

City of Troy -Planning Commission 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 7:30 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, and John Nehrt. **Absent:** Mike Niermann, and 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. Approval of Minutes –April 8th, 2021 Regular Meeting Minutes

Motion: To Approve April 8th, 2021 Planning Commission Meeting Minutes as presented.

Moved by: Nehrt; **Seconded by:** Adams. **Vote:** Motion passed (**summary:** Aye = 6, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, and Nehrt. **Absent:** Nierman and Reiter.)

4. New Business:

Building and Zoning's Taake updated the Commission expected new business.

A.) Schmalz Road – Cade Osborn presented a preliminary plat of six (6) two-acre lots plus an outlot situated on 80 acres of farm ground off Schmalz Road (north of Stonebriar). Osborn proposed one house on each of the 6 lots and is requesting a pre-annexation agreement to be on City water. He mentioned that Ameren electric is present in the area to service the area. A 60' Right of Way is reserved for a future street. There is an existing easement with Madison County 50 feet off Schmalz Rd to construct and maintain stormwater. Their existing easement and access will remain the same. Runoff with the R-1E -2 acre lots including a house plus outbuilding would not increase storm water runoff. Engineer Cissell said that the absence of proposed detention is appropriate. After review, Cissell has no concerns with the preliminary plat. The City Council will have a Public Hearing on June 21st to accept the pre-annexation agreement. Osborn has agreed to pin the easement so that property owners do not build on the permanent easement (double cross hatched area). The lots will not have sewer access.

Motion: To Accept the Preliminary Plat for Schmalz Rd, as presented.

Moved by: Nehrt; **Seconded by:** Boeren. **Vote:** Motion passed (**summary:** Aye = 6, Nay = 0).
(**Aye:** Adams, Boeren, Burnett, Delgado, Lawrenz, and Nehrt. **Absent:** Nierman and Reiter.)

B.) Stonebriar Manors Phase 2 Preliminary Plat

Cade Osborn requested an acceptance of preliminary plat for Stonebriar Manors Phase 2 contingent that drainage computations would be reviewed. The entire development was approved in 2006, but only the 1st phase was completed. The preliminary has since expired and the code has been modified. The Phase 2 plat's general layout was the same with a few notable changes:

- an easement was vacated allowing the addition of a lot
- an increase in width of lots #70 and #71 from 90' to 100' wide
- 8" pavement and 5' wide sidewalks to comply with current code

Due to

- no maintenance agreement or operation report having been submitted for storm water detention (we minimally require language),
- no preliminary sizing computations so we could calculate the function of the space,
- no geotech information,
- the absence of a temporary cul-de-sac

The Commission would not accept this with a contingency. Plans for resubmittal were made between Cade Osborn and Engineer Cissell with plans for a future review prior to and during a regular meeting June 10th (before the Council's next meeting) .

C.) Carrington Farms

Engineer Cissell presented a map of Carrington Farms off of Formosa Road. He showed a future trail path extending between the medium density residential and low density residential portions of the development. The City and MCT would like to connect Goshen to hwy 40 with a bridge over hwy 40. Though the City has talked to everyone owning affected property (on the map), there are no formal agreements yet. MCT has already programmed the costs into their budget and would like to build it into their 3 year plan. IDOT wants to review final plans but they agree with the concept. If the Osborns donate the gas line portion of their development dissecting their property, they request to proceed with current plans within 10 years. If they break ground within 10 years, they will then have 10 additional years to build with those stipulations. They also provide a 30' wide easement on Formosa Road to put a trail and future road improvement. Engineer Cissell outlined the donation agreement details including the 10 year stipulations and improvement plan stipulations. They would provide 5 foot sidewalks, 8 inch concrete pavement on main entrances and drainage per the new subdivision ordinance.

If reviewed and approved, the Planning Commission would take this to the City Council to discuss property acquisition. The City Council will vote on a letter of Understanding regarding the donation terms. The Osborns will submit improvement plans, then in August – the PC will review those improvement plans and the City Council will vote on the donation agreement and terms.

D.) Election of Officers – Postponed

5. Old Business: Zoning Ordinance - Discussion of Parking

The commission tabled this subject for next meeting.

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

Building & Zoning's Linda Taake said we will try to meet again next week on Thursday, June 10th. City Engineer Cissell added that discussions of parking and commercial/industrial zoning and prelim of stonebriar manors next meeting.

7. Adjournment with Voice Vote

Motion: To Adjourn the meeting at 8:27pm.

Moved by: Boeren; **Seconded by:** Lawrenz. **Vote:** Motion passed (**summary:** Aye = 6, Nay = 0).

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