



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

MEETING MINUTES

March 4, 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. Margaret Eversmeyer
3. Marie Eggering
4. Luke Ottinger
5. Karl Schopnike
6. John Luehrs, Baalman Architects
7. Nathan Smith
8. Donald Danson
9. Gary Cockrum
10. Dennis Detert
11. Joan Bowen
12. Kevin Bishop
13. Tony Lallis
14. Don Morris

John Stanek, applicant on behalf of property owners Matt and Casey Hall and Marvin Lindemann, is requesting rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the properties located at 1964 West Highway 47 and 1982 West Highway 47.

Nathan Smith, DDN Enterprises, LLC, applicant on behalf of property owners Mark Norton and David Koester, is requesting approval of a Preliminary Plan for “Oakley Subdivision Plat 5”, to be located at Schulze Drive, Troy, Missouri 63379. This site is zoned “R-3 PD”.

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

MEETING MINUTES

March 4, 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	present
Dennis Detert – Alderman	present
DeeAnn Aydelott	absent
Vicki Kuhl	absent

Gary Cockrum	present
Joan Bowen	present
Margaret Eversmeyer	present

Staff: David Lindsey, Building Official	present
Luke Ottinger, Building Inspector	present
Marie Eggering, Stormwater Coordinator	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 Donald Morris. to approve the February 4, 2021 agenda.

All ayes, motion passed.

4. Approval of Minutes:

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

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

Seven (7) ayes, zero (0) nay, motion passed.

5. Citizen Comments: No Comments

6. Old Business: No Old Business Scheduled

7. New Business:

A. **210126002**

John Stanek and Matt Hall, on behalf of property owners Matt and Casey Hall, are requesting Rezoning from "R-1" Single Family Residential District to "C-3" Highway Commercial District, for the property located at 1964 West Highway 47, Troy, MO 63379.

Motion by: Gary Cockrum, second by Tony Lallis, to recommend for approval the rezoning from "R-1" Single Family Residential District to "C-3" Highway Commercial District for the location of 1964 West Highway 47.

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

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

B. **210126003**

John Stanek, applicant on behalf of property owner Marvin Lindemann, is requesting Rezoning from “R-1” Single Family Residential District to “C-3” Highway Commercial District, for the property located at 1982 West Highway 47, Troy, MO 63379.

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 for the location of 1982 West Highway 47.

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

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

C. **210205001**

Nathan Smith, DDN Enterprises, LLC, applicant on behalf of property owners Mark Norton and David Koester, is requesting approval of a Preliminary Plan for “Oakley Subdivision Plat 5”, to be located at Schulze Drive, Troy, Missouri 63379. This site is zoned “R-3 PD”.

Motion by: Tony Lallis, second by Gary Cockrum, to recommend for approval the Preliminary Plan for “Oakley Subdivision Plat 5” to be located at Schulze Drive. This site is zoned “R-3 PD”.

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

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

D. **210205002**

Valon Arifi, applicant on behalf of owners Valon & Salije Arifi, is requesting approval of a Site Plan Review and Commercial Building Permit for “Zadocks Restaurant” to be located at 58 Penn Street.

Motion by: Joan Bowen, second by Donald Morris, to recommend for approval the Site Plan and Commercial Building Permit for “Zadocks Restaurant” to be located at 58 Penn Street.

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

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

E. **210218001**

Nathan Smith, DDN Enterprises, LLC, on behalf of property owners Richard Norden, Klondike Partners LP, is requesting approval of a Preliminary Subdivision Plan for “Weinand Farm” to be located at 153 Highway J. This property is zoned “R-1” Single Family Residential District.

Motion by: Gary Cockrum, second by Joan Bowen, to recommend for approval the Preliminary Subdivision Plan for “Weinand Farm” to be located at 153 Highway J.

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

Joan Bowen requested reports on the Cherry Street Project, an Economic Report, a Comprehensive Plan Update, and the Sewer Plant progress.

11. Adjourn: Motion by: Tony Lallis, second by Donald Morris, to adjourn at 7:36 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