



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

**PLANNING & ZONING PUBLIC HEARING**  
**April 6, 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. Patricia M. Rhoads
4. Robert Easley
5. Clinton Fluegge
6. Mark Samiec (SSOE/Kroger)
7. David Arnett (Kroger)
8. Margaret Eversmeyer
9. Vicki Kuhl
10. Kevin Bishop
11. Dennis Detert
12. Debbie Thurman
13. Uriah Hayes (Frankenburger, LLC)
14. Emmanuel Gervacio (Empanada Cabana)
15. Lisa Rupp (Abra Properties, LLC)
16. Tony Lallis

The Kroger Company, applicant, is requesting a Conditional Use Permit for Kroger Fuel Center, a gas station, to be located at 1 Troy Square. This property is zoned "C-3" Highway Commercial District.

Lisa Rupp, applicant and owner, is requesting a Conditional Use Permit for a food truck park, to be located at 315 East Cherry Street. This property is zoned "C-1" Central Business District.

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

**Public Hearing Comments**

In the Public Hearing comments, Pat Rhodes had concerns about the extra parking lot entrance/exit that will be caused by the Kroger Fuel Station. She asked that the new entrance/exit onto Prospect Circle be removed from the plans.

**MEETING MINUTES**  
**April 6, 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	present
DeeAnn Aydelott	absent
Vicki Kuhl	present
Margaret Eversmeyer	present
Deborah Thurmon	present
Ken Elliott	absent
Wayland Martin	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: Margaret Eversmeyer, second by Vicki Kuhl, to approve the April 6, 2023, agenda.

All ayes, motion passed.

4. **Approval of Minutes:**

A. Approval of the March 2, 2023, meeting minutes.

Motion by: Tony Lallis, second by Margaret Eversmeyer, to approve the minutes of the March 2, 2023, meetings minutes.

5. **Citizen Comments:** No Comments

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

7. **New Business:**

A. **221219003**

The Kroger Company, applicant, is requesting a Conditional Use Permit for Kroger Fuel Center, a gas station, to be located at 1 Troy Square. This property is zoned "C-3" Highway Commercial District.

Motion by: Margaret Eversmeyer, second by Vicki Kuhl, to recommend approval of a Conditional Use Permit for Kroger Fuel Center, to be located at 1 Troy Square.

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

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

B. **221219003**

The Kroger Company, applicant, is requesting approval of a Site Plan Review for Kroger Fuel Center, a gas station, to be located at 1 Troy Square.

Per Board discussion two conditions were added and agreed to by representatives of Kroger Company.

1. Site Plan approval is contingent on the approval of project number 221219002 by the Board of Adjustment for a Variance to permit the canopy of the fuel center to encroach into the required front building setback by 4.25 feet.
2. The planned entrance/exit onto Prospect Circle, out of the new parking area located north of the existing parking lot, will be removed from the plans.

Motion by: Margaret Eversmeyer, second by Tony Lallis, to recommend approval of the Site Plan for Kroger Fuel Center, to be located at 1 Troy Square.

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

Votes recorded: Five (5) yes, One (1) nay, Zero (0) abstain, motion passed.

C. **221219003**

The Kroger Company, applicant, is requesting the approval of a Commercial Building Permit for Kroger Fuel Center, a gas station, to be located at 1 Troy Square.

Motion by: Margaret Eversmeyer, second by Debbie Thurman, to recommend approval of a Commercial Building Permit for Kroger Fuel Center, to be located at 1 Troy Square.

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

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

D. **230303002**

Lisa Rupp, applicant and owner, is requesting a Conditional Use Permit for a food truck park, to be located at 315 East Cherry Street. This property is zoned “C-1” Central Business District.

Motion by: Dennis Detert, second by Vicki Kuhl, to recommend approval of a Conditional Use Permit for a food truck park, to be located at 315 East Cherry Street.

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

Votes recorded: Five (5) yes, One (1) nay, Zero (0) abstain, motion passed.

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

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

10. **Adjourn:** Motion by: Tony Lallis, second by Kevin Bishop, to adjourn at 7:40 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