

City of Troy -Planning Commission Meeting March 12, 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 7:30 p.m. followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order: Present: Laura Boeren, Derek Delgado, Chuck Lawrenz, John Nehrt, and Mike Niermann. **Absent:** Aaron Adams, Jack Burnett, Bob Johnson, and Matt Reiter. **Other officials present:** Building and Zoning Administrative Coordinator Linda Taake, Building Inspector Dave Fults, City Engineer Tom Cissell, and City Clerk Andrea Lambert.

3. Approval of Minutes – February 13, 2020 Planning Commission Meeting as presented

Motion: To Approve February 13, 2020 Planning Commission Meeting minutes as presented.

Moved by: Nehrt; **Seconded by:** Lawrenz. **Vote:** Motion passed (**summary:** Aye = 5, Nay = 0).

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

4. New Business:

A. Presentation of Shadow Woods design changes

Developer Kevin Jones and TWM Engineer Justin Venvertloh were in attendance to present a new layout for the Shadow Wood Subdivision that eliminates through traffic. The new design better addresses the need for larger detention basins, more green space, setbacks, and a connection to Triad's cross-country path. Mr. Jones is proposing different lot styles to cater to a broader audience. He noted the interest in downsizing and need for diversity. More calculations are to be done.

5. Old Business:

A. Zoning Ordinance – Review proposed changes

Building & Zoning Administrative Coordinator Linda Taake presented the most current revisions and to the Zoning Ordinance. She also plans to implement Madison County's guidelines regarding livestock. She and Engineer Cissell summarized the last detailed discussion of the new R-1E code. A few things included were access to existing trails if location should meet green space, parking, and road construction requirements.

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

These plans are expected to be presented at a City Council Workshop with the Planning Commission then a Public Hearing for adoption.

7. Adjourn Meeting with Voice Vote:

Motion: To Adjourn the meeting at 8:38pm.

Moved by: Lawrenz; **Seconded by:** Nierman. **Vote:** Motion passed (**summary:** Aye = 5, Nay = 0).

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