

City of Troy -Planning Commission Public Hearing Minutes

August 12, 2021

A. Agenda Items

- 1. Call the Hearing to Order with The Pledge of Allegiance:** The hearing 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 Aaron Adams at 7:06 p.m. followed by the Pledge of Allegiance.
- 2. Roll Call in Alphabetical Order: Present:** Aaron Adams, Laura Boeren (entered at 7:27pm), John Nehrt, Mike Niermann, Matt Reiter, and Jami Stone. **Absent:** Jack Burnett, Chuck Lawrenz, Larry Talbert. **Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, and Deputy Clerk Andrea Lambert.

[Laura Boeren Entered the Council Chambers at 7:27 pm.]
- 3. Chairman's Presentation and Discussion of Petition from Troy United Methodist Church to Rezone 2 Tracts of Land at 401 Edwardsville Road (09-1-22-04-00-000-007.006 and 09-1-22-04-00-000-007.007) from R-2 Two-Family Residential to C-2 General Commercial Property and Amend the Official Zoning Map**
- 4. Chairman's Request for Anyone Wishing to Speak During the Hearing to Sign In**

Chairman Adams asked anyone wishing to speak to sign in. Engineer Cissell explained that only members from the public that have signed in may speak at the hearing after the presentation.
- 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)**

Andy Adams, the senior pastor at Troy United Methodist Church explained that the church wishes to consolidate multiple parcels of church-owned land, having the property lines and easements removed for future church architectural plans.

Engineer Cissell displayed and explained the parcels to be combined/rezoned. Linda Taake said that one consistent zoning class would correct a parcel currently part C-2 and part R-2 portions. Commercial zoning was recommended because churches are allowed as a use in commercial district. In residential zones, churches are only allowed with a special use permit. The City wishes to correct the official zoning map along with the requested consolidation of these parcels. Pastor Andy Adams with the United Methodist Church said that consolidation of these parcels is their goal. The rezoning is a secondary concern to the church, and there are no plans for commercial development to the area.
- 7. Comments from Members of the Audience**

Sam Fufaro and his family own two 5 acre lots to the North East of these parcels. His concern was that the value of his property would be negatively affected by the zoning change. Andy Adams expressed church interest if Mr. Fufaro would like to sell property.

Ronald Busam, Jarvis Court resident, shared Fufaro's concern and said he does not want a commercial building in his back yard.

Mark Parker, Jarvis Court resident and HOA president, expressed his and other HOA members' opinion opposed to the rezoning due to the proximity of the existing commercial property. Fence/treelines were discussed as separations of residential and commercial.

Frankie Graham, Jarvis Court resident, understood the purpose of rezoning after the explanation, but expressed concern to unforeseen future change of plans.
- 8. Discussion by the Planning Commission**

Linda Taake confirmed the setbacks of commercial side yards (12') and rear yards (10'). She and Cissell confirmed that setbacks were enforced in this area. Jarvis Court Subdivision was put in next to existing commercial property. She said that there will be an ordinance vacating the easement for Henderson St to extend. Easements for utilities will also be included. If the property remains R-2 and a special use permit is implemented, the church could indefinitely remain a church on that ground. John Nehrt would be hesitant to approve a commercial zoning with the local concern.

9. Motion to Approve or Deny Applicant's Request

Motion: To Deny the Zoning Change From R-2 Two Family Residential to C-2 General Commercial.

Moved by: Nehrt; **Seconded by:** Boeren. **Vote:** Motion passed (**summary:** Aye = 3, (to deny); Nay = 1; Abstain = 2).
(**Aye:** Boeren, Nehrt, and Niermann. **Nay:** Stone. Abstain: Adams and Reiter. **Absent:** Burnett, Lawrenz, and Talbert.)

10. Complete Recommendation

The recommendation was not completed; the church will have to return with a different request if they choose.

11. Adjournment

Motion: To Adjourn the meeting at 7:52 pm.

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

(**Aye:** Adams, Boeren, Nehrt, Niermann, Reiter, and Stone. **Absent:** Burnett, Lawrenz, and Talbert.)