

City of Troy -Planning Commission Public Hearing (#2) January 12th, 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 8:40 p.m. followed by the Pledge of Allegiance.

2. Roll Call in Alphabetical Order:

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

Absent: Mike Niermann and Jami Stone. **Other officials present:** Building & Zoning Administrative Coordinator Linda Taake, City Engineer Tom Cissell, City Administrator Jay Keeven, and City Clerk Kim Thomas.

3. Chairman's Presentation and Discussion of Petition of Pending Buyer, Jim Malecek, Regarding a Zoning Map Amendment in Accordance with Section 154.143 of the Troy Code of Ordinances. The Amendment is Contingent on the Sale of the Property. The Change Requested is from R-1 Residential to I-1 Light Industrial (typo corrected 1/11/23) on the Northern Most 11+/- Acres of a 20+/- Acre Tract at 2466 Formosa Road with a PPID# 10-1-16-31-00-000-013.

Chairman Adams announced the reason for this Public Hearing and explained that this property was annexed into the city as R-1 Residential. The Planning Commission recommended this as C-3 Commercial, but it is now being heard with a potential rezoning to I-1 Industrial. The sale is contingent on the zoning change.

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. Swearing in of Persons Who Wish to Speak

Those wishing to speak were asked to stand while they were sworn in.

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

Jim Malecek, the potential buyer, showed a drawing layout of the storage units as planned for the property. It included a 40-foot-wide tree buffer, 60-foot-wide detention pond, and 6-foot privacy fence. The pavement would start no closer than 100' from the property line.

7. Comments from Members of the Audience

Phillip Holaway – spoke with concern for the zoning change to I-1 Industrial allowing greater noise and visual congestion from future industry in that area. He likes the inclusion of trees and fence.

Mark Mancewicz – head of the Season's Village HOA referred to his concerns from last meeting. He added a concern for drainage and the high water table. He stated that the committee should consider the interest of all parties.

Beverly Hill – an IL resident for a year, spoke of the issues of drainage and standing water at her own property and concerns for the state of Bouse Road.

8. Discussion by the Planning Commission

Engineer Cissell suggested to the potential buyer to employ an engineer to ensure this plan will work on the property. He assured the public that the City would review and need to approve any drainage study, storm sewer layout, site plan, etc. provided by Malecek's engineer/developer. Cissell added that it is against IL law to block drainage path, so studies/plans will address that issue. He also stressed that this hearing is for rezoning only. The city believes I-1 Industrial is a better zoning for this area than commercial because it greater conforms to the surrounding land. Reiter added that it was rejected by the council as C-3. Taake reminded that the sale of this property is contingent on this rezoning. Malecek confirmed that he will not consider any project other than a storage facility for the property, if rezoned and purchased. The commission agreed that I-1 Industrial was fitting for this project and area.

9. Motion to Approve or Deny Applicant's Request

Motion: To Recommend Approval to Rezone the Plat from R-1 to I-1 Industrial.

Moved by: Reiter; **Seconded by:** Compton. **Vote:** Motion passed (**summary:** Aye =5, Nay= 1, Abstain = 1).

(**Aye:** Burnett, Compton, Lawrenz, Nehrt, and Reiter. **Nay:** Talbert. **Abstain:** Adams.)

10. 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 their next meeting.

11. Adjournment (Motion: Burnett, Seconded by: Nehrt, unanimous) – 9:15pm