

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
SEPTEMBER 11, 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, September 11, 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, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer.

Absent: Commissioners Virgil Mueller and Gene Bergmann.

Quorum Present.

Administrative Staff Present: Building Official Justin Osterhage, City Engineer Chris Smith (left meeting at 6:57 P.M.) and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Joe Koppeis, representing Admiral Parkway, Inc., Bill Hawn, developer involved with proposed Walnut Ridge Estates, Dennis Brand and Mark Scoggins, representing the Brellinger Properties, Aldermen Kevin Martens and Jeff Huch (left meeting at 6:57 P.M.) Lori Dolan, Laura and William Wilson, Ken and Nancy Fredenberg.

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, AUGUST 14, 2017**

The minutes of the Monday, August 14, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Karin Callis to approve the minutes of the Monday, August 14, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Russell Horsley, Caren Burggraf and Tony Murphy abstaining. **MOTION CARRIED.**

#### 4. **NEW BUSINESS**

##### A. Water Tower Villas Community Unit Plan – **Public Hearing**

Chairman Bill Seibel opened the discussion and welcomed the guests. Building Official Justin Osterhage began the discussion by highlighting the changes from the original Water Tower Villas Community Unit Plan proposed development which include the road location being changed from the east side of the water tower to the west side and the incorporation of one three (3) unit building and single units with the original plan consisting of only duplexes. Justin indicated the access point of the proposed road into the development was the same location as originally proposed. Bill asked if Justin had any concerns with the changes and he said no issues at this time. Bill invited the public to comment. There were none.

Joe Koppeis, developer involved in the proposed community unit plan, distributed the Adler Ridge Luxury Villas Concept Plan (originally Water Tower Villas) which included various elevations, a map and four (4) floor plans and an aerial photo of the property. Joe referred to the original proposed concept plan, road relocation and building layout with further explanations for the revisions which included the following:

- the original road was to be oil and chip and located in front of the water tower which is much steeper and not as practical as the new proposed road location behind the water tower
- proposed plan includes one three (3) unit with the request to approve up to twenty-four (24) units, with the exact locations and number of units depending on the width of the easement coming down from the water tower and the location of the utilities
- a few of the units may be free standing with side entry garages
- the proposed units will be approximately seventeen hundred (1,700) square feet and priced from \$250,000 to \$350,000
- proposed request to grant an easement to put park benches, a gazebo and landscaping near the water tower on city property with the condominium association responsible for maintenance, mowing and landscaping of the specified area
- the above mentioned easement would be structured with the city's ability to terminate at any point for any reason

A discussion with all the Plan Commissioners participating included the following comments and questions: (a) the requested easement agreement would need to be negotiated and approved by the council with legal consultation; (b) questions on the insurance and liability associated with the easement agreement; (c) the easement agreement would save the city mowing and maintenance costs of the water tower property; (d) fencing at the water tower would remain the same with the proposed agreement to landscape around the outside of the fence; (e) concern of the location of the proposed access road to the intersection of Old State Route 3 and Columbia Lakes Drive;

(f) proposed road will not be maintained by the city and will not be gated; (g) no sidewalk requirement proposed for this development; (h) location of current concrete retention wall, utility and drainage easements; (i) distributed report from Monroe County Soil and Water Conservation District dated August 30, 2017, being typical with no concerns; and (j) proposed elevations will need to comply with city's brick ordinance.

**MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Commissioner Doug Garmer to recommend approval of the Community Unit Plan with a maximum of twenty-four (24) units, consisting of one triplex, duplexes and single unit structures and a change in the location of the access road to the property. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer voting yes. **MOTION CARRIED.**

**MOTION:**

It was moved by Commissioner Karin Callis and seconded by Commissioner Caren Burggraf to recommend approval of easement from the city to the condominium association for green space improvements and landscaping maintenance on the city water tower property (Parcel No. 04-08-200-008-000). On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer voting yes. **MOTION CARRIED.**

**5. OLD BUSINESS**

A. Walnut Ridge Concept Plan

Chairman Seibel introduced Bill Hawn, the developer involved with the proposed Walnut Ridge Estates, who began by explaining the distributed concept site development plan includes the approximately nineteen (19) of the forty (40) acres of recently acquired property to the east of the original development. Bill Hawn stated the proposed Walnut Ridge Estates now has fifty-two (52) R-2 lots, with two (2) cul de sac length variances (595 and 550 feet) and one access road on Rueck Road. There was a brief discussion which included the following: (i) clarification that the only variances will be the cul de sac lengths since of the maximum length of a cul de sac is five hundred (500) feet; (ii) reviewing the three (3) detention site locations on common ground; (iii) concern of potential flooding of the newly acquired property; and (iv) request for a proposed amendment to the annexation agreement of the concept plan; (v) request the annexation of the newly acquired Unincorporated property be designated as R-2 zoning classification.

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 as presented, with Bill Seibel and Plan Commissioners Russell Horsley, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer voting yes.

**6. STAFF REPORTS**

A. There were none.

**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 Doug Garmer and seconded by Commissioner Amy Mistler to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, September 11, 2017 at 7:15 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 approved signed minutes and attachments are available in the Clerk's Office.