

City of Troy -Planning Commission Meeting February 12th, 2026

A. Call to Order/ Pledge of Allegiance: The meeting was held in the Cafetorium of Triad High School, 703 US Highway 40, Troy, Illinois, 62294. Vice-Chairman Compton called it to order at 7:05 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. **Absent:** Jami Stone. **Other officials present:** Building & Zoning Director Ann Byrd, City Engineer Tom Cissell, Exec. Clerk Heather Klueter, Police Chief Wasser, Lieutenant Newcomb, and Building & Zoning Admin. Clerk Andrea Lambert.

Vice-Chair Compton welcomed attendees and emphasized that the Planning Commission serves as a recommending body to the City Council. She clarified that a proposed data center was not listed on the agenda and remains in the information-gathering stage.

Motion: To move the Public Comment portion (E) of the meeting to the end of the agenda to allow the Commission to complete scheduled business first. **Moved by:** Lybarger; **Seconded by:** Niermann. **Vote: Passed;** unanimous.

C. Approval of Minutes

1. Approval of January 8th 2026, Planning Commission Meeting Minutes, as presented.

Motion: To Approve January 8th 2026, Planning Commission Meeting Minutes, as Presented. **Moved by:** Curtis; **Seconded by:** Niermann. **Vote:** Motion passed. **(Summary:** Aye =8, Nay = 0). **(Aye:** Bogue, Compton, Curtis, Lybarger, McBride, Niermann, Patton, and Reiter. **Absent:** Stone.)

D. New Business

1. Marten Portable Buildings Preliminary Design Concept (PCREC2026-02)

City Engineer Tom Cissell provided background on the proposed Martin Portable Buildings development located near U.S. Highway 40 and Plummer Drive (7709 Plummer Business Drive). He noted that this was a revised submittal and permitted use in this zoning district. He explained the layout changes made to orient the permanent structures toward U.S. 40.

Commission members expressed concerns regarding consistency with the City's established aesthetic vision for the commercial corridor along U.S. Highway 40.

Discussion focused on the visual impact of the proposed layout, the prominence of portable buildings along a major arterial roadway, and whether the overall presentation reflected the level of architectural quality and permanence encouraged for the corridor.

Commissioners noted that recent developments along U.S. Highway 40 have incorporated enhanced façade treatments, cohesive site layouts, and screening elements, and stated that the proposal, as presented, did not adequately align with those expectations.

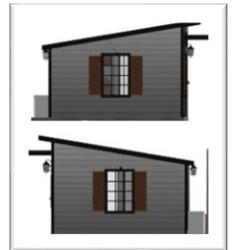
A representative for the petitioner addressed the Commission and answered questions, stating:

- The office building is a permanent slab-on-grade structure.
- The lot would be paved and maintained.
- Visibility of portable buildings from US 40 is important for business viability.
- Efforts were made to align the office building aesthetically with nearby development.

Commissioners asked whether additional architectural enhancements, landscaping, or site reconfiguration could improve compatibility with the corridor and reduce the visual impact of the development. Their consensus was that the proposal, as presented, did not meet the desired aesthetic standards established for the corridor. Their primary concern was the outdoor display of portable sheds along the main corridor, not the office structure itself.

Motion: To Recommend Approval of the Preliminary Design Concept for Martin Portable Buildings at 7709 Plumber Business Drive. **Moved by:** Lybarger; **Seconded by:** Bogue. **Vote:** Motion failed. **(Summary:** Aye =0, Nay = 8). **(Nay:** Bogue, Compton, Curtis, Lybarger, McBride, Niermann, Patton, and Reiter. **Absent:** Stone.)

