

# City of Troy -Planning Commission Meeting

## January 8th, 2026

**A. Call to Order/ Pledge of Allegiance:** The meeting was held in the Council Chambers of the City Municipal Building, 116 East Market Street, Troy, Illinois, 62294. Chairman Stone called it to order at 6:30 p.m., followed by the Pledge of Allegiance.

**B. Roll Call in Alphabetical Order: Present:** Danielle Bogue, Liz Compton, Rich Curtis, Rachel Lybarger, Shane McBride, Mike Niermann, Eric Patton, Matt Reiter, and Jami Stone. **Absent:** none. **Other officials present:** Building & Zoning Director Byrd, City Engineer Cissell, City Administrator Keeven, Mayor Nonn, Public Works Director Hancock, Police Chief Wasser, Exec. Clerk Klueter, and Building & Zoning Admin. Clerk Lambert. Aldermen Dawson, Flint, Hellrung, Henderson, and Stirling were also in attendance.

### C. Approval of Minutes

#### 1. Approval of December 11th 2025, Planning Commission Public Hearing and Meeting Minutes, as presented.

**Motion:** To Approve December 11<sup>th</sup> 2025, Planning Commission Public Hearing and Meeting Minutes, as Presented.

**Moved by:** Compton; **Seconded by:** Lybarger. **Vote:** Motion passed. (**Summary:** Aye =8, Nay = 0, Abstain=1).

(**Aye:** Bogue, Compton, Curtis, Lybarger, McBride, Niermann, Patton, and Reiter. **Abstain:** Stone.)

### D. New Business

#### 1. Data Center Discussion / Presentation

Jeff Lake, with Cloverleaf, introduced his company and provided an overview of data center development concepts, including typical site requirements, infrastructure needs, power and water usage considerations, building scale, setbacks, noise, and security features. Discussion included potential economic impacts, zoning considerations, and compatibility with surrounding land uses.

Mr. Lake described a closed-loop cooling system utilizing approximately one million gallons of water with glycol, approximately equivalent to four Olympic-sized swimming pools. He retracted the inclusion of glycol in the water after a resident comment. He stated that completion of the potential project is projected for late 2028, with development occurring in stages.

Bobby Williams, CEO of Southwestern Electric Cooperative, provided additional explanation regarding electrical infrastructure. He noted that the existing electric system is already heavily taxed and would require upgrades prior to those needed for the proposed project. He explained that electric cooperatives are not governed by the Illinois Commerce Commission (ICC) and purchase power independently. While environmental studies are still required and adhered to, cooperatives are able to move more quickly with fewer regulatory constraints.

Mr. Williams stated that infrastructure upgrade expenses would be paid by the data center. Oversized upgrades would be planned to accommodate future growth. Expenses not considered infrastructure-related would be passed on to electric consumers. He noted that all electric consumers will experience rate increases regardless of electric provider and stated that a data center could help stabilize electric rates.

#### 2. Data Centers Q & A – Commissioners / Staff

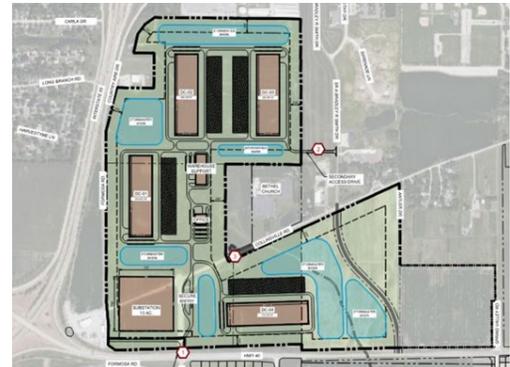
Commissioners asked questions regarding:

- Electrical demand and coordination with utility providers;
  - Water Usage, cooling systems, and conservation measures;
  - Noise standards, including daytime and nighttime limits;
  - Traffic impacts during construction and operation;
  - Building height, setbacks, and buffering from residential areas;
  - Fire protection, safety, and emergency response coordination.
- Staff responded to questions and noted that additional technical standards and performance criteria may be addressed through future ordinance language or conditions of approval.

