

## City of Troy -Planning Commission Meeting March 11, 2021

- 1. Call to Order / 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:** Aaron Adams, Laura Boeren, Jack Burnett, Derek Delgado, Chuck Lawrenz, John Nehrt, and Mike Niermann. **Absent:** Bob Johnson and Matt Reiter. **Other officials present:** Mayor Allen Adomite, Building and Zoning Administrative Coordinator Linda Taake, Director of Public Works Rob Hancock, City Engineer Tom Cissell, and City Clerk Andrea Lambert.
- 3. Approval of Minutes – October 8<sup>th</sup>, 2020 Regular Meeting Minutes**  
**Motion:** To Approve October 8<sup>th</sup>, 2020 Planning Commission Meeting Minutes as presented.  
**Moved by:** Nierman; **Seconded by:** Adams. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).  
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Nierman. **Absent:** Johnson and Reiter.)
- 4. New Business: Presentation and Discussion of Petition to Rezone 16.97 Acres West of SrA Bradley Smith Drive from R-1 Single-Family Residential to C-2 General Commercial Property and Subsequent Location of a Proposed Recreational Facility on the Southern 6 Acres.**  
Engineer Kyle Sypes and Lieutenant Chris Wasser presented their plan for a multipurpose facility focusing on athletics. The plan requires rezoning of property from R-1 Residential to C-2 Commercial (Public Hearing planned for March 25, 2021). A dome would be situated on 6 acres allowing for future expansion if/when needed. A fan would inflate translucent fabric to create a 52,800 sq ft dome allowing year round use. The dome would be 70' tall at the center and would have an 25' exterior buildout for things such as restrooms, concessions, and office space. The plan includes 150 parking spaces and much more area that could be used for that purpose in the future. It could accommodate 6 basketball/volleyball courts, and would have roll away turf for football or soccer. It could bring an estimated \$200,000 in tourist income and provide a multipurpose facility for the community.  
Mayor Adomite stated that we are in the last year of our 23 year TIF period and we could potentially commit under a million dollars in TIF reimbursements toward this project with Council consent.  
City Engineer Cissell said that while a sports facility conforms to the C-2 Commercial use code, the maximum size of the structure as well as the height are above our code limits. He and Building & Zoning's Taake decided that because this falls outside of those parameters, a Special Use Permit via the Zoning Board of Appeals may needed instead of the Planning Commission granting a variance.
- 5. Old Business: Zoning Ordinance – Discussion of Parking**  
The Commission plans to continue discussions of parking and the Zoning Ordinance next meeting.
- 6. Comments from City Engineer and Building & Zoning Administrative Coordinator – no further comment other than participation in discussions above.**
- 7. Adjourn Meeting with Voice Vote:**  
**Motion:** To Adjourn the meeting at 8:49pm.  
**Moved by:** Adams; **Seconded by:** Nierman. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).  
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Nierman. **Absent:** Johnson and Reiter.)