

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
MARCH 27, 2017 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, March 27, 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, Tony Murphy and Doug Garmer.

Absent: Commissioners Amy Mistler and Gene Bergmann.

Quorum Present.

Administrative Staff Present: Director of Community Development Emily Fultz, Building Official Justin Osterhage, City Engineer Chris Smith (left at 6:40 P.M.) and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Rick Rohlfing, Engineer at BFA Inc.; Bart Berneking, Project Architect and Founder of Bart Berneking Design and Build; Brad Eaton, representative of the Burger King Corporation; Robert Kreutzer, representing Faith Church (all left at 7 P.M.); Paul and Adam Friedrich, representing Domex Properties, LP (left at 7:10 P.M.)

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, MARCH 13, 2017

The minutes of the Monday, March 13, 2017 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Caren Burggraf and seconded by Virgil Mueller to approve the minutes of the Monday, March 13, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioners, with Commissioner Karin Callis abstaining. **MOTION CARRIED.**

4. OLD BUSINESS

A. Zoning Code Discussion

Director of Community Development Emily Fultz opened the discussion by requesting the Plan Commissioners review the aerial map displayed with the proposed overlay district outlined for future discussion. Emily said she is currently working on zoning code updates by reviewing and editing the definitions and supplemental regulations and is planning on having a draft for the Plan Commissioners to review at the next meeting. There were a few comments on the size of the proposed overlay district with a possible suggestion to reduce it from Whiteside to Madison Street and a question on whether she has any feedback to share. Emily said she is open to discussion on the proposed overlay district and will request feedback in the future once the process has been reviewed and consensus has been reached by the Plan Commission.

5. NEW BUSINESS

A. Special Use Permit Request – Bart Bernking, Design Build and Brad Eaton

Chairman Bill Seibel referred to the Special Use Permit Application for the proposed Burger King development and Building Official Justin Osterhage distributed an aerial map of the site and a preliminary drawing of the site plan. Bill welcomed the guests representing the Burger King proposed development and opened the discussion by explaining the special use request is for a restaurant drive thru. The discussion included the following comments and concerns: (a) clarification on the ingress and egress; (b) positive coordination efforts with Admiral Parkway Incorporated, Faith Church, McDonalds and the utility companies; (c) Admiral Parkway Incorporated will have a recorded easement at the rear of the office/retail space for ingress and egress; (d) delineation between the driving lane on the Admiral Parkway Incorporated property and Faith Church's parking lot will be achieved with landscape planters; (e) plans for landscape planters to be on each side of the south entrance (behind the Admiral Parkway Incorporated office/retail space); (f) Faith Church has a reciprocal easement agreement with Admiral Parkway Incorporated to use the parking spaces at the rear of the office/retail space on Sundays; (g) Admiral Parkway Incorporated has ample parking in the front of the office/retail space; (h) the site has been challenging due to number of easements on the property; (i) McDonald's only concern was their ability to maintain access to their sign; (j) Columbia Centre monument sign will need to be relocated further south; (k) deliveries will be made at the at the south side (rear) of the building on off peak hours and the drive thru lane will remain open; (l) concerns of traffic flow, congestion and that three (3) entrances off Columbia Centre Drive will be side by side (McDonalds, Burger King and Admiral Parkway Incorporated); (m) currently two (2) existing drive thru restaurants (McDonalds and Taco Bell) are in the area; (n) Columbia Centre Drive is now a city maintained road; and (o) the maintenance of the easement is being negotiated.

MOTION:

It was moved by Commissioner Russell Horsley and seconded by Commissioner Caren Burggraf to recommend approval of the special use permit for Bart Berneking Design Build and Brad Eaton – Burger King. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Caren Burggraf, Karin Callis and Tony Murphy voted yes, with Commissioner Virgil Mueller voting no and Commissioner Doug Garmer abstaining. **MOTION CARRIED**

B. Joy View Acres Phase 4 Final Plat

Chairman Bill Seibel opened the discussion by referring to the Subdivision of Property Application for Joy View Acres Phase 4 Final Plat distributed in the Plan Commission packet and asked if there were any questions or concerns. Building Official Justin Osterhage and Director of Community Development Emily Fultz both agreed at this time there are no issues with approving the Joy View Acres Phase 4 Final Plat. All in attendance participated in the discussion of the following items: (A) Carr Creek Drive has been extended to Gall Road; (B) four (4) foot sidewalks will be continued and completed in the last phase; (C) not all final improvements are completed such as final grading, sealing of roadways, seeding and strawing, etc. and city staff will continue to work with the developer throughout the process; (D) IDOT Gateway Connector no longer applies; (E) all lots in the final phase meets the size requirement and will be three (3) sides brick homes; (F) potential future development acreage surrounding Joy View development; and (G) the final phase will be the last ten (10) of eighty-seven (87) total lots in Joy View.

MOTION:

It was moved by Commissioner Tony Murphy and seconded by Commissioner Virgil Mueller to recommend approval of the Joy View Acres Phase 4 Final Plat. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Tony Murphy and Doug Garmer voting yes. **MOTION CARRIED**

6. **STAFF REPORTS**

A. There were no staff reports.

Justin answered several inquiries about the property located at Valmeyer Road and Route 3, (previously the lot where the Video Exchange building was) and potential development and issues affecting the lot.

7. **PUBLIC INPUT**

A. None.

8. MEETING ADJOURNED

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

MOTION:

Motion was made by Commissioner Caren Burggraf and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, March 27, 2017 at 7:22 P.M. On roll call vote, all Commissioners present voted yes.

MOTION CARRIED.

* Bill Seibel, Chairman

* Karin Callis, Acting Secretary

* Minutes by Sandy Garmer, Accounting/Clerical Assistant

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