

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, October 8, 2025, at 4:00 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Oda Westmeyer, Ehrlich and Wolke; Development Staff – Bruner and Burgei; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Wolke, seconded by Mrs. Ehrlich, the minutes of the September 10, 2025, meeting were approved by unanimous voice vote.

FINAL PLAT APPROVAL. SHIVSAGAR RESIDENTS SUBDIVISION, LOCATED ON S. STANFIELD ROAD, NORTH OF COMMERCE CENTER BLVD.; OWNER: LOCATED ON S. STANFIELD ROAD, NORTH OF COMMERCE CENTER BLVD.; OWNER - SHIV RENTALS, LTD.; APPLICANT - CHOICE ONE ENGINEERING. STAFF REPORT: This development will consist of just this one section; details are:

- This development is located on Commerce Center Boulevard. The owner/developer is Shiv Rentals Ltd.
- The Planning Commission approved the Preliminary Plan of this Subdivision on August 13, 2025. This subdivision will consist of just this one section. The final plat request is in general conformance with the approved Preliminary Plan.
- City staff has reviewed the final plat in detail and has recommended that the Final Plat of the Shivsagar Resident Subdivision and the dedication of Right-of-Way be approved by the Troy Planning Commission and recommended for approval to City Council.
- The subdivision consists of 2.569 acres. The zoning is OR-1 Office Residence District, which minimum lot area of 6,000 Square Feet with a minimum of 3,000 Square Feet per dwelling unit. There will be six building lots. Each building will consist of four units and will comply with this requirement. The lots range from .367 acres to 0.552 acres.
- There will be 0.431 acres of new right-of-way to be dedicated. The name of the cul-de-sac is Sia Circle.
- The payment of fees-in-lieu of dedicated park land has been approved by the Park Board and the Planning Commission for this development and will be collected with each new housing permit.
- City staff has reviewed the final plat in detail and has recommended that the Final Plat of the Shivsagar Resident Subdivision and the dedication of Right-of-Way be approved by the Troy Planning Commission and recommended for approval to City Council.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends that Troy City Council approve the final plat of the Shivsagar Resident Subdivision as submitted and the dedication of right-of-way.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary