



MEETING MINUTES

January 6, 2022, 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:**

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|---|---------|
| Kevin Bishop, Chairman | present |
| Margaret Eversmeyer – Vice President | absent |
| Tony Lallis - Secretary | present |
| Dennis Detert – Alderman | present |
| DeeAnn Aydelott | present |
| Vicki Kuhl | present |
| Joan Bowen | absent |
| 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: Ken Elliott, second by DeeAnn Aydelott, to approve the January 6, 2022, agenda with the following conditions:

- 1 Table under New Business items C & D.
- 2 Item 6B under Old Business moved to the end of discussions.
- 3 Change Item G under New Business to read People's Savings Bank with the address of 115 N. Lincoln Drive.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the December 2, 2021, meeting minutes.

Motion by: DeeAnn Aydelott, second by Deborah Thurmon, to approve the minutes of the December 2, 2021, meeting.

5. **Citizen Comments:** No Comments

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.

Motion by: DeeAnn Aydelott, second by Vicki Kuhl, to proceed with Rezoning for “Boone Villas” to be located at 1190 Boone Street.

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

Votes recorded: Five (5) yes, Zero (0) nay, Two (2) abstain, motion carried.

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 Review for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.

Motion by: DeeAnn Aydelott, second by Vicki Kuhl, to approve a Site Plan Review for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.

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

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

B. **211214001**

Chad O’Toole, applicant, is requesting approval to proceed with project 211214001 and the Conditional Use Permit for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.

Motion by: DeeAnn Aydelott, second by Vicki Kuhl, to proceed with a Conditional Use Permit for “North Pole Shaved Ice” to be located at 108 N. Lincoln Drive.

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

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

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.

This application was **tabled**.

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.

This application was **tabled**.

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.

Motion by: Tony Lallis, second by Deborah Thurmon, to proceed with project 211214003, and the requested approval of adding new shade structures for Sugar Grove Growers located at 105 South Lincoln Drive.

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

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

F. **220104001**

Jeff Harris, applicant, is requesting approval of a Site Plan Review for Troy Furniture and Carpet Warehouse located at 600 Main Street.

Motion by: Ken Elliott, second by Vicki Kuhl, to proceed with project 220104001, and the requested approval of a Site Plan Review for Troy Furniture and Carpet Warehouse located at 600 Main Street.

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

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

G. **220104002**

Cochran Engineering, applicant on behalf of People's Savings Bank, is requesting approval of the placement ONLY, of a temporary office to be located at 115 N. Lincoln Drive.

Motion by: Ken Elliott, second by Tony Lallis, to approve the placement ONLY of a temporary office to be located at 115 N. Lincoln Drive.

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

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

8. **Staff Reports:** No Reports

9. **Planning and Zoning Commission Reports:** No Reports

10. **Adjourn:** Motion by: Ken Elliott, second by Tony Lallis, to adjourn at 7:25 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