

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JUNE 13, 2016 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, May 9, 2016 was called to order by Acting Chairman Bill Seibel at 7:30 P.M.

2. ROLL CALL

Upon roll call, the following members were:

Present: Acting Chairman Bill Seibel and Commissioners Virgil Mueller, Caren Burggraf, Karin Callis, Gene Bergmann and Tony Murphy.

Absent: Chairman Russell Horsley and Amy Mistler.

Quorum Present.

Administrative Staff Present: Community and Economic Development Paul Ellis, Building Official Justin Osterhage and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Marty Hubbard, Developer of Columbia Bluffs Apartments and Seth Netemeyer of Netemeyer Engineering Associates, Inc.

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, MAY 23, 2016

The minutes of the Monday, May 23, 2016 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Virgil Mueller to approve the minutes of the Monday, May 23, 2016 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

4. REPORT OF COUNCIL REPORTER

A. City Council Meeting, Monday, June 6, 2016 – Plan Commissioner Tony Murphy.

MOTION:

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Caren Burggraf to accept the Monday, June 6, 2016 City Council Meeting Report from Plan Commissioner Tony Murphy. On roll call vote, all Commissioners present voted yes.

MOTION CARRIED.

5. ASSIGNMENT OF COUNCIL REPORTER

- A. City Council Reporter Monday, June 20, 2016 City Council Meeting Plan
Commissioner Caren Burggraf.

(Agenda items were discussed in the following order – 7. New Business – Justin Osterhage (guests present); 8. New Business – Paul Ellis; and 6. Old Business – Paul Ellis.)

6. OLD BUSINESS

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT – PAUL ELLIS

- A. Update on Mapping for the Comprehensive Plan Revision

Director of Community and Economic Development Paul Ellis distributed to the Plan Commissioners mapping completed by the Department of Public Works Administrative Assistant Marion Chartrand. Paul explained the mapping accurately delineates the boundaries of the planning districts designated in the 2005 plan. The distributed mapping included the following nine mapping districts: (1) Riverplain District; (2) Northview District; (3) Eastridge District; (4) Southview District; (5) Bluffview District; (6) Central District; (7) I-255 District; (8) All Planning Districts; and (9) Whole Planning District. Paul reviewed the mapping and began the discussion by asking the following inquiries: (i) are the districts relevant and useful for identification means?; (ii) is there a better way to divide the city?; (iii) review of area designated for Main Street Plan?; and (iv) identifying Highway 3 as a corridor? The Plan Commission stated the following suggestions: (a) to use name previously used when identifying corridor; (b) area outside boundaries on mapping indicate relevant municipality service area (for example: Waterloo or Dupo); (c) suggested Route 158 corridor be identified; (d) use of distinctive colors on mapping; and (e) changing area identified as “corridor” to district.

7. NEW BUSINESS

ZONING ADMINISTRATOR – JUSTIN OSTERHAGE

- A. ATG Trust Company Trustee and Tony D. Fuller for a zoning map amendment permitted under Chapter 17.02.050 General Provisions. Applicant wishes for a portion of the property with the index number 04-05-434-030-000 and a zoning classification of C-3 Highway Business District to be rezoned to R-7 Multiple-Family Dwelling District.

Zoning Administrator Justin Osterhage stated the zoning map amendment request was a result of the council and staff requesting the Columbia Bluffs entrance line up with Kory Drive and the neighboring properties in Columbia Lakes requesting Building 2 and Building 3 rear yards be facing their rear yards (and not the parking lot as on the original plan). In order to complete the reconfiguration requested, a parcel of approximately 24,000 square feet of property, currently owned by Tony D. Fuller would need to be purchased by the developer. Justin outlined the parcel requested to be rezoned from C-3 to R-7, explaining rezoning is contingent upon the purchase involving the adjoining property. Justin and Mr. Hubbard addressed a few questions and comments concerning the following: (a) ability to rezone a partial lot subject to purchase – if purchase not completed then zoning would remain the same; (b) clarification of the entrance locations; and (c) questions on the type of development and the targeted market.

MOTION:

It was moved by Commissioner Gene Bergman and seconded by Commissioner Tony Murphy to recommend rezoning of property index number 04-05-434-030-000 from C-3 to R-7 - ½ acre – Part of Out lot A of Bridgeview Ridge. On roll call vote, Acting Chairman Seibel and Commissioners Mueller, Burggraf, Callis, Bergmann and Murphy voted yes. **MOTION CARRIED.**

8. NEW BUSINESS

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT – PAUL ELLIS

A. Introduction of Emily Fultz, Community Development Director

Director of Community and Economic Development Paul Ellis introduced and welcomed Community Development Director Emily Fultz.

8. OTHER NEW BUSINESS

A. Acting Chairman Seibel suggested the possibility of the election of new officers at the next Plan Commission meeting on June 27, 2016.

9. PUBLIC INPUT

A. None to report.

10. MEETING ADJOURNED

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

MOTION:

Motion was made by Commissioner Gene Bergmann and seconded by Commissioner Virgil Mueller to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, June

13, 2016 at 8:31 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

* Bill Seibel, Acting Chairman

* Karin Callis, Acting Secretary

* Minutes by Sandy Garmer, Accounting/Clerical Assistant

***Copy of approved signed minutes and attachments are available in the Clerk's Office**