

City of Troy - Planning Commission Public Hearing Minutes

June 3rd, 2021

- 1. Call the Hearing to Order with The 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 7:00 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:** Matt Reiter (one seat vacated by a resignation). **Other officials present:** Mayor David Nonn, Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, Public Works Director Rob Hancock, Alderman Elizabeth Hellrung, Zoning Board of Appeals Member Larry Talbert, City Clerk Kim Thomas, and Deputy Clerk Andrea Lambert.
- 3. Chairman's Comments and Presentation of Application:**
 - A. Name of Applicant:** Vicksburg Development Inc.
 - B. Location of Property:** Parcel ID 09-1-22-06-00-000-001 - a 75+ acre tract located at 7320 Bouse Road containing phases 3-6 of the Homes of Liberty Place.
 - C. Reason for Hearing:** Consideration of Single-family Residential zoning change from R-1 to R-1A.
- 4. Chariman's Request for Anyone Wishing to Speak During the Hearing to Sign In**

Chairman Delgado asked anyone wishing to speak to sign in.
- 5. Swearing in of Persons Who Wish to Speak**

Those wishing to speak were asked to stand while they were sworn in.
- 6. Comments of Petitioner and/or Representative (or Attorney, if Present)**

Marsha Maller, Licensed Professional Engineer with Thouvenot, Wade & Moerchen, Inc. spoke on behalf of Vicksburg Development Inc. per their request. She stated that the Homes of Liberty Place subdivision planned their 375 lots to the R-1 standards in Troy's code circa 2002. Phases 1 and 2 were executed. Since that time, Troy has increased the minimum size allowances for the R-1 residential lots prohibiting the continuance of the development under R-1 zoning regulations. The City of Troy has added an R-1A zoning category with 80' wide frontages, 10,000' minimum lot size and 10' side yards. The developers are requesting the areas planned for phases 3-6 be rezoned to R-1A single family residential so that the original plans comply. It was stated that the integrity of the subdivision will be the same because the original plan will be followed. The area will also be required to meet FAA Federal Aviation Administration) requirements.
- 7. Comments from Members of the Audience**

Engineer Cissell reiterated that the newly zoned portions of the subdivision would be consistent with the current existing lots. He has no concerns with a potential change to R-1A single family residential. Chairman Delgado reminded everyone that the vote is *only* the zoning change from R-1 to R-1A (single-family residential).
- 8. Discussion by the Planning Commission**

The commission summarized the differences of R-1 and R-1A lots and the benefit of added development.
- 9. Motion to Approve or Deny Applicant's Request**

Motion: To Accept the Zoning Change From R-1 Single-Family Residential to R-1A Single-Family Residential.
Moved by: Adams; **Seconded by:** Boeren. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Nierman. **Absent:** Reiter.)
- 10. Complete Recommendation 2021-02PC**

The recommendation was completed.
- 11. Adjourn Meeting with Voice Vote:**

Motion: To Adjourn the meeting at 7:16pm.
Moved by: Adams; **Seconded by:** Niermann. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, Nehrt, and Nierman. **Absent:** Reiter.)