



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

**PLANNING & ZONING PUBLIC HEARING**

**March 2, 2023, 7:00 p.m.**

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

1. Christy McClure
2. Margaret Eversmeyer
3. Kalista Dunlap
4. Michael Wenger
5. Tony Lallis
6. Ken Elliott
7. Wayland Martin
8. Vicki Kuhl
9. Kevin Bishop
10. Marie Eggering

Kalista Dunlap, applicant and owner of Street Beanz Coffee, is requesting a Conditional Use Permit for a drive-thru window at Street Beanz Coffee, located at 235 East Cherry Street. This property is zoned "C-1" Central Business District.

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

**MEETING MINUTES**

**March 2, 2023, 7:00 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	absent
DeeAnn Aydelott	absent
Vicki Kuhl	present
Margaret Eversmeyer	present
Deborah Thurmon	absent
Ken Elliott	present
Wayland Martin	present
<b>Staff:</b> Marie Eggering, Stormwater Coordinator	present
Christy McClure, Administrative Assistant	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 March 2, 2023, agenda.

All ayes, motion passed.

**4. Approval of Minutes:**

- A. Approval of the October 6, 2022, meeting minutes.

Motion by: Tony Lallis, second by Ken Elliott, to approve the minutes of the October 6, 2022, meetings minutes.

**5. Citizen Comments:** No Comments

**6. Old Business:** No Old Business

**7. New Business:**

A. **230104001**

Kalista Dunlap, applicant and owner of Street Beanz Coffee, is requesting a Conditional Use Permit for a drive-thru window at Street Beanz Coffee, located at 235 East Cherry Street. This property is zoned "C-1" Central Business District.

Motion by: Margaret Eversmeyer, second by Vicki Kuhl, to recommend for approval of the Conditional Use Permit for Street Beanz Coffee, located at 235 East Cherry Street.

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

Votes recorded: Six(6) yes, Zero (0) nay, Zero (0) abstain, motion passed.

**8. Staff Reports:** No Staff Reports

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

- 11. Adjourn:** Motion by: Tony Lallis, second by Vicki Kuhl, to adjourn at 7:14 p.m. All ayes, motion passed.

Approved by the City of Troy Planning and Zoning Commission:

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Kevin Bishop  
Chairman, Planning & Zoning Commission

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Tony Lallis  
Secretary, Planning & Zoning Commission