



Monday, June 1, 2020

City of Troy

City Council Workshop & Joint Planning Commission Meeting

Due to Special Circumstances regarding the spread of the COVID-19 virus, this City Council Workshop took place at 6:00 p.m. online/via phone using Zoom.us. Executive Order 2020-07 suspended the Open Meetings Act requirement for a physical quorum. (Participation information was included on the agenda posted both online and on City Hall doors.)

A. Call to Order

The meeting was held online via Zoom.us and called to order by Mayor Allen Adomite at 6:00 p.m.

B. Roll Call in Alphabetical Order

Present: Dan Dawson, Elizabeth Hellrung, Nathan Henderson, Sam Italiano (joined at 6:02p.m.), Debbie Knoll, Bonnie Levo, Tony Manley, and Troy Turner. **Other Officials Present:** Mayor Allen Adomite, City Administrator Doug Partney, Building & Zoning Admin. Coordinator Linda Taake, Public Works Director Rob Hancock (joined at 6:37 p.m.), City Engineer Tom Cissell, Planning Commission Chairman Derek Delgado, Code Official/Building Inspector Dave Fults, and City Clerk Andrea Lambert.

C. Agenda Items

1. Review of Proposed Changes to General Zoning Regulations

City Engineer Tom Cissell introduced several planned changes to the general Zoning Regulations. Culminating several Planning Committee meetings, a new zoning class has been created and brought, with a few other zoning amendments, to the Council for review. A Public Hearing is scheduled June 11th for comment on the proposed changes. Engineer Cissell presented a Comprehensive Plan Future Land Use Map depicting places in which this type of low density residential zoning classification is expected to be applied. The new R-1E Zoning Class (Residential Estate Lots) describes single family homes on large residential lots of 2 acres or larger. He explained that it will allow developers to work economically by not requiring the same road and drainage infrastructures as needed in more dense developments. This classification allows for a maximum of 2 accessory buildings similar in color and building materials to the principal structure. These structures can be up to 80% of the principal structure's size, not to exceed 2500 sq ft. Encroachments, setbacks, county approved private sewer systems, road size and structure, no required sidewalk network, minimum subdivision size, and stipulations for chickens were presented in an amendment to the Council as part of the new classification.

Cissell addressed the Council's concern for potential future drainage issues with the drainage ordinance and IL State Drainage Law. The Council and Planning Commission would have the right to reject anyone not conforming to the map and plan. Some changes were noted to be included before the public hearing and presentation at the next City Council Meeting.

D. Adjournment

1. Adjournment of Meeting

Motion: To Adjourn the Meeting at 7:12 p.m.

Moved by: Turner; **Seconded by:** Levo. **Vote:** Motion passed (**summary:** Aye = 7, Nay = 0, Abstain = 1).

Aye: Dawson, Hellrung, Henderson, Knoll, Levo, Manley, and Turner. **Abstain:** Italiano.

X

Andrea D. Lambert
City Clerk