

City of Troy - Planning Commission Minutes August 12, 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 Aaron Adams at 8:00 p.m. followed by the Pledge of Allegiance.

B. Roll Call in Alphabetical Order: Present: Aaron Adams, Laura Boeren, 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.

C. Approval of Minutes –June 10th, 2021 Regular Meeting Minutes

1. July 8th, 2021 Planning Commission Meeting Minutes

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

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

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

D. New Business:

1. Discussion of Potential Rezoning of Property on Formosa Road for Proposed Business

The City has been approached by someone wanting to sell trucks on a possible 5 acre lot on Formosa (near EJ Equipment). Truck sales is not currently a permitted use at that location. The commission could approach the issue by granting a special use or amending the existing ordinance to include truck sales. No plans have been presented yet, but a presentation is expected in the future. It was mentioned that truck sales will direct no taxes to the city whereas motor vehicle sales would.

Linda Taake was contacted yesterday by someone interested in forming a gaming/liquor establishment at the previous Star Bakery building zoned C-4. Liquor store is not a permitted use in the C-4 zone.

Taake also said the US Bank building on the corner was of interest to Jessica Glass wanting to start a Cat Café. Ms. Glass would need a special use permit. She presented her idea to the commission to get their position. Glass would like to create a foster home for spayed/neutered cats with a home like environment and a partitioned area for food/drinks. She would like the downtown area. She envisions a \$10/hr fee for customers to visit the adoptable animals. The business could offer logo merchandise, animal yoga, and much needed socialization to the pets. Animal viruses were briefly addressed as a concern of the niche idea. Other commission members found no issue with the idea after safety of the animals and customers was an assured concern.

E. Old Business:

1. Zoning Ordinance - Discussion of Parking

Engineer Cissell sent the changes made last meeting to commissioners to be reviewed. There were no corrections.

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

1. City Engineer Comments

An amendment to the Parking Ordinance will be presented to the council in a future workshop.

2. Building & Zoning Administrative Coordinator Comments

Linda Taake said discussions of permitted uses will start next meeting.

G. Upcoming Meetings

1. September 9, 2021

2. October 14, 2021

3. November 2021 – To Be Determined (Veterans Day – This meeting may be moved back a week)

H. Adjournment, no later than 10:00 pm

1. Adjournment with Voice Vote

Motion: To Adjourn the meeting at **8:30 pm**.

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

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