



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

**TENTATIVE PLANNING & ZONING MEETING AGENDA**  
**January 6, 2022, 7:00 P.M.**

1. **Call to Order:**
2. **Roll Call:**
3. **Approval of Agenda:**
  - A. Approval of the January 6, 2022, meeting agenda.
4. **Approval of Minutes:**
  - A. Approval of the December 2, 2021, meeting minutes.
5. **Citizen Comments:** No Citizen Comments Scheduled.
6. **Old Business:**
  - A. **211129002**  
Darrell Coose, applicant on behalf of property owner, Wedgewood Development Company, is requesting to proceed with Rezoning for “Boone Villas” to be located at 1190 Boone Street.
  - B. **Discussions**  
Discussions on Section 405.705. Report by Planning and Zoning Commission, Article XVII. Procedure For Rezoning and Amendments, Article XIV. Site Plan Requirements and Review Procedure, and Section 410.050 Preliminary Subdivision Plan, Section 405. Zoning Regulations, Article IX. Parking and Loading Requirements.
7. **New Business:**
  - A. **211214001**  
Chad O’Toole, applicant, is requesting approval of a Site Plan for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.
  - B. **211214001**  
Chad O’Toole, applicant, is requesting approval to proceed with a Conditional Use Permit for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.
  - C. **211214002**  
Steve Darnell, applicant on behalf of property owner, Cannon Builders, is requesting approval of a Site Plan Review for Stone Crossing Phase 6 located in Stone Crossing Subdivision.

- D. **211214002**  
Steve Darnell, applicant on behalf of property owner, Cannon Builders, is requesting approval of a Subdivision Review for Stone Crossing Phase 6 located in Stone Crossing Subdivision.
  
- E. **211214003**  
Robert Theobald, applicant and property owner, is requesting approval of adding new shade structures for Sugar Grove Growers plant display area to be located at 105 South Lincoln Drive.
  
- F. **220104001**  
Jeff Harris, applicant, is requesting approval of a Site Plan Review for Troy Furniture and Carpet Warehouse located at 600 Main Street.
  
- G. **220104002**  
Cochran Engineering, applicant on behalf of People's Bank & Trust, is requesting approval of the placement ONLY, of a temporary office to be located at 430 E. Wood Street.

- 8. **Staff Reports:** No Reports
  
- 9. **Planning and Zoning Commission Reports:** No Reports.
  
- 10. **Adjourn:**

*Question concerning items appearing on this agenda, or requests for accommodation of special needs to participate in the meeting should be addressed to the Building Department, 800 Cap-Au-Gris or call 636-528-1254.*

Posted by: \_\_\_\_\_  
this 4<sup>th</sup> day of January, at 8:00 a.m.