

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, July 22, 2026, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – McGarry, Wolke, Ehrlich, Titterington, Oda, Westmeyer and Emerick; Development Staff – Bruner and Burgei; and Development Director Tim Davis.

APPROVAL OF MINUTES: Upon motion of Mr. Emerick, seconded by Mr. Westmeyer, the minutes of the July 8, 2026, meeting were approved by unanimous voice vote.

UNIFIED DEVELOPMENT CODE (UDC) UPDATE: Staff noted the following update regarding the UDC: At the July 8 meeting, Commission members requested staff to suggest alternatives to the proposed automobile fuel dispensing station language and tattoo parlors. Staff is proposing the following alternatives (UDC Page 77):

- 1. Reducing the required square feet of the principal building from 50,000 square feet to 10,000 square feet.
- 2. Automobile Fuel Dispensing Stations only permitted as an accessory use to a grocery and/or a restaurant. This also adds a floor area requirement of these uses to fifty-one (51%) percent of the building.
- 3. The canopies will be required to be in the rear yard, so staff removed the limitation on the fuel number of fuel pumps. If a Traffic Impact Study demonstrates an unsafe maneuverability of the site, the Planning Commission could approve an alternative location for fuel pumps.
- 4. Adding a dimensional requirement of 2,000 feet away from another automobile fuel dispensing station.
- 5. Updated the definition of a grocery and restaurant using the American Planning Association (APA) Planners Dictionary.

Staff proposed the following alternative for tattoo parlors (UDC Pages 85-86):

- 1. Removing the use type from the prohibited uses list. This would allow Tattoo Parlors as an accessory use to a principally permitted barber or beauty shop. A personal service use includes barber shops, beauty salons, etc.

Chairman McGarry then opened the meeting to public comment as advertised for this meeting with the following commenting

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Westmeyer, seconded by Mr. Emerick, followed by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary