

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
APRIL 22, 2019 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, April 22, 2019 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer.

Absent: None.

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Bruce Freeland, Cindy Huseman, Kris Brower, Tim DeWald and Natalie Lorenz.

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, APRIL 8, 2019

The minutes of the Monday, April 8, 2019 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Russell Horsley to approve the minutes of the Monday, April 8, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Tony Murphy and Doug Garmer voted yes. Commissioner Amy Mistler abstained. **MOTION CARRIED.**

4. PUBLIC COMMENTS (For Items Not on the Agenda)

A. None.

5. PUBLIC HEARING

A. None.

6. NEW BUSINESS

A. Discussion of C-1 Neighborhood Business District Permitted Uses

Director of Community Development Scott Dunakey began the discussion by referring to the proposed draft revision of the Columbia Municipal Code, C-1 Neighborhood Business District, Section 17.26.020, Permitted Uses, updated to reflect ancillary entertainment, indoor. The proposed revision was a result of conversations with the city's attorney and the city council following the recent zoning case. Currently the C-1 neighborhood business district permitted uses does not allow a radio, television or jukebox. With the addition of the permitted use of the indoor ancillary entertainment, (which is defined as those uses where the entertainment function typically consists of background listening music either live or programmed at eating, drink or other establishment), this would alleviate the restriction. Mr. Dunakey reviewed the proposed draft revision of Section 17.40.010, Special use exceptions, requirements and procedures, F. FIGURE 1, Ancillary entertainment in C-1 Requirement Designation kk. (pg. 28), which states, "Subject to conditions of approval as recommended by the Plan Commission and adopted by City Council, which are intended to mitigate potential negative impacts to adjacent properties. This may include but not be limited to hours of operation, screening, location of activities, or any other reasonable limitations allowed per applicable codes or statutes". The following comments were addressed by Mr. Dunakey: (a.) the suggestion of the proposed update of the zoning code to be considered for approval prior to the zoning code update in the near future; (b.) the city's legal counsel commenting they are unable to defend the restriction of ancillary entertainment indoors; and (c.) the updated notation, "kk", allows the Plan Commission and City Council to draft conditions for approval, review and consider reasonable limitations for special use exceptions and requirements.

At the close of the discussion on the proposed revisions, Mr. Dunakey summarized the Commission's feedback:

- clarification an approved temporary structure permit for a tent would be considered indoors as governed by the building code
- need to further define "indoor" and "ancillary entertainment" in C-1
- difficulty in controlling volume of different types of music (live music versus background music)
- proposed limiting hours of operation in C-1 district.

All five members of the public in attendance requested the opportunity to comment on the proposed revision and strongly opposed the proposal. Their preference is to maintain the current list of permitted and special uses due to the need to protect and preserve the residential areas.

7. OLD BUSINESS

A. None.

8. STAFF REPORTS

A. Updated Zoning Map Approval

Mr. Dunakey referred to the April 8th Plan Commission meeting updated zoning map discussion, explaining since the depicted zoning was previously approved, no ordinance or resolution is required. The current updated zoning map can be viewed on the city's website and hard copies are available.

B. Future Plan Commission Meeting Schedule

Due to the renovating of the city council chambers in the near future, there was a brief discussion concerning the need to change the Plan Commission meeting schedule. Mr. Dunakey suggested permanently changing date of the meetings from Mondays to another weekday evening or an earlier start time on Mondays, since the council and committee meetings are scheduled on Mondays. It was the consensus of the Plan Commission to continue the discussion at the May 13th meeting.

9. MEETING ADJOURNED

Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Karin Callis and seconded by Commissioner Virgil Mueller to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, April 22, 2019 at 7:33 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

* Bill Seibel, Chairman

* Amy Mistler, Secretary

* Minutes by Sandy Garmer, Accounting/Clerical Assistant

*Signed approved copies are available in the Clerk's Office.