

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, August 11, 2021, with Chairman, Mr. Kappers presiding. ATTENDING: Members – Kappers, Titterington, Wolke, Westmeyer, Oda and McGarry; Staff – Assistant Development Director Harris, Development Director Davis, Zoning Inspectors Eidemiller and Bruner; Engineering Technician Watson, and City Engineer Jill Rhoades.

APPROVAL OF MINUTES: Upon motion of Mr. Titterington, seconded by Mrs. Ehrlich, the minutes of the July 25, 2021 meeting were approved by unanimous vote.

PRELIMINARY PLAN APPLICATION FOR NEW SUBDIVISION, LIBERTY MEADOWS, LOCATED ALONG TROY-URBANA ROAD, EAST OF HUNTERS RIDGE DRIVE. PLAT CONSISTS OF PARCEL NUMBERS K30-042400, K30-042407, R50-005100 AND R50-004800, AN AREA OF 86.275 ACRES. ZONING OF PARCELS IS R-3-B, SINGLE-FAMILY RESIDENTIAL; OWNER- LIBERTY LOT SALES LLC (FRANK HARLOW). Staff reported: property was zoned B-3-B, Single-family Residential District, after being annexed; the Preliminary Plan indicates development in six phases of Final Plats, each of which would be reviewed by the Planning Commission for compliance to the Preliminary Plan and for recommendation to Council for acceptance. The Staff report noted:

“Uses & Layout: The proposed subdivision, which consists entirely of single-family homes, encompasses 86.275 acres and includes 179 buildable lots that range from .275 acres to .674 acres and will be developed in a six-phases. The first phase will create 31 lots and the second phase will create 37 lots.

Roadways: Access to this development will be provided by three separate points. The North access point off of Troy Urbana Road will serve as the main entrance to the proposed subdivision. The remaining access points, located to the west of the proposed development, connects to existing roads named Wyatt Road and Lee Road. The internal roadway system consists of four cul-de-sacs (Trump Court, Patriot Court, Freedom Way Court, & Constitution Court) which stem off the main road named Liberty Bell Way and a horseshoe road that also connects to the existing Wyatt Road and Lee Road. 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 two 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 developer is not proposing to provide any parkland within the subdivision and received a unanimous positive recommendation from the Park Board to pay fees-in-lieu-of parkland, instead of providing the required 3% (2.58 acres) as required by the Subdivision Regulations.

Easements: A landscape easement has been provided along Troy-Urbana Road to prevent properties from having direct access. A storm sewer & drainage easement is proposed along the middle of the development for a drainage swale. Easement areas are the responsibility of the Homeowners Association.

Housing Values: The applicant has estimated the costs of the single-family homes to be valued around \$350,000 to \$450,000.”

Staff recommended approval of the Preliminary Plan of the Liberty Meadows Subdivision as it is in accordance with the Zoning Code, Subdivision Regulations, and other engineering standards.

Mr. Wolke asked if the plat runs to the property lines and was told it does.

Mr. Kappers commented that the Park Board discussed the fees-in-lieu of park land dedication of 2.5 acres, noting that the current trend does not favor neighborhood or pocket parks, with families more apt to drive youth to larger parks, and that having a number of smaller parks throughout the City adds to development and maintenance costs. Mr. Kappers further commented that the fees-in-lieu are used to enhance other parks. He also mentioned that the Board was advised that there is a private park, Halifax Park, in the Halifax development that residents of Liberty Meadows can use the walking trail but would have to cross the busy Troy-Urbana Road to do so.

Mayor Oda commented that she loves the concept of pocket parks, but recognizes the costs to have and maintain such parks.

Mr. Harlow, developer of both the Halifax Development and the Liberty Meadows Subdivision commented that actually the Halifax Park will be posted as private and will to be only for the residents of the Halifax Development. This is due to youth from neighboring developments vandalizing the signage that at the path and detention pond and throwing rocks into the pond, so he no longer believes the Halifax Park should be used by residents of other developments. He noted that he hopes residents will be respectful of that and obey the signage.

A motion was made by Mayor Oda, seconded by Mr. Westmeyer, that the Planning Commission approves the Preliminary Plan of the Liberty Meadows Subdivision as submitted and as recommended by City Staff.

MOTION PASSED, UNANIMOUS VOTE

OTHER: Mr. Harris commented that staff is looking into an appropriate fee related to a Certificate of Appropriateness for Historic District Applications, as discussed at the prior meeting.

There being no further business, the meeting adjourned at 3:43 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer.

Respectfully submitted,

_____Chairman

_____Secretary