



MEETING MINUTES

November 22, 2021, 6:00 p.m. Planning & Zoning Special Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 6:00 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	absent
Ken Elliott	present

Staff: David Lindsey, Building Official present
Jesse A. Granneman, City Attorney present

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

3. **Approval of Agenda:**

Motion by: Margaret Eversmeyer, second by Joan Bowen, to approve the November 22, 2021 agenda. All ayes, motion passed.

4. **Approval of Minutes:**

Motion by: Joan Bowen, second by Tony Lallis, to approve the November 4, 2021 meeting minutes. All ayes, motion passed.

5. **Closed Session:**

Motion by: Joan Bowen, second by Tony Lallis, to go in to Closed Session for the purposes of legal.

Roll Call:

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

Deborah Thurmon	absent
Ken Elliott	yea

In compliance with 610.021 of RSMo., for the purpose of discussing legal items, the City Attorney advised the Board on legal matters.

Motion by: DeeAnn Aydelott, second by Joan Bowen, to adjourn the Closed Session.

Roll Call:

Kevin Bishop, Chairman	yea
Margaret Eversmeyer – Vice President	yea
Tony Lallis - Secretary	yea
Dennis Detert – Alderman	yea
DeeAnn Aydelott	yea
Vicki Kuhl	yea
Joan Bowen	yea
Deborah Thurmon	absent
Ken Elliott	yea

6. Old Business:

A. 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.

David Lindsey confirmed that the Developer sent confirmation via email that there is no curb on the entrance and the curbing does not start until the buildings. David Lindsey provided the new entrance drawing which shows the measurements and placement of improvements in the 38’ easement. The Developer has provided the updated entrance drawing which will replace the entrance shown on the filed Site Plans, if approved. Concerns were expressed about bus routes and safety from member Kevin Bishop. Member Bishop also made a request to make the buildings two story instead of three story due to parking concerns. DJ Koester, for Developer, stated the three-story buildings were necessary for the development. DJ Koester stated 100% that the improvements per the site plan wouldn’t affect the easement.

Motion by: Ken Elliott, second by Joan Bowen, 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 – yes	Ken Elliott– yes	Joan Bowen – yes
DeeAnn Aydelott-yes	Dennis Detert – yes	Tony Lallis - yes
Vicki Kuhl – yes	Margaret Eversmeyer – yes	Deborah Thurmon - absent

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

7. New Business:

A. Article XIV. Site Plan Requirements and Review Procedures

The Commission received a handout on Site Plan Requirements and Review Procedures.

B. **Section 410.050 Preliminary Subdivision Plan**

The Commission received a handout on Preliminary Subdivision Plans.

8. Adjourn:

Motion by: Margaret Eversmeyer, second by Joan Bowen, to adjourn the meeting at 6:59 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