

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
AUGUST 14, 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, August 14, 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 Virgil Mueller, Karin Callis, Amy Mistler, Gene Bergmann and Doug Garmer.

Absent: Plan Commissioners Russell Horsley, Caren Burggraf and Tony Murphy

Quorum Present.

Administrative Staff Present: Director of Community Development Emily Fultz, Building Official Justin Osterhage and Accounting/Clerical Assistant Kelly Mathews.

Administrative Staff Absent: None.

Guests present: Patrick Quint, Rhonda Quint, Barb Quint, Lori Dolan, Wayne Baker, Reynold Ledbetter, Marian Ledbetter, Ernest Everett, Connie Everett, Chad Everett, Brad Everett, Reidun Jones, Gregg Crawford and Jane Crawford.

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, JULY 24, 2017**

The minutes of the Monday, July 24, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Gene Bergman to approve the minutes of the Monday, July 24, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Doug Garmer abstaining. **MOTION CARRIED.**

**4. NEW BUSINESS**

**A. Discuss annexation and recommend zoning classification**

Chairman Seibel opened the discussion and welcomed the guests in attendance. Emily first explained to the guests that annexing the properties into the City limits would not only clean up the City map, but would make things clearer when it comes to police protection and street maintenance, and would also allow for residents to access the library, reserve

park pavilions at a reduced rate, purchase water at the reduced resident rate, and vote in City elections.

The guests questioned if the property taxes go up. Emily explained that based on 2015 property taxes, the outside City tax rate is 7.45838% outside and the inside City tax rate is 7.81716% , for most parcels. The guests asked if these properties be allowed to have trash service. The City would need to contact Reliable Sanitation to see what their requirements would be.

Emily then explained the process of annexation and how the city's zoning code requires the Plan Commission to recommend a zoning classification for each parcel that is annexed. After this meeting, the City Council will hold a public hearing on August 28, 2017, where guests will be given a chance to express their concerns. Finally, the City Council will vote on September 5, 2017 on whether or not to annex these properties.

There was also a discussion as to whether city zoning would affect tax rates and Emily explained that the use of property affects tax rates, not the zoning classification, and that often times use and zoning don't necessarily match.

The following discussion occurred and motions were made related to zoning classifications for the properties proposed to be annexed in tract one (1).

All property owners in tract one (1) that were present were in agreement with the zoning recommendations that the Plan Commission made. The residents present expressed concerns about not being able to get water, sewer and trash service at their property in exchange for the higher taxes that they would be paying as a result of annexation into the City. All of the property owners present for properties in this tract said they see no benefit to being annexed into the City.

**MOTION:**

It was moved by Commissioner Karin Callis and seconded by Commissioner Gene Bergmann to recommend parcel number 04-05-100-003-000 (334 BB Road) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION**

**CARRIED.**

**MOTION:**

It was moved by Commissioner Karin Callis and seconded by Commissioner Virgil Mueller to recommend parcel number 04-05-300-001-000 be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Doug Garner to recommend parcel number 04-05-100-006-000 (2530 Quint Lane) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION**

**CARRIED.**

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Gene Bergmann to recommend parcel number 04-05-300-007-000 (2536 Quint Lane) be zoned

A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Virgil Mueller to recommend parcel number 04-05-30-0-008-000 (2554 Quint Lane) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

The following motions were made related to zoning classifications for the properties proposed to be annexed in tract two (2).

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Doug Garmer to recommend parcel number 04-05-200-016-000 be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Gene Bergmann to recommend parcel number 04-05-200-017-000 be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Karin Callis to recommend parcel number 04-05-200-014-000 (124 BB Road) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

The following discussion occurred and motions were made related to zoning classifications for the properties proposed to be annexed in tract three (3).

Both property owners in tract three (3) were present; they are opposed to being annexed into the City. They expressed their concerns that since they have a private drive they won't have access to City maintenance, anyways. They also explain that they've had ongoing issues with drainage due to the property owned by Land of Lincoln and that they would like the City's assistance in addressing these issues.

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Karin Callis to recommend parcel number 04-22-201-006-000 be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Karin Callis to recommend parcel number 04-22-201-007-000 be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Karin Callis to recommend parcel number 04-22-201-008-000 (200 Maple Hill Lane) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Karin Callis to recommend parcel number 04-22-201-009-000 (150 Maryhill Place) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Gene Bergmann to recommend parcel number 04-22-201-010-000 (130 Maryhill Lane) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

The following discussion occurred and motions were made related to zoning classifications for the properties proposed to be annexed in tract four (4).

Both property owners in tract four (4) were present; they stated on the record that they are opposed to being annexed into the City.

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Doug Garmer to recommend parcel number 04-09-100-002-000 (401 Palmer Road) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Doug Garmer to recommend parcel number 04-09-100-003-000 (405 Palmer Road) be zoned A-1 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

The following discussion occurred and motion was made related to zoning classifications for the property proposed to be annexed in tract five (5).

Chairman Seibel noted that the property owner was not present. The Commission briefly discussed zoning surrounding this parcel.

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Virgil Mueller to recommend parcel number 04-08-400-018-000 (217 W. Sandbank Road) be zoned C-3 upon annexation. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

5. **OLD BUSINESS**

A. Discuss Zoning Code

Emily presented the Commission with a rough draft of the zoning code. She gave the Commission a memo of the changes she has made to the code. She briefly discussed combining the C-1 and C-2 districts, removing the OP, CP, BP-2 districts, which are either non-existent or exist only for undeveloped land in the American Bottom area. She said that for these areas, she'd like to develop a planned district wherein each tract would be approved essentially as a Planned Unit Development or Community Unit Plan. Gene Bergman said that he thought that was a good approach and that he would also like to see the mixed-use section of the code re-worked with more general language. Emily stated that the definitions that were sent in this version of the zoning code draft were incorrect, so she will send an updated version to the commission members.

6. **STAFF REPORTS**

Nothing to report.

7. **PUBLIC INPUT**

A. See the above discussion on the recommendations of zoning classifications 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 Karin Callis and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, August 4, 2017 at 8:51 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 Kelly Mathews, Accounting/Clerical Assistant

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