



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

PLANNING & ZONING PUBLIC HEARING
July 6, 2022, 7:00 p.m.

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

1. Rodney Parrott – Overland Engineering
2. Julie Rodgers – Lincoln County Economic Development
3. Jim Klein – Farnsworth Group
4. Rick Meyer
5. Ron Sconce
6. Margaret Eversmeyer
7. Tony Lallis
8. Kevin Bishop
9. Dennis Detert
10. Ken Elliott
11. David W. Lindsey
12. Christy McClure

MJ Daniel Properties, LLC, owner, is requesting voluntary annexation of 11 Menemeyer Road and the rezoning of the same property from “R-1” Single-Family Residential District to “C-3” Highway Commercial District. This address is contiguous with the existing city limits.

The public hearing adjourned at 7:05 p.m.

MEETING MINUTES
July 6, 2022, p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 7:05 p.m.
2. **Roll Call:**

Kevin Bishop, Chairman	present
Tony Lallis - Secretary	present
Dennis Detert – Alderman	present
DeeAnn Aydelott	absent
Vicki Kuhl	absent
Margaret Eversmeyer	present
Deborah Thurmon	absent
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: Margaret Eversmeyer, second by Tony Lallis, to approve the July 6, 2022, agenda.

All ayes, motion passed.

4. Approval of Minutes:

- A. Approval of the May 5, 2022, meeting minutes.

Motion by: Tony Lallis, second by Margaret Eversmeyer, to approve the minutes of the May 5, 2022, meetings.

5. Citizen Comments: No Comments

6. Old Business:

7. New Business:

A. **220520002**

MJ Daniel Properties, LLC, owner, is requesting voluntary annexation of 11 Mennemeyer Road. This address is contiguous with the existing city limits and will be zoned R-1.

Motion by: Tony Lallis, second by Margaret Eversmeyer, to recommend for approval the voluntary annexation of 11 Mennemeyer Road.

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

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

B. **220520002**

MJ Daniel Properties, LLC, owner, is requesting the rezoning of 11 Mennemeyer Road from “R-1” Single-Family Residential District to “C-3” Highway Commercial District.

Motion by: Margaret Eversmeyer, second by Tony Lallis, to recommend for approval, the rezoning of 11 Mennemeyer Road from “R-1” Single-Family Residential District to “C-3” Highway Commercial District.

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

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

C. **220520002**

DGOGTroymo02232022, LLC, applicant, is requesting approval of a Site Plan Review for “Dollar General” to be located at 11 Mennemeyer Road.

Motion by: Tony Lallis, second by Ken Elliott, to recommend for approval, the Site Plan Review for “Dollar General” to be located at 11 Mennemeyer Road.

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

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

D. **220520002**

DGOGTroymo02232022, LLC, applicant, is requesting approval of a Commercial Building Permit for “Dollar General” to be located at 11 Mennemeyer Road.

Motion by: Margaret Eversmeyer, second by Tony Lallis, to recommend for approval, the Commercial Building Permit for “Dollar General” to be located at 11 Mennemeyer Road.

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

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

E. **220601003**

Farnsworth Group, applicant on behalf of the owners, RRJ Cambridge Partners, LLC, Mary Jo Shepherd, as Trustee of The Shepherd Bypass Trust, Mary Jo Shepherd, as Trustee of The Shepherd Survivors Trust, Robert T. Shepherd, Richard V. Shepherd, and James K Shepherd, is requesting approval of a Site Plan Review for “Kentucky Fried Chicken” located at 198 Highway 47.

Motion by: Ken Elliott, second by Tony Lallis, to recommend for approval the Site Plan Review for “Kentucky Fried Chicken” located at 198 Highway 47.

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

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

F. **220601003**

Farnsworth Group, applicant on behalf of the owners, RRJ Cambridge Partners, LLC, Mary Jo Shepherd, as Trustee of The Shepherd Bypass Trust, Mary Jo Shepherd, as Trustee of The Shepherd Survivors Trust, Robert T. Shepherd, Richard V. Shepherd, and James K Shepherd, is requesting approval of a Commercial Building Permit for "Kentucky Fried Chicken" located at 198 Highway 47.

Motion by: Tony Lallis, second by Ken Elliott, to recommend for approval the Commercial Building Permit for "Kentucky Fried Chicken" located at 198 Highway 47.

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

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

G. **Chairman Election**

In accordance with City of Troy Codes, Chapter 400, Section 400.050, the Commission elected a Chairman to serve a term of one year. The present Chairman is eligible for re-election.

Motion by: Margaret Eversmeyer, second by Ken Elliott, to appoint Kevin Bishop as Chairman of the Planning and Zoning Commission.

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

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

H. **Vice President Election**

In accordance with City of Troy Codes, Chapter 400, Section 400.050, the Commission elected a Vice President to serve a term of one year.

Motion by: Kevin Bishop, second by Ken Elliott, to appoint Margaret Eversmeyer as Vice President of the Planning and Zoning Commission.

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

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

I. **Secretary Election**

In accordance with City of Troy Codes, Chapter 400, Section 400.050, the Commission elected a Secretary to serve a term of one year. The present Secretary is eligible for re-election.

Motion by: Kevin Bishop, second by Ken Elliott, to appoint Tony Lallis as Secretary of the Planning and Zoning Commission.

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

Votes recorded: Four (4) yes, Zero (0) nay, One (1) 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: Margaret Eversmeyer, second by Ken Elliott, to adjourn at 7:22 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