

City of Troy - Planning Commission Meeting Minutes

January 12, 2023

A. Call the to Order / Pledge of Allegiance: The meeting was held in the Council Chambers in the Council Chambers, 116 East Market Street, Troy, Illinois, 62294 and was called to order by Chairman Aaron Adams at 9:20 p.m. followed by the Pledge of Allegiance.

B. 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.

C. Approval of Minutes

1. Approval of December 8, 2022 Planning Commission Public Hearing & Meeting Minutes

Motion: To Approve December 8th, 2023 Planning Commission Public Hearing, as presented.

Moved by: Compton; **Seconded by:** Reiter. **Vote:** Motion passed (**summary:** Aye =6, Nay = 0, Abstain = 1). (**Aye:** Burnett, Compton, Lawrenz, Nehrt, Reiter and Talbert. **Abstain:** Adams.)

Motion: To Approve December 8th, 2023 Planning Commission Meeting Minutes, as presented.

Moved by: Reiter; **Seconded by:** Burnett. **Vote:** Motion passed (**summary:** Aye =6, Nay = 0, Abstain = 1). (**Aye:** Burnett, Compton, Lawrenz, Nehrt, Reiter and Talbert. **Abstain:** Adams.)

D. Public Comment – none

E. New Business -

1. Troy Town Centre Preliminary Plat

Cade Osborn, with Don Osborn, presented the preliminary plat of Troy Town Centre including a 2nd access onto Troy Blvd. The 5-foot walking path, to be either concrete or asphalt, offers circulation around the detention pond. The plan contains no other substantial changes. Phase 1 will be the residential side of the residential/C-1 commercial plan. Outlots A, B, and C are greenspace.

Motion: To Recommend the Approval of Troy Town Centre Preliminary Plat, as presented.

Moved by: Compton; **Seconded by:** Lawrenz. **Vote:** Motion passed (**summary:** Aye =6, Nay = 0, Abstain = 1).

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

2. Preliminary Discussion of Waterford – extension of Auburn Trace

Cade Osborn explained that areas down Formosa are trending industrial, and areas off of Bouse are trending residential. Their intention is a detached villa concept including 24 single-family lots (possibly R-1A or a PDR – planned development residential) with the southern property line being near Truck Centers. This plan includes a pond as a buffer/detention on an outlot. It is not intended to be a 55 and older project or section 8. This is planned to be a maintenance free community with outdoor maintenance being done by the HOA. Any need for sidewalks would need a Right-of-Way dedication. There was no vote for this plan. It was added that Bouse Road is in the 5-year street improvement plan and we are applying for a grant to be turned in on February 9, 2023 for that.

F. Old Business

1. Discussion of C-1 (neighborhood commercial) Permitted Uses

The commission will continue discussions of permitted uses of the C-1 zone workshops of future months.

G. Comments from City Engineer and Building & Zoning Administrative Coordinator

1. City Engineer Comments

Engineer Cissell is concerned that they have been so busy that they are not getting anything done strategically.

2. Building & Zoning Administrative Coordinator Comments

Building & Zoning's Linda explained that the dispensary is presenting signage ideas. Because it is a special use permit – the planning commission saw an example depicting the "High Temple" with a slogan of 'The higher you get, the closer you are'. The planning commission did not accept this design. It is closer to a T-shirt design than a business sign. When you leave the interstate to head west, it's the first thing you see. No one was a fan of the design. They thought there are better design possibilities.

H. Upcoming Meetings – The commission added a workshop in two weeks on January 26th, 2023 at 7:30pm.

1. February 9, 2023

2. March 9, 2023

3. April 13, 2023

I. Adjournment

1. Adjournment with Voice Vote

Motion: To Adjourn the meeting at 9:57 pm.

Moved by: Burnett; **Seconded by:** Compton. Vote: Motion passed (**summary:** Aye =6, Nay = 0, Abstain = 1).

Aye: Burnett, Compton, Lawrenz, Nehrt, Reiter, and Talbert. **Absent:** Niermann and Stone. **Abstain:** Adams.