

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
FEBRUARY 13, 2017 IN THE CITY HALL AUDITORIUM**

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**1. CALL TO ORDER**

The Plan Commission meeting of the City of Columbia, Illinois held Monday, February 13, 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, Tony Murphy and Doug Garmer.

Absent: None.

Quorum Present.

Administrative Staff Present: Director of Community Development Emily Fultz (arrived at 8:25 P.M.), Building Official Justin Osterhage, Community Relations and Tourism Coordinator Sue Spargo (arrived at 8:25 P.M) and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Bill Hawn, developer involved with proposed Walnut Ridge Estates (left meeting at 8:25 P.M.), Chairperson of the Heritage and Preservation Commission Beth Kutterer-Sanchez, Historic Main Street Executive Director Andrea Yochum (arrived at 8:25 P.M.), Mark Scoggins, attorney for Brellinger Subdivision, Mark Toepfer, president of the Brellinger Homeowner's Association, Dennis Brand, the trustee of the Brellinger Trust, Joe Sander, resident of Brellinger subdivision, Vernon and Shirley Holt, residents of Brellinger subdivision, Bob Stadler, resident of Brellinger subdivision, Diane Narez, Allen Schmale, Norman, Matthew and Clara Schaefer, Rodney Mathews, Jessica Wray and James LoPorto (all left meeting at 8:25 P.M.).

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, JANUARY 23, 2017**

The minutes of the Monday, January 23, 2017 Plan Commission Meeting were submitted for approval.

A. **MOTION:**

It was moved by Commissioner Karin Callis and seconded by Tony Murphy to approved the minutes of the Monday, January 23, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Amy Mistler and Gene Bergmann abstaining. **MOTION CARRIED.**

4. **OLD BUSINESS**

A. Walnut Ridge Sketch Plat/Concept Plan

Chairman Bill Seibel opened the discussion, welcomed the guests in attendance and introduced Bill Hawn, the developer involved with the proposed Walnut Ridge Estates, who began by briefly reviewing the background of the development which was originally sixty-three (63) lots with two (2) entrances off Rueck Road and proposed as a Community Unit Plan which was approved at the December 12, 2016 Plan Commission meeting. As a result of the discussion at the January 9, 2017, Committee Meeting, it was the consensus of the committee that the number of lots for the proposed Walnut Ridge Estate Development be reduced from sixty-three (63) to reflect the intent of the City's comprehensive plan. Bill introduced a new Walnut Ridge Sketch Plat/Concept Plan as a fifty-three (53) lot R-2 development with an entrance off Rueck Road and Quarry Road, further explaining the following possible benefits of the revised plan: (a) updating the five (5) way stop currently at Palmer, Quarry and Rueck Road to a four (4) way stop at a result of the new development; (b) the reduction in traffic on Rueck Road with only one entrance on Rueck Road accessing thirty-five (35) lots and the other entrance being on Quarry Road; (c) the proposed homes on Rueck Road would have side entry garages with the accessibility of being able to turn around and pull forward onto Rueck Road; (d) the Quarry Road entrance would line up with Laura Court; and (e) the width of the sidewalks and streets will be standard for an R-2 development.

The majority of the Plan Commissioners stated they found the previous plan more appealing and had the following concerns with the new plan: (1) concerns with safety and traffic issues related to eighteen (18) lots with driveways on Rueck Road; (2) issues with driveway construction and maintenance being culverts with open ditches; and (3) any possibility of revising the plan with two entrances on Rueck Road and interior roads running parallel to Rueck Road. Chairman Seibel invited the guests' inquiries and comments which included: (A) safety concerns with the number of driveways and the possibility of children playing on or near Rueck Road; (B) speeding is currently an issue on Rueck Road (speed limit posted is 30 mph); (C) currently there are two (2) driveways with direct access to Rueck Road that have curbing (no culverts); (D) with the new plan thirty-two (32%) of the driveways will be on Rueck Road; (E) potential safety issues with overflow residential parking on Rueck Road; (F) other subdivisions in Columbia have speeding issues and parents should be responsible

for the safety of their children; (G) concern for the traffic volume on Rueck Road which is considered a collector road; and (H) potential future development to the west and northeast of Rueck Road is anticipated, which would increase the traffic on Rueck Road.

At the conclusion of the discussion, an informal vote (straw poll) was taken as to whether to recommend the revised Walnut Ridge Concept Plan be accepted as an amendment to the annexation agreement with the Plan Commissioners providing their explanation of their decision with Plan Commissioner Russell Horsley, Amy Mistler and Tony Murphy voting yes, and Chairman Bill Seibel, Plan Commissioner Virgil Mueller, Caren Burggraf, Karin Callis, Gene Bergmann and Doug Garmer voting no.

B. Zoning Code discussion – Downtown District and Mixed Uses

Director of Community Development Emily Fultz opened the discussion welcoming and introducing Chairperson of the Heritage and Preservation Commission Beth Kutterer-Sanchez and Historic Main Street Executive Director Andrea Yochum and distributing the following handouts - Outline for Zoning Discussion, Permitted Uses in C-2 General Business District and Special Uses in C-2 General Business District.

Emily began by explaining the focus would be on the downtown district. She covered each item in the distributed outline explaining the form versus use regulations; overlay district definition; the purpose (to preserve and enhance historical buildings/area and the special character of downtown); review of the uses (permitted and special uses in C-2 general business district); and review form. A lengthy discussion followed, which included: (a) questioning whether the proposed Main Street boundary from Rueck Road to Madison Street and Rapp to Metter Avenue (with some residential property included) should be redefined; (b) the benefit of potential downtown overlay district(s); (c) permitted uses and special uses can be consolidated and condensed; (d) variance requests can be submitted if uses not specified; (e) being cautious about being too regulated and remaining business friendly; (f) awareness of single and multiple family dwellings in the business district; (g) preserving the historical buildings and character of the Main Street district; (h) what type of businesses are no longer applicable or desirable; (i) parking concerns for downtown district; (j) what makes Columbia unique; (k) currently there are no incentives for local homeowners of historical property; (l) possibility of the south boundary of Main Street boundary being extended to Centerville Road and Rueck Road remaining as the north boundary; (m) writing building requirements for overlay district to maintain the downtown architectural style; (o) establishing a setback line since currently there is no set back requirement; (p) provisions for non-conforming uses will remain; (q) review of historical homes, a National Registry Home and Sears homes located in downtown district; and (r) rebuilding with permitted uses remaining in place if downtown building is destroyed. Emily concluded the discussion by letting the Plan Commissioners and guests know that she will be working on updating zoning code language for further discussion at the next meeting and by thanking them for their helpful feedback.

**5. NEW BUSINESS**

A. None.

**6. STAFF REPORTS**

A. None.

**7. PUBLIC INPUT**

A. See the above discussion on Walnut Ridge Sketch Plat/Concept Plan for public input.

**8. MEETING ADJOURNED**

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

**MOTION:**

Motion was made by Commissioner Amy Mistler and seconded by Commissioner Karin Callis to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, February 13, 2017 at 9:35 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

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\* Bill Seibel, Chairman

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\* Amy Mistler, Secretary

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\* Minutes by Sandy Garmer, Accounting/Clerical Assistant

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