

## City of Troy -Planning Commission Meeting June 11, 2020

Due to Special Circumstances regarding the spread of the COVID-19 virus, this regular meeting took place at 7:36pm online/via telephone through Zoom.us. Executive Order 2020-07 suspended the Open Meetings Act requirement for a physical quorum. (All participation information was included on the agenda posted both online and on City Hall doors.)

1. **Pledge of Allegiance:** The meeting was held online via Zoom.us and was called to order by Chairman Derek Delgado at 7:36 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. Approval of Minutes – March 12, 2020 Regular Meeting

**Motion:** To Approve March 12, 2020 Planning Commission Meeting minutes as presented.

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

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

Chairman Delgado thanked everyone for their hard work on the Zoning Ordinance.

### 4. New Business: Approval or Rejection of Shadow Woods Phase 3 Preliminary Plat

City Engineer Tom Cissell explained that the Planning Commission is approving or rejecting a Preliminary Plat for Shadow Woods Phase 3 because the planned development is within a mile and a half radius of City Limits. He added that the County actually holds final authority over the development due to its location. The development could likely be inherited by the City someday and has made changes to their plans based on comments from the City. Developer Kevin Jones and TWM Engineer Justin Venvertloh commented that the mixed use development now includes the specified modifications to road construction, detention basins, drainage plans, sewer layout, and additional green space as requested. The lots now meet or exceed Troy's current minimum zoning requirements. The outer lots are all R-1 class similar to the County lots south of this development. The interior of this subdivision will be attached and detached villas. All easements are programmed in and around all drainage areas for any future concerns. All sidewalks required are included plus a 20 ft strip for future pedestrian trail connection to the school. Traffic and density concerns were addressed with calculations and an explanation that similar developments have typically attracted empty-nesters and young professionals that do not add to additional traffic or density. Engineer Cissell said that from an engineering standpoint the preliminary plat meets our specifications.

**Motion:** To Approve Recommendation of Shadow Woods Phase 3 Preliminary Plat, As Presented to be passed to Madison County.

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

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

### 5. Old Business: none

### 6. Comments from City Engineer and Building & Zoning Administrative Coordinator

It was determined that a likely next subject to revise would be the parking ordinance.

### 7. Adjourn Meeting with Voice Vote:

**Motion:** To Adjourn the meeting at 8:10pm.

**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.)