

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, Feb, 11, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Oda, Ehrlich, and Titterington; Development Staff – Bruner, Burgei and Eidemiller; Development Director Davis.

APPROVAL OF MINUTES: Upon motion of Mayor Oda, seconded by Mrs. Ehrlich, the minutes of the January 28, 2026, meeting were approved by unanimous voice vote.

DEDICATION OF 0.471 ACRES RIGHT-OF-WAY ALONG 1375 S. UNION STREET, IL 10898, RIGHT-OF-WAY DEDICATION IS A RESULT OF A REPLAT TO DIVIDE IL 10898 INTO TWO PARCELS. Staff reported: the right-of-way to be dedicated is 0.471 acres of current Inlot 10898; a replat was requested to split Inlot 10898 into two (2) parcels; this replat is considered a minor subdivision that can be approved by the City Engineer and does not require Planning Commission approval; however, 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 of the Planning Commission; and staff recommends the Commission recommend to Troy City Council approval of the dedication of 0.471 acres of current Inlot 10898 as right-of-way.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission recommends to Troy City Council approval of the dedication of 0.471 acres of current Inlot 10898 as right-of-way.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

PRELIMINARY PLAN REVIEW, SYCAMORE POINTE SUBDIVISION, LOCATED ALONG FENNER ROAD, WEST OF THE RESERVE AT CLIFF OAKS SUBDIVISION; APPLICANT – JEFF PUTHOFF, CHOICE ONE ENGINEERING. Staff reported: this is a new single-family subdivision located along Fenner Road, Parcel ID: D08-107846; the land is currently undeveloped and located west of the Reserve at Cliff Oaks Subdivision; the land is owned by Sycamore Pointe LLC. Staff further reported: City Council approved the rezoning on this parcel from City Administered County Zoning to City of Troy Zoning R-4 Single Family Residential (minimum lot size of 9,000 square feet) per O-23-2025; the submitted preliminary plan is the first step of the approval process; should the Preliminary Plan be approved, a Final Plat will follow to create the lots and to dedicate the streets and public utilities (in this case, a three-phase development is proposed); detailed engineering drawings will be required to be submitted for review and approval by the Development and Engineering staff; the Final Plat will be reviewed by Planning Commission; the Commission will make a recommendation to Council regarding the Final Plat approval.

Uses and Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 57.50 acres and includes 159 buildable lots that range from .207 acres to .659 acres and will be developed in three-phases. The first phase will create 49 lots, and the second phase will create 53 lots.

Roadways: Access to this development will be provided by three separate points. The main access point to the subdivision will be from Wilson Road and Fenner Road. The remaining access point will connect into the Reserve at Cliff Oaks subdivision. The City Engineer and Assistant Fire Chief have reviewed the street layout and have indicated they have no issues with the proposal.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing three (3) retention areas located in the northwest and southwest portion of the development. Maintenance of storm water control facilities (including drainage swales) will be the responsibility of the Homeowners Association.

Parkland: The Development is proposing 14.5% private open space that includes a walking trail and benches around the eastern pond. This dedication of open space was approved by the Board of Park Commissioners on February 9, 2026.

Landscaping/Screening: A landscaped berm has been provided along Fenner Road and Wilson Road to prevent properties from having direct access and buffer from the road rights-of-way. Accessory structures like fences, sheds, etc. will not be permitted in the landscaped area.

Staff recommended the Planning Commission approve the Preliminary Plan.

COMMISSION DISCUSSION:

Staff commented that at the Park Board meeting, the developer stated playground equipment would be installed in the private open space, to be funded and maintained by the HOA. At the Planning Commission meeting developer Lance Oaks stated that he has changed his mind about the playground equipment since the Park Board meeting and, as this will be more of a “lifestyle development”, instead of playground equipment, two pickleball courts will be installed and maintained by the HOA.

Mr. Titterington noted that there are four streets in this subdivision that connect to streets in other developments and the roadway name is the same in both subdivisions (as in other Troy subdivisions, there are occasions of the roadway name being different in the different developments. It was also noted that there may be other opportunities for connecting streets and matching names from this subdivision as adjacent land may be annexed/developed.

