

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
JANUARY 9, 2017 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, January 9, 2017 was called to order by Chairman Bill Seibel at 7:30 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, Gene Bergmann and Tony Murphy.

Absent: None.

Quorum Present.

Administrative Staff Present: Director of Community Development Emily Fultz, Building Official Justin Osterhage (arrived at 8:45 P.M) and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Gregg Crawford, Salle Plunkett, Kathy Sainz and Annette Woldanski representing Main Street Developers, LLC; Lisa Kramer representing Prairie Engineers of Illinois, P.C. and Kevin Hutchinson, Architect involved in Main Street Abbey Redevelopment. (All guests left meeting at 8:45 P.M.)

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, DECEMBER 12, 2016

The minutes of the Monday, December 12, 2016 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Karin Callis and seconded by Caren Burggraf to approved the minutes of the Monday, December 12, 2016 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present

voted yes. **MOTION CARRIED.**

4. OLD BUSINESS

A. Main Street Abbey – Preliminary Plan and Rezoning

Chairman Bill Seibel opened the discussion and Director of Community Development Emily Fultz reviewed the December 12th Plan Commission meeting motion made which included a number of items to be addressed before recommending approval of the revised preliminary and final site development plan of the Main Street Abbey Redevelopment. The items to be addressed included: 1) connection of the sidewalk to Madison Street; 2) adding proposed contours to plan; 3) clarifying the number and size of residential units; 4) addressing the number of water meters; and 5) showing the storm water calculations on the final development plan. Emily explained the items have been satisfactorily addressed and tonight's discussion would be reviewing the five (5) variances requested. Emily referred to the variances outlined in the November 10, 2016 letter from Prairie Engineers of Illinois, P.C. (pages 3 and 4), which included: (1) a reduction in the parking space width and area (to increase number of parking spaces); (2) minimum of two foot setback on Madison and Washington Street (to increase number of parking spaces); (3) existing surface for parking lot west of Main Street to remain the same (with a specific time period discussed to upgrade the surface to code); (4) existing parking lot west of Main Street to remain as is (without stormwater drainage facilities); and (5) reduction in the total number of parking spaces (which is twenty-four (24) less than required). A brief discussion included the following concerns: (a) clarification on the maximum amount of time to be specified to upgrade the surface on the parking lot west of Main Street; (b) lack of pedestrian access off Liberty Street and potential pedestrian danger crossing the parking lot; (c) construction of new fence along Main Street by developer; (d) review of the reduction in the proposed parking spaces; and (e) the ongoing problem of the limited amount of parking near Main Street throughout the city.

MOTION:

It was moved by Commissioner Russell Horsley and seconded by Commissioner Virgil Mueller to recommend approval of a variance for Main Street Abbey Redevelopment to reduce the size of parking spaces required on site to a minimum size of nine (9) feet wide by nineteen (19) feet long. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes. **MOTION CARRIED.**

MOTION:

It was moved by Commissioner Karin Callis and seconded by Commissioner Amy Mistler to recommend approval of a variance for Main Street Abbey Redevelopment for the west parking lot to reduce the buffer to two (2) feet from the three (3) feet

buffer requested by the code for Madison and Washington Street. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes.

MOTION CARRIED.

MOTION:

It was moved by Commissioner Caren Burggraf and seconded by Commissioner Karin Callis to recommend approval of a variance for Main Street Abbey Redevelopment for the existing oil and chip surface of the west parking lot for a maximum time period of five (5) years at which time it must be reconstructed to meet the City Code. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes. **MOTION CARRIED.**

MOTION:

It was moved by Commissioner Russell Horsley and seconded by Commissioner Tony Murphy to recommend approval of a variance for Main Street Abbey Redevelopment to allow the existing drainage facilities on the west parking lot to continue to exist in the current condition. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes. **MOTION CARRIED.**

MOTION:

It was moved by Commissioner Tony Murphy and seconded by Commissioner Amy Mistler to recommend approval of a variance for Main Street Abbey Redevelopment to allow the required number parking spaces to be twenty-four (24) less than the number required by the city code. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler and Tony Murphy voted yes, with Commissioner Gene Bergmann voting no. **MOTION CARRIED.**

MOTION:

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Russell Horsley to recommend approval of the Preliminary Plan and Rezoning request submitted by the Main Street Abbey Developers, LLC for the Main Street Abbey Redevelopment. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes. **MOTION CARRIED.**

B. Main Street Abbey – Final Development Plan

The following motion was made at the conclusion of the Main Street Abbey Preliminary Plan and Zoning discussion regarding the Final Development Plan based on the above mentioned discussion. Chairman Seibel thanked the guests for their

attendance and participation.

MOTION:

It was moved by Commissioner Amy Mistler and seconded by Commissioner Caren Burggraf to recommend approval of the Final Development Plan for the Main Street Abbey Redevelopment contingent on the Council approving Preliminary Plan and Rezoning request. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Tony Murphy voted yes. **MOTION CARRIED.**

C. Zoning Code Discussion

Director of Community Development Emily Fultz referred to the Special Use Exceptions and Requirements distributed to the Plan Commissioners and recommended their review of the document to be discussed at a future meeting. Emily explained the need to update the Special Use Exceptions and Requirements to provide a user friendly, concise, condensed document for future development. It was suggested to review other municipalities special use exceptions and requirements, which Emily agreed to research and report her findings. Emily explained she is working on a zoning code assessment which will provide an overall purpose and outline problem areas to be completed by the January 23rd Plan Commission meeting. An invitation to the Historic Main Street Executive Director Andrea Yochum and the Chairperson of the Heritage and Preservation Commission Beth Kutterer-Sanchez to attend a future Plan Commission meeting will be extended by Emily. Emily welcomed the Plan Commissioners to contact her with any thoughts, questions or ideas on zoning code update process.

5. **NEW BUSINESS**

A. Nothing to report.

6. **STAFF REPORTS**

A. Emily reviewed the topics discussed at the City Council meeting on Monday, December 19, 2016, which included the approval of new city sirens with different tones for specific situations and different locations and approval of a \$75,000.00 revolving loan for Sunset Overlook LLC located on Bluff Road.

7. **PUBLIC INPUT**

A. Public input was welcomed and included in Old Business Main Street Abbey discussions (see above).

8. MEETING ADJOURNED

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

MOTION:

Motion was made by Commissioner Russell Horsley and seconded by Commissioner Tony Murphy to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, January 9, 2017 at 9:05 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

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