

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall, Wednesday, March 27, 2024, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Ehrlich, Westmeyer, Oda and Titterington; Development Staff – Long, Eidemiller, and Bruner.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of March 1, 2024, meeting were approved by unanimous voice vote.

DEDICATION OF RIGHT-OF-WAY, 2765 MCKAIG ROAD; OWNER – LINDA ROCCO; APPLICANT – COZATT ENGINEERING COMPANY.

Staff reported that the City Engineer has approved a replat to combine existing Inlots 11365 and 11366, totaling two acres, into a single new lot; the property is located at 2765 McKaig Road; the replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval; the replat provides the opportunity to formally dedicate a portion of Right-of-Way consisting of 0.124 acres of existing IL 11365; the existing drainage easement will remain as previously accepted and recorded; the roadway and drainage easements were recorded by deed in 2008, and the parcels were annexed into the City of Troy in 2020; City Council is required to review and make a determination regarding the acceptance and dedication of the Right-of-Way presented on this plat, following review and recommendation.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends that Troy City Council approve the dedication of 0.124 acres of Right-of-Way located along existing IL 11365 as shown on the McKaig Road Replat of Inlots 11365 and 11366.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

FINAL PLAT APPROVAL, FOX HARBOR SECTION 10 AND DEDICATION OF RIGHT-OF-WAY: SUBDIVISION IS LOCATED WEST OF THE KINGS CHAPEL NEIGHBORHOOD, JUST SOUTH OF W. MAIN STREET (SR 41); OWNER - HARBOR WEST LAND CO.; APPLICANT - BRUMBAUGH ENGINEERING AND SURVEYING LLC.

Staff reported that: Section 10 is a total of 11.455 acres., with 27 developable lots on 10.105 acres of land; the public Right-of-Way to be dedicated is 1.35 acres, street names in Section 10 are Darla Drive, Executive Drive, and Liette Drive; zoning is R-4, Single-Family Residential, with a minimum lot size of 9,000 square feet; actual lots sizes range from .207 acres (9,016 square feet) to .415 acres (18,077 square feet); fees-in-lieu will be paid as each lot is developed rather than dedicated green space as previously approved by the Planning Commission and Board of Park Commissioners; and staff recommends approval of the Final Plat of Fox Harbor Section 10 and the dedication of Right-of-Way with the condition that the escrow agreements are provided and accepted prior to the final plat being forwarded to City Council..

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, that the Troy Planning Commission recommends that Troy City Council approves the Final Plat of Fox Harbor Section 10 and the dedication of Right-of-Way with the condition that the escrow agreements are provided and accepted prior to the recommendation being forwarded to City Council.

MOTION ADOPTED BY UNANIMOUS ROLL CALL VOTE

COMPREHENSIVE PLAN. Matthew O'Rourke, representative of the consultant American Structurepoint, provided a status report on the Comprehensive Plan update. A copy of the power point presentation is attached to the original minutes and will be placed on the City's Website. He commented: there were nearly 700 responses to the online survey, which is a great number than usually received; several meetings have been held with identified groups and more will be held through the review process; most of the comments made were positive along with comments that there is not enough public transit options; responses indicated that citizens are supportive of Troy's location, quality of life, open space/recreation opportunities, school system and employment base; top themes that have emerged for the plan are attainable housing, growth management, parks and recreation, thoroughfare plan, including infrastructure, social services availability, downtown and riverfront development (downtown is a major attraction); regarding the draft of the plan, the consultant has worked with staff on a vision statement as to where Troy wants to be in 20 years; and they have developed eight comprehensive plan goals which came from the themes - growth management (land use, infrastructure, economic development, and ties to existing condition report); future land use map; character class uses with graphics; close knit factor; growth management; primary growth area over 5-20 years and that impact on thoroughfare plan; complete street priorities; transportation and infrastructure improvement. Regarding survey responses related to economic development and growth, 33% indicated Troy should grow a little and 44% responded Troy should grow modestly. Mr. O'Rourke indicated the schedule is to have more public meetings in June and July, have a presence at the Strawberry Festival to talk to people, and start drafting the Zoning Code update.

-In response to Mr. McGarry regarding contacting local utility companies to find out their growth plans, it was stated that there was a focus group meeting with utility company representatives and what was discussed did not show an alarm bell based on the land use map. It was also stated that electric charging stations did not come up in the discussions.

-Mayor Oda noted that the City is in the midst of a multi-million dollar WWTP expansion, and the information provided indicated another expansion or plant may be needed and asked about that. It was stated that comment is based on if the growth goes the way it seems over 10 years, based on assumptions, that is something the City needs to be aware of.

-In response to Mr. Titterington as to if there was a sense that the City should keep on doing what it has been or if the City is going too fast or slow, it was stated the sense was more of the responders are okay with the current pace of growing and the City should keep on doing that right.

-Mrs. Ehrlich asked about any indication of locations for child care, with it commented that is more of a question for the Zoning Code update, but the consultants do not believe child care locations should be restricted any further and should be allowed in residential districts.

There being no further business, the meeting adjourned at 4:10 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary