

City of Troy - Planning Commission Minutes

June 10th, 2021

- A. 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.
- B. Roll Call in Alphabetical Order: Present:** Aaron Adams, Jack Burnett, Derek Delgado, John Nehrt, and Matt Reiter. **Absent:** Laura Boeren, Chuck Lawrenz, Mike Niermann, (one seat vacated by a resignation). **Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, Alderman Elizabeth Hellrung, and Deputy Clerk Andrea Lambert.

C. Approval of Minutes –April 8th, 2021 Regular Meeting Minutes

1. June 3rd, 2021 Planning Commission Public Hearing Minutes

Motion: To Approve June 3rd, 2021 Planning Commission Public Hearing Minutes as presented.

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

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

2. June 3rd, 2021 Planning Commission Meeting Minutes

Motion: To Approve June 3rd, 2021 Planning Commission Meeting Minutes as presented.

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

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

D. New Business:

1. Stonebriar Manors – Phase 2 Preliminary Plat

The previously reviewed phase 2 preliminary plat was revisited with expectations of receiving needed documents with enough time for the City Engineer to review them. Such was not the case. The planning commission deliberated on approval of the plat plans given the lack of time to review. There were discussions about the roadway, storm water and drainage .

Motion: To Approve the Phase 2 Preliminary Plat of Stonebriar Manors with the following stipulations: 1.) Needed documents are submitted to the City Engineer and meet City Code; 2.) A temporary cul-de-sac meeting city code is added on Stonebriar Drive.

Moved by: Adams; **Seconded by:** Nehrt. **Vote:** Motion passed (**summary:** Aye = 4, Nay = 1).

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

2. Homes of Liberty Place – Phases 3-6 Preliminary Plat

Engineer Cissell said that preliminary minor changes will be allowed after approving a preliminary plat but he would like to know if the water tables are high as he expects. Marsha Maller, Licensed Professional Engineer said storm sewer will be installed along the rear of all lots and drain toward inlets. They are waiting on a soil reading/clearance. Cissell was satisfied with the 5' sidewalks and 8" thick street construction. The Right of Ways are sufficient and have normal preliminary drainage comps.

Motion: To Approve Phase 3-6 Preliminary Plat for Homes of Liberty Place, as presented.

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

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

3. Election of Officers - Postponed

E. Old Business:

1. Zoning Ordinance - Discussion of Parking

Engineer Cissell presented a concern for commercial warehouse loading spaces. Troy currently requires 32 spaces per 300,000 sq ft compared to Edwardsville's requirement of 8 and Pontoon Beach's 12. The commission agreed that revising our code to be as Edwardsville's would be beneficial to the City given our proximity to highways. Commercial businesses could always provide more than the minimum. There was discussion of drive-thru holding spaces and ordering points. The commission recommends that language be added to prohibit holding spaces from blocking parking access. Additionally, the group agreed to add churches to the parking usage list.

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

1. City Engineer Comments - none

2. Building & Zoning Administrative Coordinator Comments - none

Chairman Delgado announced that this would be his last meeting. He is moving into Glen Carbon, and cannot continue to serve on a Troy Commission. He commented on his 6 years with the Commission - especially remembering Jay Evans for getting him started on the Commission. He also shared that Bob Johnson had passed away and says that Bob would have wanted the temporary cul-de-sac on Stonebriar for emergency service accessibility.

G. Adjournment, no later than 10:00 pm

1. Adjournment with Voice Vote

Motion: To Adjourn the meeting at 8:45 pm.

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

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