



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

MEETING MINUTES

November 4, 2021, 7:00 p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 7:00 p.m.

2. **Roll Call:**

Kevin Bishop, Chairman	present
Margaret Eversmeyer – Vice President	present
Tony Lallis - Secretary	present
Dennis Detert – Alderman	present
DeeAnn Aydelott	present
Vicki Kuhl	present
Joan Bowen	present
Deborah Thurmon	present
Ken Elliott	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 Ken Elliott, to approve the November 4, 2021, agenda.

All ayes, motion passed.

4. **Approval of Minutes:**

- A. Approval of the October 7, 2021 and October 14, 2021, meeting minutes.

Motion by: Joan Bowen, second by Vicki Kuhl, to approve the minutes of the October 7, 2021 and October 14, 2021, meetings.

5. **Citizen Comments:** No Comments

6. **Old Business:** No Old Business

7. **New Business:**

A. **211008001**

Miles Umstattd, applicant on behalf of property owner Umstattd Property Management, is requesting approval of a Site Plan Review and Commercial Building Permit for “Sonic” to be located at 104 N. Lincoln Drive. The stormwater issues need to be addressed before a permit will be issued.

Motion by: Joan Bowen, second by Tony Lallis, to recommend for approval the Site Plan Review and Commercial Building Permit for “Sonic” to be located at 104 N. Lincoln Drive with the following condition:

1. The stormwater issues need to be addressed before the issuance of a building permit.

Kevin Bishop – yes	Ken Elliott– yes	Joan Bowen - yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - yes
Vicki Kuhl – yes	Margaret Eversmeyer – yes	Deborah Thurmon - yes

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

B. **211021002**

Mike Baalman, Baalman Architects, applicant on behalf of property owner, First Christian Church of Troy, is requesting approval of a Site Plan Review and Commercial Building Permit of an education addition for First Christian Church of Troy to be located at 1302 Boone Street.

Motion by: Joan Bowen, second by Margaret Eversmeyer, to recommend for approval the Site Plan Review and Commercial Building Permit of an education addition for First Christian Church of Troy to be located at 1302 Boone Street.

Kevin Bishop – yes	Ken Elliott– abstain	Joan Bowen - yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - yes
Vicki Kuhl – yes	Margaret Eversmeyer – yes	Deborah Thurmon - yes

Votes recorded: Eight (8) yes, Zero (0) nay, One (1) abstain, motion passed.

C. **211022002**

Nathan Smith, DDN Enterprises, LLC, applicant and property owner, is requesting approval of a Site Plan Review and Commercial Building permit for “Boone Street Commons” to be located at 720 Boone Street. An email from a concerned citizen was read aloud by Dennis Detert, Alderman. A copy is attached.

Motion by: Ken Elliott, second by Tony Lallis, to recommend for approval the Site Plan Review and Commercial Building Permit for “Boone Street Commons” to be located at 720 Boone Street.

Kevin Bishop – No	Ken Elliott– yes	Joan Bowen - No
DeeAnn Aydelott-No	Dennis Detert – yes	Tony Lallis - yes
Vicki Kuhl – No	Margaret Eversmeyer – No	Deborah Thurmon - No

Votes recorded: Three (3) yes, Six (6) nay, Zero (0) abstain, motion failed.

8. **Staff Reports:** No Reports.
9. **Planning and Zoning Commissioner Reports:** No Reports
10. **Adjourn:** Motion by: Joan Bowen, second by Margaret Eversmeyer, to adjourn at 7:31 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