

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JUNE 26, 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, June 26, 2017 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, Gene Bergmann, Tony Murphy and Doug Garmer.

Absent: None.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Bill Hawn, developer involved with the proposed Walnut Ridge Estates; Mark Scoggins, attorney for Brellinger Subdivision; Mark Toepfer, president of the Brellinger Homeowner's Association; Dennis Brand, the trustee of the Brellinger Trust; George and Linda Foster, residents of Brellinger subdivision; Joe Sander, resident of Brellinger subdivision; Bob Stadler, resident of Brellinger subdivision; Clara Schaefer; Steve Reis; Larry Hofstetter and Mike Sullivan, both representing the Prairie DuPont Levee Commission (all guests left meeting at 6:53 P.M.)

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, MAY 22, 2017**

The minutes of the Monday, May 22, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Karin Callis and seconded by Doug Garmer to approve the minutes of the Monday, May 22, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioners Amy Mistler and Gene Bergmann abstaining. **MOTION CARRIED.**

**(Agenda Items were discussed in the following order: 5.A. Old Business – St. Louis Regional Freightway prior to 4.A. Walnut Ridge Concept Plan.)**

**4. NEW BUSINESS**

**A. Walnut Ridge Concept Plan**

Chairman Bill Seibel opened the discussion, welcomed the guest in attendance and introduced Bill Hawn, the developer involved with the proposed Walnut Ridge Estates, who began by briefly reviewing the updated plan and answering inquiries, which included:

- the purchase of additional property west of the original site which provided additional dimension for lot layout
- all lots are R-2 (34 lots total)
- only one proposed Rueck Road entrance street which lines up with Briar Lake Place
- no driveways located on Rueck Road
- City's brick allowance will be followed
- stub street to adjacent parcel (Kolmer property)
- detention basin in north corner of development
- property north of development is under contract which will involve a flood plan study prior to submitting Phase II
- streets and sidewalks will conform with R-2 requirements
- will request a variance for cul de sac length (595 feet)
- purchased property will need to be annexed into the city then zoned as R-2

Bill asked if there were any additional comments or concerns on the proposed Walnut Ridge Estates development and there were several positive comments.

At the conclusion of the discussion, an informal vote (straw poll) was taken as to whether to recommend approval of the proposed Walnut Ridge Concept Plan with the Plan Commissioners providing their explanation of their decision with Chairman Bill Seibel and Plan Commissioners Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann, Tony Murphy and Doug Garmer voting yes.

**5. OLD BUSINESS**

**A. St. Louis Regional Freightway**

Director of Community Development Emily Fultz opened the discussion and provided a brief background of St. Louis Regional Freightway organization. Emily referred to the 2017 Freight Development Plan and the 2017 Multimodal Transportation Project List distributed to the Plan Commissioners prior to the meeting and explained there have been a number of studies by the organization which has helped identify key projects to keep the St. Louis region moving forward as a significant freight hub within the nation. Emily referred to the 2017 Multimodal Transportation Project List and covered the high priority projects for improving the Multimodal Transportation Network Projects which include the

Merchants (TRRA) Bridge Replacement over the Mississippi River (MO-IL) and I-270 Improvements from Lindbergh Boulevard to Illinois Route 111 (MO-IL). The other projects for improving access to the Multimodal Transportation Network Projects identified as high priority included the North Riverfront Commerce Corridor Improvements (MO) and Illinois Route 3 Access Improvements (IL). Emily explained the 2017 Freight Development Plan handout has been distributed to various funding agencies and made public in the freight industry, in addition to gaining positive national recognition promoting St. Louis region as a freight hub. There was a brief discussion on: (a) whether the I-255/Davis Street Ferry Road Interchange project was moving forward; (b) question on the priority of the other projects; (c) importance of the long range projects; and (d) question on the River Port area and whether a new terminal railroad bridge would be built at a new location or upgraded at the current location. Emily concluded the discussion by letting the Plan Commissioners know she will continue to update them after the quarterly meetings and that the St. Louis Regional Freightway website is a useful resource.

## **6. STAFF REPORTS**

### **A. County Crossings Drainage Concerns**

Building Official Justin Osterhage distributed a copy of the “Country Crossing – Phase III” Final Plat and passed around a photo taken a few weeks ago after a two (2) inch rain in the Country Crossing subdivision. Justin began the discussion by reviewing the background of the Country Crossing subdivision which included the property (approximately eighty (80) acres) adjacent to the subdivision which was originally part of the Freimuth farmstead (property boundaries located between Route 158, Route 3 and Hill Castle Road) that is currently owned by the First National Bank. The property has since been subdivided, without the permission of the City of Columbia, however, Monroe County reflects the property as a subdivided parcel. (The Country Crossing drainage concerns were initially discussed at the Plan Commission meeting on September 12, 2016, upon review of the “Conceptual Development Site Plan”). The following discussion included: (A) reference to Lot 150 as a temporary storm water detention easement which will remain undeveloped until the adjacent property is developed; (B) reference to Lots 145, 71 and 70 which have storm water detention easements located on the individually owned properties; (C) concern with the storage of storm water that originates from multiple lots and is stored on one or within a select few lots since the property has to be properly managed and maintained; (D) it is more difficult for the city to resolve issues regarding drainage/retention easements located on individually owned properties versus retention sites located on subdivision common grounds; (E) storm water drainage and easement on common ground maintained by homeowner association are usually maintained regularly; (F) in addition to the lots previously identified, Lots 121, 122, 100, 108 and 101 are individually owned lots with storm water detention easements; (G) developers utilize the individually owned lots with storm water detention easements to enhance lot size and avoid common ground maintenance; (H) Lot 121 was purchased by Lot 130 and Lot 129 and will be proposing a land transfer by extending parcel lines, with the new owners aware of the storm water detention easement on Lot 121; (J) questioning the drain capacity and whether the drains were installed correctly; (K) future development will require hydrology study and provide storm water calculations; and (L) concern that future development of Country Crossings has karst topography conditions;

7. **PUBLIC INPUT**

A. See the above discussion on the Walnut Ridge 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 Virgil Mueller and seconded by Commissioner Gene Bergmann to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, June 26, 2017 at 7:34 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.**