

# City of Troy - Planning Commission Meeting Minutes

## February 9, 2023

**A. Call 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 Vice Chairman Jami Stone at 7:30 p.m. followed by the Pledge of Allegiance.

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

**Present:** Jack Burnett, Chuck Lawrenz, John Nehrt, Jami Stone, and Larry Talbert (joined at 7:34pm).

**Absent:** Aaron Adams, Liz Compton, and Matt Reiter. [Member Mike Niermann has resigned.]

**Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Inspector Todd Kapp, Alderman Elizabeth Hellrung, City Engineer Tom Cissell joined online via Zoom, and Admin. Clerk Andrea Lambert.

**C. Approval of Minutes**

**1. Approval of January 12, 2023 Planning Commission Public Hearings (2) & Meeting Minutes**

**Motion:** To Approve January 12<sup>th</sup>, 2023 Planning Commission Public Hearings & Meeting Minutes, as presented. **Moved by:** Talbert; **Seconded by:** Burnett.

**Vote:** Motion passed (**summary:** Aye =5, Nay = 0). (**Aye:** Burnett, Lawrenz, Nehrt, Stone, and Talbert.)

**D. New Business -**

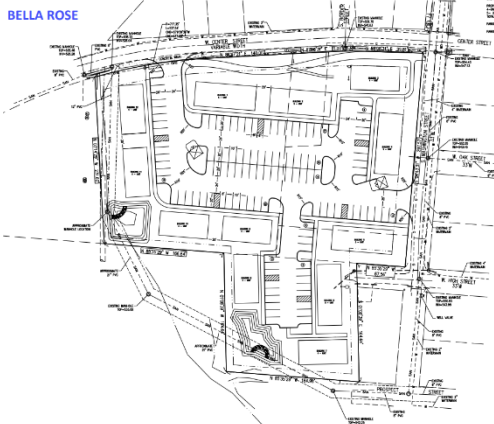
**1. Informal presentation of The Forum – Planned Unit Development**

Michael Lundy (SWIDA), along with Jane Sloss (WJW Architects) presented a preliminary concept of a 2-story, 60-unit independent living facility for seniors, 55yrs and older, planned for SrA Bradley Smith Drive. Partner, David Dodson (Biwater Development) joined them to explain the Tax Credit mixed finance program - offering rents based on income to qualified individuals on a waitlist. Award notification will be June 2023. Then affordable housing credits are sold to a large bank or institution. Operations, management, and maintenance would be through a 3<sup>rd</sup> party. SWIDA representatives will pass through the area two or three times a month.

The plan includes a 10-foot right-of-Way designated for future trail/sidewalk and allows for 80 parking spaces. The interior includes (54) 1-bedroom units, (6) 2-bedroom, dual level common spaces and shared laundry facilities. Engineer Cissell presented a checklist of questions and explained that this project would eventually need a rezoning recommendation to progress. Commissioners pointed out that the current Serenade development may not be in favor of this type of project so close to their homes. Also, the road there is not built to current standards.



**2. Informal presentation of Belle Rose (McArthur Place)**



Justin Venverloh (TWM) and developer Shawn Hartmann (Hartman Homes) presented the newest plan for the proposed Belle Rose development located at 120 W. Center Street (old RP Lumber location). Revisions include (12) 4 & 5-unit buildings totaling 53 units (our code would allow 23). They modernized floorplans and elevations. They created 3-bedroom /3-bathroom units targeting younger/married couples with kids for a rent of approximately \$2,000/mo rent. Engineer Cissell presented a checklist of questions and explained that this project would need a rezoning recommendation from C-2 Commercial to Planned Unit Development – Residential to progress. The Commission discussed neighboring zoning classes, drainage, lack of greenspace, right-of-ways, setbacks intended for a sidewalks, parking spaces 15 lower than code allowance, and high density.

**3. Preliminary Discussion of Rezoning 2466 Formosa/ Bouse Road**

Engineer Cissell presented a 36-unit plan of 18-villa lots surrounding 2 cul-de-sacs on the remaining portion of 2466 Formosa, South of the planned storage facility. The Commission discussed the plan’s greenspace, requested easement (33-ft right-of-way), future land use map’s zoning designation & needed R-2 (2-family Residential) zoning change. The buildings near Season’s Village were positioned *not* to directly face the backs of the existing houses, hoping to offer more privacy. Cissell added that a grant application has been submitted for curb and gutter on Bouse, sidewalk and bike trail will be on another application.

**4. Preliminary Discussion of Waterford  
– extension of Auburn Trace**



The 24-lot single-family residential plan by Osborn was presented. The proposal would finish the Auburn Trace cul-de-sac. The Commission feels that this extension of the street is a good fit for the area.

**5. Preliminary Discussion of Special Use -105 Border**



Lindow Investments is requesting a special use permit to demolish and construct a new 4-family unit at 105 S. Border Street. The Commission is in favor of the concept, but cannot fully discuss the project for the lack of detail in the simple line drawing provided. They decided to ask for a site plan complete with engineered drawings and topography showing the near 4-ft slope on the property. A public hearing in March will visit this topic again.

**6. Preliminary Discussion of Special Use – 110 W Market**

Owner Jeff Thomas is requesting a special use permit to construct a new 2-story single family dwelling at the rear of the existing commercial use building at 110 W. Market Street (previously the Star Bakery). It is currently zoned C-4 Downtown Mixed-use Commercial. They asked for a site plan complete with engineered drawings. He will provide more pictures and plans once he gets a feel for the Commission’s opinion of the project.

**E. Public Comment - none**

**F. Old Business**

**1. Discussion of C-1 Permitted Uses - none**

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

- 1. City Engineer Comments -none**
- 2. Building & Zoning Administrative Coordinator Comments – none**

**H. Upcoming Meetings** – The commission added the workshop scheduled February 23, 2023 at 7:30pm.

- 1. March 9, 2023 Public Hearings and Meetings**
- 2. March 23, 2023 Workshop**
- 3. April 13, 2023 Meeting**
- 4. April 27, 2023 Workshop**
- 5. May 11, 2023 Meeting**
- 6. May 25, 2023 Workshop**

**I. Adjournment**

**1. Adjournment with Voice Vote**

**Motion:** To Adjourn the meeting at 9:32 pm.

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

(Aye: Burnett, Lawrenz, Nehrt, Stone, and Talbert.)

