

City of Troy -Planning Commission Public Hearing (#1) March 9th , 2023

A. Agenda Items

1.Call 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 7:00 p.m. followed by the Pledge of Allegiance.

2.Roll Call in Alphabetical Order:

Present: Aaron Adams, Jack Burnett, Liz Compton, Chuck Lawrenz, Matt Reiter, Jami Stone, and Larry Talbert.

Absent: John Nehrt. **Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, Director of Public Works Rob Hancock, City Administrator Jay Keeven, and Administrative Clerk Andrea Lambert.

3.Chairman's Presentation and Discussion of Petition from Lindow Investments Requesting a Special Use Permit to demolish an existing structure at 105 S. Border to Construct a New Four-Family Apartment Building on the site (PPID # 09-2-22-09-06-103-022) that is zoned C-4 Downtown Mixed-use Commercial. Multi-family dwellings are listed as a special use in the C-4 zoning district.

Chairman Adams announced the reason for this Public Hearing and reminded the commission that this concept was brought before them in the past. The Commission previously asked for engineered drawings for this project.

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.

5.Comments of Petitioner and/or Representative (or Attorney, if Present)

Todd Lindow presented his potential plan to demolish a 5-family non-habitable apartment building to construct a 4-family building. He explained that the plan includes more parking (12 spots) than is required by our current parking code. The position of the building preserves the view from the patios. He has provided the requested engineered drawings showing the 11' and 12' side setbacks. The commission answered a series of questions provided by the City Engineer regarding this concept and were in favor of this project. They wish to recommend with a stipulation with the addition of a sidewalk on the east side.

6.Swearing in of Persons Who Wish to Speak

7.Comments from the Public

8.Additional Comments/Rebuttals of Petitioner and/or Representative (or Attorney, if Present)

9. Comments from City Engineer and/or City Staff

10. Discussion by the Planning Commission

11. Motion to Approve or Deny Applicant's Request

Motion: To Recommend Approval of a Special Use Permit to Allow an R-3 Use in a C-4 Zone with the Stipulation to Add a Sidewalk on the East Side. **Moved by:** Stone **Seconded by:** Talbert. **Vote:** Motion passed (**summary:** Aye =6, Abstain = 1). (**Aye:** Burnett, Compton, Lawrenz, Nehrt, Reiter, Stone, and Talbert. **Absent:** Nehrt. **Abstain:** Adams.)

12. Complete Recommendation

Chairman Adams completed the Recommendation on behalf of the Commission. Linda Taake explained that the recommendation will be presented to the City Council at the next meeting.

13. Adjournment (Motion: Compton, Seconded by: Burnett, unanimous) – 7:21pm