

City of Troy -Planning Commission Public Hearing

June 11, 2020

Due to Special Circumstances regarding the spread of the COVID-19 virus, this Public Hearing took place at 7:14pm with options of joining in person or online/via telephone through Zoom.us. The physical location was the Troy Municipal Building Council Chambers at 116 E. Market Street, Troy Illinois, 62294. Executive Order 2020-07 suspended the Open Meetings Act requirement for a physical quorum. (All participation information was included in the newspaper publication, and on the agenda posted both online and on City Hall doors.)

1. Call to Order / Pledge of Allegiance

The meeting was held online via Zoom.us and in the Council Chambers in the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294. It was called to order by Chairman Derek Delgado at 7:14 p.m. followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order: Present: Aaron Adams, Jack Burnett, Derek Delgado, Chuck Lawrenz, John Nehrt, and Mike Niermann. Absent: Laura Boeren, Bob Johnson, and Matt Reiter.

Other officials present: Building and Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, and City Clerk Andrea Lambert.

3. Chairman's Comments and Presentation of Zoning Ordinance Changes

Chairman Delgado and Building and Zoning Administrative Coordinator Linda Taake and City Engineer Tom Cissell referred to the workshop held with the City Council regarding planned changes to the General Zoning Regulations to include the new R-1E Zoning Class (Residential Estate Lots of 2 acres). A few minor changes were recommended by the council. Those changes have been implemented and now the amendment is being reviewed and presented at this public hearing for an opportunity for public to comment.

- Additional language that livestock may only be kept in agricultural zoned areas, Chickens may be kept in R-1E
- Additional distance of chicken coops and runs to 50 ft for properties that abut any properties other than R-1E
- Additional section specifically mentioning Madison County as the governing authority of private sewage disposal, systems, and permits. Setbacks in regards to bodies of water and property lines are included. This code is governed by IEPA and IL state code ILCS255 for private sewage.
- Maximum Lot Coverage remains at 10% (combined total of house and 2 allowable accessory buildings). More could bring storm water problems.
- Road width remained the same after a discussion of occasional use by large trucks (trashtrucks, firetrucks).

4. Chairman's Request for Anyone Wishing to Speak During the Hearing to Sign In – None

5. Swearing in of Persons Who Wish to Speak - None

6. Comments of Petitioner and/or Representative or Attorney, If Present – None

7. Comments from Members of the Audience - None

(No one present in Council Chambers. No one chose to speak via Zoom.us.)

8. Discussion by the Planning Commission - None

9. Motion to Approve or Deny Request:

Motion: To Approve Amendment 2020-02PC to the existing Code of Ordinances Pertaining to the Establishment of a New Zoning Class, as presented.

Moved by Nierman; **Seconded by** Nehrt. (**summary:** Aye = 6, Nay = 0).

10. Complete Recommendation 2020-02PC:

Aye: Adams, Delgado, Lawrenz, Nehrt, Nierman, and Reiter. **Absent:** Boeren, Johnson, and Burnett.

11. Adjourn Meeting with Voice Vote:

Motion: To Adjourn the meeting at 7:31pm.

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

(**Aye:** Adams, Burnett, Delgado, Lawrenz, Nehrt, and Nierman. **Absent:** Boeren, Johnson, and Reiter.)