ACTION OF THE COMMISSION:

A motion was made by Mr. Titterington, seconded by Mrs. Ehrlich, to approve the Preliminary Plan of the Sycamore Pointe Subdivision as submitted.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

FINAL DEVELOPMENT PLAN AND RECORD PLAN -- SOMERSET RESERVE PLANNED DEVELOPMENT -- RESIDENTIAL (PD-R) PHASE 2; LOCATED AT THE SW CORNER OF NASHVILLE ROAD AND W. MARKET STREET (SR 55); OWNER – SOMERSET RESERVE PROJECT I, LLC; APPLICANT - DDC MANAGEMENT LLC. Staff reported that the Planning Commission previously approved this Final Development Plan and recommended Council approve the Record Plan at the June 11, 2025, Planning Commission Meeting. The Record Plan was not to be transmitted to Council until the developer had provided an escrow agreement acceptable to the City. The escrow agreement was not submitted as required. The Record Plan was not able to be approved by City Council within six (6) months and thereafter recorded in the six-month period. The time frame has now expired, and the process requires the developer to resubmit the same Final Development Plan and Record Plan, which the developer has now done.

FINAL DEVELOPMENT PLAN. Staff reported: the Planned Development process requires three steps for approval. The first step is the General Plan, which was approved by the Planning Commission and City Council. The second step is the Final Development Plan, and the third step is the Record Plan.

The Final Development Plan for Section 2 is in accordance with the approved General Plan that was approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

The Final Development Plan for Phase 2 is in accordance with the approved General Plan that was approved by the Planning Commission and City Council. The specifics of the Final Development Plan are:

PROPOSAL:

Uses & Layout: This phase of the development consists of 49 single-family residential lots. The lot area breakdown is as follows:

Lot area - 8.123 ac.; Open space - 2.551 ac.; Right of Way: (public) - 0.849 ac. (private) - 1.905 ac.; total acres 13.428.

Roadways: This phase of the development will add the second main access off of W. Market Street (State Route 55). Phase one included necessary road improvements to the Nashville Road and W. Market Street intersection. The internal road system will be private streets maintained by the HOA. Street names include Somerset Drive, Pinecrest Drive, and Oakridge Drive. The public portion of the right of way to be dedicated is 0.849 acres.

Utilities: This development will be served by city water and sewer lines. The plan seeks to mitigate storm water control by utilizing two stormwater ponds. Maintenance of these private storm water control facilities will be the responsibility of the HOA.

Parks & Recreation Facilities: The entire PD proposes 12.446 acres of open space with this phase creating 2.551 acres of open space. Private playground equipment and paved walking trails are also being provided. The Zoning Code requires 10% of the entire acreage in the development to be used as open space.

The provided open space complies with this requirement and has been approved by the Park Board and the Planning Commission.

Protective Covenants: Staff will require the Protective Covenants and Restrictions to be provided during the Final Record Plat submittal of this development. The Final Record Plat does require Planning Commission and City Council Approval.

Staff recommend the Commission approve the Final Development Plan as it is in accordance with the approved General Plan.

DISCUSSION: In response to Mrs. Ehrlich, staff advised that it is about 800’ between the second exit on SR 55 and Nashville Road; and no traffic light or flashers are anticipated at this time for the development.

ACTION OF THE COMMISSION:

A motion was made by Mr. Wolke, seconded by Mayor Oda, that the Troy Planning Commission approves the Final Development Plan of the Somerset Reserve Planned Development – Residential Phase 2 (PD-R) as it conforms to the approved General Plan.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

RECORD PLAN: Staff noted this would be the third step for this Planned Development and recommended that the Commission recommend approval to Council with the condition that, again, the financial guarantee is received and approved prior to the recommendation being forwarded to Council.

ACTION OF THE COMMISSION

A motion was made by Mayor Oda, seconded by Mr. Titterington, that the Troy Planning Commission recommends to Troy City Council that the Final Plan of the Somerset Reserve Planned Development – Residential Phase 2 (PR-R) be approved, including the dedication of Right-of-Way, as submitted, with the condition that the recommendation of the Commission to Council will not be forwarded until the required escrow agreement has been provided and accepted by the City.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:40 p.m. upon motion of Mrs. Ehrlich, seconded by Mr. Titterington, followed by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary