

City of Troy -Planning Commission Meeting April 8th, 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 Matt Reiter. **Absent:** Bob Johnson and Mike Niermann. **Other officials present:** Building and Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, and City Clerk Andrea Lambert.
- 3. Approval of Minutes – March 11th, 2021 Regular Meeting Minutes**
Motion: To Approve March 11th, 2021 Planning Commission Meeting Minutes as presented.
Moved by: Adams; **Seconded by:** Nehrt. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Reiter. **Absent:** Johnson and Nierman.)
- Approval of Minutes – March 25th, 2021 Public Hearing Minutes
Motion: To Approve March 25th, 2021 Public Hearing Minutes as presented.
Moved by: Adams; **Seconded by:** Nehrt. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Reiter. **Absent:** Johnson and Nierman.)
- 4. New Business:**
Building and Zoning's Taake updated the Commission expected new business.
 - Homes of Liberty place – phase 3: after the City's update of zoning classes, they will need to rezone to R-1A because they do not meet the R-1 minimums. If rezoned, surrounding properties will need to be notified prior to a public hearing. After that we can expect a preliminary plat and a possible request for variance for street thickness. It was discussed that the City will need to stop compromising street thickness and require full thickness from developers.
 - Possible auxiliary building for light tractor trailer repair (tires/ batteries) on the Pilot parking lot. The structure may include 3 bays and an office in the back parking lot. This is not a permitted use, so a special use public hearing may be needed.
 - Schmalz Road – will require either a regular review or variance at the next meeting. Minimally they will need to meet with us to review a preliminary plat. This is not in the City limits and will be using the R-1E (2 acre lot) zoning. He has been directed to reserve the Right of Way to the 79 acres of land the subdivision is located on. Engineer Cissell updated on Carrington: Troy is waiting for them to agree to a compromise of terms in exchange for the parcel they hold to be a future bike trail. We should know if they agree by the next meeting/preliminary review.
- 5. Old Business: Zoning Ordinance – Discussion of Parking**
The Commission reviewed discussions of parking and lighting. Changes Engineer Cissell made after last meeting were recapped. Additional details of drive through windows and holding spaces were discussed. Further development of these subjects may not progress until June's meeting if May proves to hold multiple public hearings and preliminary presentations/reviews.
- 6. Comments from City Engineer and Building & Zoning Administrative Coordinator**
Building & Zoning's Linda Taake said the next meeting could possibly be postponed a week to May 20th, 2021.
- 7. Adjourn Meeting with Voice Vote:**
Motion: To Adjourn the meeting at 8:31pm.
Moved by: Boeren; **Seconded by:** Adams. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Reiter. **Absent:** Johnson and Nierman.)