



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

PLANNING & ZONING PUBLIC HEARING

April 7, 2022, 7:00 p.m.

The Planning & Zoning public hearing was called to order. Those in attendance were:

1. David W. Lindsey
2. Christy McClure
3. Eric Kirchner
4. Wade Welch
5. Richard Steen
6. Patricia Steen
7. Darrell Coose
8. Barbara Coose
9. Don Danson
10. Vicki Kuhl
11. Todd Culbertson
12. Debbie Thurmon
13. Margaret Eversmeyer
14. Kevin Bishop
15. Tony Lallis

Rich Jameson, STRAQR Properties II, LLC, applicant, is requesting rezoning from "C-2" Neighborhood Commercial District to "C-1" Central Business District, for Park Hills Commercial to be located at the Northwest corner of South Main Street and Park Hills Parkway.

The public hearing adjourned at 7:08 p.m.

MEETING MINUTES

April 7, 2022, 7:08 p.m. Planning & Zoning Meeting

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

Kevin Bishop, Chairman	present
Tony Lallis - Secretary	present
Dennis Detert – Alderman	absent
DeeAnn Aydelott	absent
Vicki Kuhl	present
Margaret Eversmeyer	present
Deborah Thurmon	present
Ken Elliott	absent
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: Tony Lallis, second by Vicki Kuhl, to approve the April 7, 2022, agenda.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the March 3, 2022, meeting minutes.

Motion by: Debbie Thurmon, second by Tony Lallis, to approve the minutes of the March 3, 2022, meetings.

5. Citizen Comments: No Comments

6. Old Business:

7. New Business:

A. **220209002**

Rich Jameson, STRAQR Properties II, LLC, applicant, is requesting rezoning from "C-2" Neighborhood Commercial District to "C-1" Central Business District, for Park Hills Commercial to be located at the Northwest corner of South Main Street and Park Hills Parkway.

Motion by: Tony Lallis, second by Margaret Eversmeyer, to recommend for approval rezoning from "C-2" Neighborhood Commercial District to "C-1" Central Business District, for Park Hills Commercial to be located at the Northwest corner of South Main Street and Park Hills Parkway.

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

Votes recorded: (4) yes, Zero (0) nay, Zero (1) abstain, motion passed

B. **220314001**

Lincoln County R-III School District, applicant, is requesting approval of a Site Plan Review for “Lincoln County R-III Troy South Middle School Expansion” located at 200 South Campus Road.

Motion by: Vicki Kuhl, second by Debbie Thurmon, to recommend for approval of the Site Plan Review for “Lincoln County R-III Troy South Middle School Expansion” located at 200 South Campus Road.

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

Votes recorded: (5) yes, Zero (0) nay, Zero (0) abstain, motion passed

C. **220314002**

Lincoln County R-III School District, applicant, is requesting approval of a Site Plan Review and Preliminary Subdivision Plan for “Lincoln County R-III Troy South Elementary School” to be located South Campus Road.

Motion by: Vicki Kuhl, second by Margaret Eversmeyer, to recommend for approval of the Site Plan Review and Preliminary Subdivision Plan for “Lincoln County R-III Troy South Elementary School” to be located on South Campus Road.

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

Votes recorded: (5) yes, Zero (0) nay, Zero (0) abstain, motion passed

D. **220110007**

Kadean Construction, applicant on behalf of owner, Peoples Savings Bank, is requesting approval of a Site Plan Review for “Peoples Savings Bank”, located at 115 North Lincoln Drive.

Motion by: Tony Lallis, second by Debbie Thurmon, to recommend for approval of the Site Plan Review for “Peoples Savings Bank” located at 115 North Lincoln Drive.

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

Votes recorded: (5) yes, Zero (0) nay, Zero (0) abstain, motion passed

E. **220107002**

Darrell Coose, applicant on behalf of owner, Wedgewood Development, is requesting approval of a Site Plan for “Boone Villas”, located at 1190 Boone Street.

Motion by: Margaret Eversmeyer, second by Vicki Kuhl, to recommend for approval of the Site Plan for “Boone Villas” located at 1190 Boone Street.

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

Votes recorded: (5) 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:**

11. **Adjourn:** Motion by: Tony Lallis, second by Debbie Thurmon, to adjourn at 7:44 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