



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

MEETING MINUTES
June 3, 2021, 7:00 p.m. Public Hearing

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

1. Marie Eggering
2. Philip Hechler
3. Arun Dhozakia
4. Julie Rodgers
5. Chad Eggen, Boonslick RPC
6. Deborah Thurmon
7. Margaret Eversmeyer
8. Luke Oldham
9. David W. Lindsey
10. Tony Lallis
11. Kevin Bishop
12. Joan Bowen
13. Dennis Detert

Lucas Oldham, applicant on behalf of Beer Outside, LLC, and property owners William & Robert Theobald, is requesting a Conditional Use Permit for “Beer Outside”, a container bar, to be located at 105 South Lincoln Drive. Zoning is “C-3” Highway Commercial District

The Public Hearing adjourned at 7:23 p.m.

MEETING MINUTES
June 3, 2021, 7:23 p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 7:23 p.m.
2. **Roll Call:**

Kevin Bishop, Chairman	present
Donald Morris – Vice President	absent
Tony Lallis - Secretary	present
Dennis Detert – Alderman	present
DeeAnn Aydelott	absent
Vicki Kuhl	absent
Joan Bowen	present
Margaret Eversmeyer	present
Deborah Thurmon	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: Joan Bowen, second by Deborah Thurmon, to approve the June 3, 2021 agenda.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the May 6, 2021 meeting minutes.

Motion by: Joan Bowen, second by Deborah Thurmon, to approve the minutes of the May 6, 2021 meeting with the following correction:

1. Under New Business, Item B, the vote should show 6 yes and 1 abstain.

Six (6) ayes, zero (0) nay, motion passed.

5. Citizen Comments: No Comments

6. Old Business:

A. **210330001**

Lucas Oldham, applicant on behalf of Beer Outside, LLC, and property owners William & Robert Theobald, is requesting a Conditional Use Permit for "Beer Outside", a container bar, to be located at 105 South Lincoln Drive. Zoning is "C-3" Highway Commercial District

Motion by: Joan Bowen, second by Tony Lallis, to recommend for approval the Conditional Use Permit for "Beer Outside", a container bar, to be located at 105 South Lincoln Drive. Zoning is "C-3" Highway Commercial District.

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

Votes recorded: Six (6) yes, Zero (0) nay, Zero (0) abstain, motion passed.

7. New Business:

A. **210518002**

Samir Bhakta, applicant on behalf of property owner Shree Gayatri, LLC, is requesting approval of a Site Plan Review and Commercial Building Permit for "Gas N Spirits" to be located at 112 South Lincoln Dr.

Motion by: Joan Bowen, second by Tony Lallis, to recommend for approval the Site Plan Review and Commercial Building Permit for “Gas N Spirits” located at 112 South Lincoln Dr.

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

Votes recorded: Six (6) yes, Zero (0) nay, Zero (0) abstain, motion passed.

B. **210506002**

Dan Hechler, applicant and property owner, is requesting approval of a Commercial Building Permit for the replacement of the Hechler Hardware Warehouse located at 530 Main Street.

Motion by: Margaret Eversmeyer, second by Deborah Thurmon, to recommend for approval the Commercial Building Permit for the replacement of the Hechler Hardware Warehouse located at 530 Main Street.

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

Votes recorded: Six (6) 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:**

A. **Comprehensive Plan Update**

Chad Eggen, with Boonslick Regional Planning Commission, addressed the Planning & Zoning members regarding the process of updating the current Comprehensive Plan.

11. **Adjourn:** Motion by: Tony Lallis, second by Joan Bowen, to adjourn at 8:00 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