



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

PLANNING & ZONING PUBLIC HEARING

May 4, 2023, 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. Tom Dixon
4. Deena Parrish
5. Josh Glover
6. Andy Green
7. Carol Wieman
8. Judy Montgomery
9. Vicki Kuhl
10. Wayland Martin
11. Kevin Bishop
12. Tony Lallis
13. Margaret Eversmeyer
14. Harold Horner
15. Ken Elliott
16. Dennis Detert

Meramec Specialty Company, applicant, is requesting a Conditional Use Permit for "Fireworks City", a seasonal fireworks stand, to be located at 12 Frenchman Bluff Road. Zoning is "C-3" Highway Commercial District.

South Arrow Coffee Company #4, LLC dba Scooter's Coffee, applicant is requesting a Conditional Use Permit for Scooter's Coffee, a drive-thru quick service restaurant, to be located in a parking lot carve out at 9 Lincoln Center.

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

MEETING MINUTES
May 4, 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
Harold Horner – Alderman	present
DeeAnn Aydelott	absent
Vicki Kuhl	present
Margaret Eversmeyer	present
Deborah Thurmon	absent
Ken Elliott	present
Wayland Martin	present

Staff:	David Lindsey, Building Official	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 Wayland Martin, to approve the May 4, 2023, agenda.

All ayes, motion passed.

4. **Approval of Minutes:**

A. Approval of the April 6, 2023, meeting minutes.

Motion by: Margaret Eversmeyer, second by Ken Elliot, to table the minutes of the April 6, 2023, meeting until after new business has been heard.

All ayes motion approved.

5. **Citizen Comments:** No Comments

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

7. New Business:

A. PZ-23-0001

Meramec Specialty Company, applicant, is requesting a Conditional Use Permit for Fireworks City, a seasonal fireworks stand, to be located at 12 Frenchman Bluff Road. Zoning is "C-3" Highway Commercial District.

Motion by: Margaret Eversmeyer, second by Vicki Kuhl, to recommend approval of the Conditional Use Permit for Fireworks City, a seasonal fireworks stand, to be located at 12 Frenchman Bluff Road.

Kevin Bishop – yes	Deborah Thurmon – absent	DeeAnn Aydelott - absent
Harold Horner – no	Tony Lallis – yes	Vicki Kuhl – yes
Margaret Eversmeyer – yes	Ken Elliott – yes	Wayland Martin – yes

Votes recorded: Six (6) yes, One (1) nay, Zero (0) abstain, motion passed

B. PZ-23-0002

South Arrow Coffee Company #4, LLC dba Scooter's Coffee, applicant is requesting a Conditional Use Permit for Scooter's Coffee, a drive-thru quick service restaurant, to be located in a parking lot carve out at 9 Lincoln Center.

Motion by: Tony Lallis, second by Harold Horner, to recommend approval of the Conditional Use Permit for Scooter's Coffee, a drive-thru quick service restaurant, to be located in a parking lot carve out at 9 Lincoln Center.

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

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

8. Approval of Minutes:

Approval was given for the following additions/corrections to the April 6th minutes that will be made by Christy McClure and approved at the next Planning and Zoning meeting.

- a) Public hearing minutes should include the concerns of Pat Rhodes about the entrance/exit for the new parking area north of the existing lot and her request to remove this entrance/exit.
- b) Conditions of Site Plan approval should include the removal of the planned entrance/exit onto Prospect Circle from the new parking area north of the existing lot.
- c) Conditions should include Site Plan approval is contingent on approval of Board of Adjustment Project Number 221219002 for a Variance to permit the canopy of the fuel center to encroach into the required front building setback by 4.25 feet.

9. Staff Reports:

A. Fiscal Year Calendar

Staff report recommendation for the Planning & Zoning fiscal year meeting dates.

Commission reviewed and approved the 2023-2024 Planning & Zoning meeting dates.

- 10. Planning and Zoning Commissioner Reports:** No Reports
- 11. Planning Ideas and Strategies:** No Reports
- 12. Adjourn:** Motion by: Vicki Kuhl, second by Margaret Eversmeyer, to adjourn at 7:24 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