Additional clarifications included:

- Images of data centers included in the handout were not associated with Cloverleaf.
- The proposed facility would provide approximately 200 full-time jobs with training, as well as 1,000 – 2,000 contractor jobs during the two-year construction period, primarily in electrical trades.
- One environmental concern raised by other communities involved air quality and backup diesel generators. Mr. Lake explained that generators would be used during designated testing times, not for routine operations.

#### FULL BUILDOUT CONCEPT PLAN



## E. Public Comment

### 1. **Data Center Q & A – Members of the Public** *(Some individuals' names could not be identified; comments are summarized.)*

Leslie Snyder requested copies of the applicable zoning regulations and asked questions regarding the 200-foot setback requirement from residential housing, seeking clarification on how the standard would apply to the proposed development.

Jeanette Cefaratti expressed concerns related to power usage and noise pollution, particularly from emergency diesel generators. She questioned whether once-monthly testing and maintenance would be sufficient. She also raised concerns about the energy demand required to operate the facility, citing national data center growth rates of approximately 2.5% annually, and questioned whether the City's infrastructure could accommodate that level of growth.

Leslie Bedner spoke of municipal tax revenue and referenced amendments or annexations that may follow. Administrator Keeven explained that 2/3 of property tax revenue goes to Triad School District and noted that, since the annexation of Stonebriar and ShadowWood Subdivisions, the City's portion has decreased.

Derrick Ramert asked about potential impacts on surrounding property values. Mr. Lake responded that he has not observed negative effects on property values.

Sam Bozarth asked how the project might affect local electric rates and inquired about the process following the initial contract.

Peggy Coolican expressed concern about the proposed substation and its location, noting it as a significant infrastructure component with overhead transmission lines near the City entrance.

Additional public comments included:

- Residents discussed issues experienced by the community related to the Port Washington, WI, data center, finalized May 25, with Mayor Ted Neitzke reporting significant property tax trickle-down effects.
- Administrator Keeven noted he toured a data center in Papillion, Omaha, approximately six weeks prior.
- Cloverleaf approached the City of Troy for this discussion and is seeking any available incentives.
- There was concern about continuous operational noise, particularly at night, and a request for clearly defined and enforceable daytime and nighttime noise limits.
- Questions were raised regarding water usage, water sourcing, impacts on the municipal supply, and drought contingencies. It was stated that Troy's highly corrosive water damages pipes and may require additional maintenance costs. Staff responded that water treatment would be handled through municipal services.
- Members of the public questioned electrical demand, potential substations or transmission lines, and impacts on existing electric reliability.
- Speakers discussed appropriate zoning districts, buffering, setbacks, and separation from residential areas.
- Questions were raised regarding long-term economic benefits, job creation, tax revenue, and potential incentives or abatements.
- It was stated that the proposed data center would require approximately 500 megawatts of power, equivalent to the usage of approximately 350,000 homes.

Staff and presenters responded that operational standards related to noise, water usage, and infrastructure would be addressed through existing ordinance language, site plan review, and conditions of approval should a proposal move forward. Additional public input would be received through future public hearings.

## F. Old Business – none

## G. Comments from the City Engineer and Building & Zoning

### 1. **City Engineer Comments**

City Engineer Cissell provided comments regarding infrastructure capacity, coordination with utilities, and the importance of a detailed engineering review if a data center projects move forward.

### 2. **Building & Zoning Director Comments**

Building & Zoning Director Byrd discussed zoning considerations, potential ordinance updates, and next steps for Planning Commission review related to data center development. If accepted, annexation & rezoning will follow.

## H. Upcoming Meetings

1. **February 12, 2026**
2. **March 12, 2026**
3. **April 9, 2026**

## I. Adjournment

### 1. **Adjournment with Voice Vote**

**Motion:** To Adjourn the Meeting at 8:54 p.m. **Moved by:** Compton; **Seconded by:** Niermann. **Vote: Passed;** unanimous.