



City of Troy, Missouri
Planning and Zoning Commission
Troy City Hall
800 Cap-Au-Gris, Troy, Missouri 63379

MEETING MINUTES

April 1, 2021, 7:00 p.m. Public Hearing

The Public Hearing was called to order at 7:00 p.m. Those in attendance were:

1. David W. Lindsey
2. Joan Bowen
3. Brenda Schulte
4. Margaret Eversmeyer
5. Eric Kirchner
6. Todd Culbertson
7. David Kaimann
8. Vickie Kaimann
9. Sherry Arnold
10. DeeAnn Aydelott
11. Vicki Kuhl
12. Donald Morris
13. Dennis Detert
14. Kevin Bishop

David & Vickie Kaimann, applicants and property owners, are requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, and approval of a Site Plan Review, Subdivision of Property, and Commercial Building Permit for the location of 895 Old Moscow Mills Road.

NGBS, LLC, applicant and property owner, is requesting approval of a Conditional Use Permit for “Troy Apothecary” to be located at 890 Cherry Street. This site is zoned “C-3” Highway Commercial District.

The Public Hearing adjourned at 7:02 p.m.

MEETING MINUTES

April 1, 2021, 7:02 p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 7:02 p.m.
2. **Roll Call:**

Kevin Bishop, Chairman	present
Donald Morris – Vice President	present
Tony Lallis - Secretary	absent
Dennis Detert – Alderman	present
DeeAnn Aydelott	present
Vicki Kuhl	present
Joan Bowen	present
Margaret Eversmeyer	present

Staff: David Lindsey, Building Official present

Kevin Bishop, Chairman, declared a quorum was present and the meeting began.

3. Approval of Agenda:

- A. Consideration of requests to adjust, table, or withdraw items. No new items may be added.

Motion by: Margaret Eversmeyer, second by Joan Bowen, to approve the April 1, 2021 agenda.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the March 4, 2021 meeting minutes.

Motion by: Joan Bowen, second by Margaret Eversmeyer, to approve the minutes of the March 4, 2021 meeting.

All ayes, motion passed.

5. Citizen Comments: No Comments

6. Old Business: No Old Business Scheduled

7. New Business:

A. **210211002**

David & Vickie Kaimann, applicants and property owners, are requesting Rezoning from "R-1" Single Family Residential District to "C-3" Highway Commercial District, and approval of a Site Plan Review, Subdivision of Property, and Commercial Building Permit for the location of 895 Old Moscow Mills Road.

Motion by: Margaret Eversmeyer, second by Joan Bowen, to recommend for approval the rezoning from "R-1" Single Family Residential District to "C-3" Highway Commercial District, and approval of a Site Plan Review, Subdivision of Property, and Commercial Building Permit for the location of 895 Old Moscow Mills Road..

Kevin Bishop – yes	Donald Morris– yes	Joan Bowen - yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - absent
Vicki Kuhl – yes	Margaret Eversmeyer - yes	

Votes recorded: Seven (7) yes, Zero (0) nay, Zero (0) abstain, motion passed.

B. **210222001**

NGBS, LLC, applicant and property owner, is requesting approval for a Conditional Use Permit, Site Plan Review, and Commercial Building Permit for “Troy Apothecary” to be located at 890 Cherry Street. This site is zoned “C-3” Highway Commercial District.

Motion by: Joan Bowen, second by Vicki Kuhl, to recommend for approval the Conditional Use Permit, Site Plan Review, and Commercial Building Permit for “Troy Apothecary”, to be located at 890 Cherry Street.

Kevin Bishop – yes	Donald Morris– yes	Joan Bowen - yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - absent
Vicki Kuhl – yes	Margaret Eversmeyer - yes	

Votes recorded: Seven (7) yes, Zero (0) nay, Zero (0) abstain, motion passed.

C. **210310002**

Todd Culbertson, applicant on behalf of property owner, Lincoln County R-III School District, is requesting approval of a Site Plan Review and Commercial Building Permit for “Lincoln County R-III IT Building” to be located on Ellis Avenue.

Motion by: Vicki Kuhl, second by Margaret Eversmeyer, to recommend for approval the Site Plan Review and Commercial Building Permit for “Lincoln County R-III IT Building” to be located on Ellis Avenue.

Kevin Bishop – yes	Donald Morris– yes	Joan Bowen - yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - absent
Vicki Kuhl – yes	Margaret Eversmeyer - yes	

Votes recorded: Seven (7) yes, Zero (0) nay, Zero (0) abstain, motion passed.

8. **Staff Reports:** No Reports

9. **Planning and Zoning Commissioner Reports:** No Reports

10. **Planning Ideas and Strategies:**

The Commission discussed the Cherry Street and infrastructure project thus far, the sewer project, the Comprehensive Plan, and Building Permit and Rezoning charges.

11. **Adjourn:** Motion by: Vicki Kuhl, second by Margaret Eversmeyer, to adjourn at 8:15 p.m. All ayes, motion passed.

Approved by the City of Troy Planning and Zoning Commission:

Kevin Bishop
Chairman, Planning & Zoning Commission

Tony Lallis
Secretary, Planning & Zoning Commission