiter.

(**Aye:** Adams, Boeren, Delgado, Johnson, Lawrenz, Nehrt, Nierman, and Reiter. **Absent:** Burnett.)