2. 107 Hickory Street Preliminary Design Concept – none



F. Old Business

Engineer Tom Cissell provided an informational presentation to clarify the approval process for a potential data center:

- a. Application Submittal. **No formal application has been submitted.** The Commission cannot act without a formal application.
- b. Property currently discussed is not within City limits.
- c. A multi-step process would be required: The process would likely take months.
 - Annexation (City Council approval required)
 - Rezoning (Planning Commission recommendation/public hearing - and City Council approval required)
When land is annexed, it automatically enters as R-1 (single-family residential). It would need to be rezoned to I-2 (Industrial) – the only zone data centers are currently permitted.
 - Special Use Permit (Planning Commission recommendation/public hearing - and City Council approval required)
The City intentionally designated data centers as Special Use to maintain control over conditions such as water usage, setbacks, and operational impacts. Setbacks could be negotiated beyond the minimum.
 - Planned Development approval (Engineering review, Planning Commission recommendation/public hearing, and City Council approval) – Independent consultants would be retained to review technical infrastructure elements.

He also reviewed the City's Future Land Use Map to demonstrate prior planning intent for commercial and residential zoning in the discussed area. Cissell provided comments regarding infrastructure capacity, coordination with utilities, and the importance of a detailed engineering review if a data center project were to move forward.

E. Public Comment -(moved from earlier in the meeting) (*Comments are summarized.*)

Matt Redenius spoke as a local business owner and stated that while design standards can be challenging for businesses, he believes thoughtful oversight is appropriate. Concerning the Data Center topic, he commented that the City's draft ordinances do not appear overly restrictive when compared to surrounding communities. He referenced proposed requirements including a setback of approximately 11,000 feet (close to two miles), a potential construction time limit, a demolition bond requirement, and enforcement penalties for violations.

Steven Falbe commented that the current ordinance may not fully address all potential issues. He referenced the City of St. Louis's recently published 24-page ordinance on a similar topic and suggested that Troy may have missed certain provisions. He noted that St. Louis released its ordinance for public review and comment before finalizing it, allowing for adjustments. He recommended a similar approach to identify and address possible gaps in the regulations.

Craig Hall spoke about the region's power infrastructure and noted concerns related to power demand in Illinois. He referenced the state's existing power deficit and the potential need for additional power generation facilities to support substations and large energy users.

Amy Santorelli, a 15-year resident, explained that her contacts in Papillion (an area with similar developments) shared that such facilities are rarely noticeable once operational. However, she stated that the disruptive construction period lasted approximately three years. She expressed opposition to a similar project in Troy due to those construction impacts.

James Hicks (noted that he does not reside within the Troy city limits) stated that neighbors in the Wilson Heights area have significant concerns about the proposal. He explained that residents chose the area and pay substantial taxes, and are worried about potential impacts on property values, describing their homes as the largest investment of their lives.

Carla Gassel asked questions regarding the proposed location of the project, particularly areas north and south of U.S. Highway 40. She also asked whether the City of Troy currently has any I-2 zoning districts located adjacent to residential areas and questioned how transitions from I-2 or commercial zoning to residential zoning are typically handled. Ms. Gassel further stated that residents in Fawn Meadows had received a flyer with an outline of the proposed project area but indicated that the flyer did not clearly identify its source. Attendees believe it may have come from members of the Fawn Meadows neighborhood.

John Cushman moved to the community last year after living in another city for 22 years. He commented that the City should carefully consider long-term energy and infrastructure needs when evaluating facilities such as data centers.

Terry Ball, a 37-year resident, spoke about local tax considerations and suggested that certain review steps in the process could potentially be combined to shorten the timeline to approximately 60 days.

Dawn Lopez urged officials to listen carefully to residents who have expressed concerns about the project.

F. Comments from the City Engineer and Building & Zoning Director Comments

1. *City Engineer Comments* – none
2. *Building & Zoning Director Comments* – none

G. Upcoming Meetings

1. **March 12, 2026**
2. **April 9, 2026**
3. **May 14, 2026**

H. Adjournment

1. **Adjournment with Voice Vote**

Motion: To Adjourn the Meeting at 8:05 p.m. **Moved by:** Bogue; **Seconded by:** McBride. **Vote:** Passed; unanimous.