



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

PLANNING & ZONING PUBLIC HEARING

November 2, 2023, 7:00 p.m.

The Planning & Zoning public hearing was called to order at 7:00 p.m. Those in attendance were:

See attached list.

Troy Housing LP, applicant, on behalf of Dunard Brothers, LLC, owner, is requesting approval of rezoning from "R-1" Single-Family Residential District to "R-3" Multiple-Family Residential District, for parcel 158027004002001000 and parcel 157026003003001000. These properties are located west of Ellis Avenue on West Highway 47.

Troy Housing LP Representative stated that the developer is partnering with Catholic Charities of St. Louis for mixed income housing with rents ranging from \$467.00 to \$1249.00 per month.

Several citizens came forward to speak for and against the rezoning of this property for the purpose of multi-income housing.

Those speaking included: April Bryant, Dennis Detert, Ryan Dooley, Chris Sheiffer (Bridges of Hope), Kathy Evans, Jenna Cappell, Jessica Dunman, Brian, Tubonow, Mike Duffy, Mitch Bryant, Gary Hoffman, Stan Pohlman, Connie Gibson, Carl Davis, Victoria Wood, and Dan Colbert.

The public hearing adjourned at 8:26 p.m.

MEETING MINUTES
November 2, 2023, 7:00 p.m. Planning & Zoning Meeting

1. **Call to Order:** Kevin Bishop, Chairman, called the meeting to order at 8:26 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	present
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: Margaret Eversmeyer, second by Tony Lallis, to approve the November 2, 2023, agenda.

All ayes, motion passed.

4. **Approval of Minutes:**

A. Approval of the October 5, 2023, meeting minutes.

Motion by: Tony Lallis, second by Vicki Kuhl, to approve the October 5, 2023, meeting minutes.

All ayes motion approved.

5. **Citizen Comments:** No Comments

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

7. New Business:

A. REZONE-23-0002

Troy Housing LP, applicant, on behalf of Dunard Brothers, LLC, owner, is requesting approval of rezoning from “R-1” Single-Family Residential District to “R-3” Multiple-Family Residential District, for parcel 158027004002001000 and parcel 157026003003001000. These properties are located west of Ellis Avenue on West Highway 47.

Motion by: Harold Horner, second by Margaret Eversmeyer, to recommend approval of rezoning parcel 158027004002001000 and parcel 157026003003001000 located west of Ellis Avenue on West Highway 47.

Kevin Bishop – no

Deborah Thurmon – no

DeeAnn Aydelott – no

Harold Horner – no

Tony Lallis – no

Vicki Kuhl – no

Margaret Eversmeyer – no

Ken Elliott – no

Wayland Martin – no

Votes recorded: Zero (0) yes, Nine (9) nay, Zero (0) abstain, motion failed.

9. Staff Reports: No Staff Reports

10. Planning and Zoning Commissioner Reports: No Reports

11. Planning Ideas and Strategies: No Reports

12. Adjourn: Motion by: Margaret Eversmeyer, second by Deborah Thurmon, to adjourn at 8:42 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