



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

MEETING MINUTES

September 3, 2020, 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. Dennis Detert
3. Gary Cockrum
4. Joan Bowen
5. Vicki Kuhl
6. Don Morris
7. Margaret Eversmeyer
8. Tony Lallis
9. Robert Cook
10. Mark Cross
11. David Goad
12. Donna Goad
13. Monte Cannon
14. Robert Keeff
15. Chauntel Rollins
16. Cynthia Davenport
17. Julie Rodgrew
18. DeeAnn Aydelott

Robert Keeff, Kevlar Coffee, LLC, applicant on behalf of property owner, RLP Development Company, Inc., is requesting approval for a Conditional Use Permit for Kevlar Coffee, LLC, a portable building to be located at Troy Square, Troy, Missouri 63379.

Donna Goad, applicant on behalf of property owners Donna and David Goad, is requesting voluntary annexation of 893 Elm Tree Road. This address is contiguous with the existing city limits and will be zoned R-1.

The Public Hearing adjourned at 7:06 p.m.

MEETING MINUTES

September 3, 2020, 7:06 p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 7:06 p.m.
2. **Roll Call:**

Kevin Bishop, Chairman	present
Donald Morris – Vice President	present
Tony Lallis - Secretary	present

Dennis Detert – Alderman	present
DeeAnn Aydelott	present
Vicki Kuhl	present
Gary Cockrum	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: Joan Bowen, second by Gary Cockrum, to approve the September 3, 2020 agenda.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the August 6, 2020 meeting minutes.

Motion by: Joan Bowen, second by Vicki Kuhl, to approve the minutes of the August 6, 2020 meeting.

All ayes, motion passed.

5. Citizen Comments: No Comments

6. Old Business: No Old Business Scheduled

7. New Business:

A. **200729001**

Robert Keeff, Kevlar Coffee, LLC, applicant on behalf of property owner, RLP Development Company, Inc., is requesting approval for a Conditional Use Permit for Kevlar Coffee, LLC, a portable building to be located at Troy Square, Troy, Missouri, 63379.

Motion by: Joan Bowen, second by Donald Morris, to recommend for approval a Conditional Use Permit for Kevlar Coffee, LLC, to be located at Troy Square, Troy, Missouri, 63379.

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

Votes recorded: Nine (9) yes, Zero (0) nay, Zero (0) abstain, motion passed.

B. **200731003**

Donna Goad, applicant on behalf of property owners Donna and David Goad, is requesting voluntary annexation of 893 Elm Tree Road. This address is contiguous with the existing city limits and will be zoned R-1.

Motion by: Gary Cockrum, second by Donald Morris, to recommend for approval the voluntary annexation of 893 Elm Tree Road, with the condition the owner is responsible for incurring cost of obtaining any easements, materials, labor and connection fees for water and sewer.

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

Votes recorded: Nine (9) yes, Zero (0) nay, Zero (0) abstain, motion passed.

C. **200804001**

Robert Cook, Americare Senior Living, applicant on behalf of Troy Residential, LLC, is requesting approval of a Site Plan Review and Commercial Building Permit for the “Sugar Creek ALF Expansion” to be located at 159 Professional Parkway.

Motion by: Joan Bowen, second by Vicki Kuhl, to recommend for approval the Site Plan and Commercial Building Permit for the “Sugar Creek ALF Expansion”, to be located at 159 Professional Parkway.

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

Votes recorded: Nine (9) yes, Zero (0) nay, Zero (0) abstain, motion passed.

D. **200811002**

Monte Cannon, applicant on behalf of property owner Cannon Properties, Inc., is requesting approval of a Preliminary Subdivision Plan for “The Manors of Magnolia”. This site is located at 651 John Deere Drive, and is zoned “C-3” Highway Commercial District PD.

Motion by: Gary Cockrum, second by Margaret Eversmeyer, to recommend for approval the Preliminary Subdivision Plan for “The Manors of Magnolia” to be located at 651 John Deere Drive.

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

Votes recorded: Nine (9) yes, Zero (0) nay, Zero (0) abstain, motion passed.

8. **Staff Reports:** No Reports

9. **Planning and Zoning Commissioner Reports:** No Reports
10. **Adjourn:** Motion by: Gary Cockrum, second by Vicki Kuhl, to adjourn at 7:53 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