

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
APRIL 10, 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, April 10, 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, Gene Bergmann, Tony Murphy and Doug Garmer.

Absent: Commissioners Karin Callis and Amy Mistler.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Dennis Brand and Mark Scoggins, representing the Brellinger Partnership; and Wayne Waller, Principal at WGW Engineering, LLC (left at 6:40 P.M).

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, MARCH 27, 2017**

The minutes of the Monday, March 27, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Tony Murphy to approve the minutes of the Monday, March 27, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Gene Bergmann abstaining. **MOTION CARRIED.**

#### 4. NEW BUSINESS

##### A. Brellinger Fourth Addition Preliminary Subdivision Plat

Chairman Bill Seibel opened the discussion by referring to the Subdivision of Property Application for Brellinger Fourth Addition Subdivision distributed in the Plan Commission packet and asked if there were any questions or concerns. Building Official Justin Osterhage said at this time there are no issues with approving the Brellinger Fourth Addition Subdivision Preliminary Plat. All in attendance participated in the discussion of the following items: (A) continuation of fourth addition of the Brellinger subdivision with a new plat; (B) plans for the Frost Landing cul-de-sac to be eliminated and the street to be continued; (C) impact of the property's soil reports on basements and the guidelines for basements required by the city; (D) clarification of two detention areas on the Preliminary Drainage Plan; (E) the fourth addition will not have an entrance off Rueck Road; (F) possible future development of adjacent properties; (G) the addition's sidewalks will be five (5) foot; (H) Brellinger has a fifty (50) percent brick and/or stone requirement; and (I) no variances are requested. Bill thanked the guests for participation.

##### MOTION:

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Gene Bergmann to recommend approval of the Brellinger Fourth Addition Preliminary Subdivision Plat. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Gene Bergmann, Tony Murphy and Doug Garner voting yes. MOTION CARRIED

#### 5. OLD BUSINESS

##### A. Zoning Code Discussion

Director of Community Development Emily Fultz began the discussion by explaining a planned activity involving the distributed material which was focused on evaluating uses in the Proposed New District Combining C-1 and C-2, Highway Business District (C-3), Light Industry District (I-1), and Supplemental Regulations – Proposed and Chapter 17.04 Definitions and Rules of Construction. Emily explained the following prior to the activity: (a) the material provided is only a draft; (b) supplemental regulations may need to be added; (c) a proposed new district combining C-1 and C-2 could result in a smaller overlay district which only addressed form, rather than form and use; (d) currently the C-1 is a small area near Route 3 and Main Street with similar permitted uses as C-2, so combining these districts may make sense; and (e) suggestion to rezone Columbia Centre area from C-2 to Highway Business District C-3 due to similar permitted uses.

Emily outlined the activity by referring to the three (3) bulletin boards labeled for each proposed district. The proposed district bulletin boards had cards identifying each of the

permitted uses and special uses for that district. Emily requested the Plan Commissioners use the provided red, green and yellow stickers to indicate their opinion with the following directions:

- yellow sticker – make permitted use a special use
- green sticker – make special use a permitted use
- red sticker – remove use from zoning district

Emily clarified that if you agree with uses as presented, then you do not have to do anything with the stickers, and if there are permitted and special uses that you think should be included then add them to the appropriate bulletin board. The activity lasted approximately twenty minutes with Emily briefly reviewing the activity results.

Following the activity, there was a brief discussion concerning: (i) proposed overlay district only addressing the form regulations of the buildings (such as setbacks and windows requirements for first floor); (ii) potential residential housing in overlay district; and (iii) parking requirements and suggestions for the overlay district.

Emily referred to bulletin board with the following posting of: Business Park 1 District (BP-1), Business Park 2 District (BP-2), Commercial Park District (CP) and Office Park (OP-1). Emily and the Plan Commissioners discussed the background and history of the outlined districts in the I-255 corridor and Fish Lake area, the need for revisions, and mixed use zoning and potential future development strategies for the area.

## **6. STAFF REPORTS**

A. There were no staff reports.

Chairman Bill Seibel is planning on attending the next City Council meeting on Monday, April 17.

Director of Community Development Emily Fultz is planning on attending the next freight study meeting and will provide an update to the Plan Commission. Emily will follow up on a request for an update on the temporary drainage situation in future Country Crossing development.

## **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 Gene Bergmann and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, April 10, 2017 at 7:45 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

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\* Bill Seibel, Chairman

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\* Caren Burggraf, Acting 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.**