

# City of Troy -Planning Commission Workshop Minutes

## January 26, 2023

**A. Call the to Order / Pledge of Allegiance:** The meeting was held in the Council Chambers in the Council Chambers, 116 East Market Street, Troy, Illinois, 62294 and was called to order by Secretary Chuck Lawrenz at 7:30 p.m. followed by the Pledge of Allegiance.

**B. Roll Call in Alphabetical Order:**

**Present:** Jack Burnett, Liz Compton, Chuck Lawrenz, John Nehrt, Matt Reiter, and Larry Talbert.

**Absent:** Aaron Adams, Mike Niermann, and Jami Stone. **Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, City Administrator Jay Keeven, City Inspector Todd Kapp, and Building & Zoning Administrative Clerk Andrea Lambert.

**C. Approval of Minutes - none**

**D. Public Comment – none**

**E. New Business –** Linda Taake said that a goal for the planning commission is a public hearing for Town Centre on March 9<sup>th</sup>, 2023.

**F. Old Business**

**1. Discussion of C-1 (neighborhood commercial) Permitted Uses**

The Commission reviewed the difference between Order Point and Pick-Up Window lanes for establishments. The Drive-thru has an order point and longer queue taking more time and making more noise for the surrounding area. Pickup Window usually involves phone or online orders and little to no noise at the pickup-point. The commission decided to allow the pickup window in C-1 Commercial zoning, but not the drive thru window. The commission discussed establishments with liquor licenses. Keeven explained that the council chose not to limit the number of liquor licenses or gaming establishments. They discussed adding additional business revenue stipulations for future gaming establishments (currently only allowed in C-2, C-3, and C-4 commercial). They want to add restrictions to visibility of video gaming terminals from the storefront streets. They considered making them accessory or special uses. The commissioners discussed more uses such ATM's/banks, fitness centers, and carryout-only establishments to determine if they would be permitted, permitted by special use, or not permitted. They also discussed lighting, possible sign stipulations, setbacks, parking location, architectural stipulations, color palate, and trash disposal. They hope to do a final summary of C-1 permitted uses next workshop.

**G. Comments from City Engineer and Building & Zoning Administrative Coordinator**

**1. City Engineer Comments**

Cissell told the commissioners that Council approved the zoning change to I-1 Industrial for the storage facility at 2466 Formosa Rd. He said that the zoning change for 416-418 Franklin did not pass.

**2. Building & Zoning Administrative Coordinator Comments - none**

**H. Upcoming Meetings –** The commission added a workshop in two weeks on January 26<sup>th</sup>, 2023 at 7:30pm.

**1. Meeting February 9, 2023 (and February 23, 2023 workshop)**

**2. March 9, 2023**

**3. April 13, 2023**

**I. Adjournment**

**1. Adjournment with Voice Vote**

**Motion:** To Adjourn the meeting at 9:12 pm.

**Moved by:** Burnett; **Seconded by:** Compton. Vote: Motion passed (**summary:** Aye =6, Nay = 0, Abstain = 1).

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