

## NOTICE & AGENDA FOR

City of Columbia, Illinois – Plan Commission  
Meeting, Monday, May 11, 2020 at 6:30pm

(Virtual Meeting) Columbia City Hall  
208 South Rapp Avenue  
Columbia, Illinois



1. Call to Order
2. Roll Call & Establish Quorum
3. Approval of Minutes
  - a) March 9, 2020 Plan Commission Minutes \*
4. Public Input
5. Public Hearing\*\*
  - a) Proposed text amendments to the following sections of the Columbia Zoning Code:
    - Section 17.04.030 Definitions
    - Section 17.26.030 Conditions of use (C-1 zoning district)
    - Section 17.56.020 Permitted uses and uses allowed only by special use permit (CP zoning district)
  - b) Proposed special use permit to allow “ancillary entertainment” on property in a C-1 zoning district located at 11604 Bluff Rd. commonly known as Sunset Overlook restaurant
6. New Business
  - a) Election of officers for the period of May 1, 2020 – April 30, 2021
7. Unfinished Business
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

\* Denotes supporting document(s) in agenda packet.

\*\* Denotes Agenda Items to be Tabled to the June 8, 2020 Regular Meeting.

**Next Plan Commission Meeting: June 8, 2019**

NOTE: Pursuant to the Governor’s Executive Order in response to Covid-19 issued March 16, 2020 this meeting will be held virtually utilizing Zoom Meetings. To attend the virtual meeting go to: <https://www.columbiaininois.com/virtual-meetings>.

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, MARCH 9, 2020 IN THE CITY HALL AUDITORIUM

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, March 9, 2020 was called to order by Vice Chairman Tony Murphy at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Vice Chairman Tony Murphy, Commissioners Russell Horsley, Amy Mistler, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum.

Absent: Bill Seibel, Caren Burggraf

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Administrative Assistant Jackie Hausmann.

Administrative Staff Absent: None.

3. APPROVAL OF MINUTES

A. Minutes of the Monday, February 10, 2020 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Garmer and seconded by Commissioner Yochum to approve the minutes of the Monday, February 10, 2020 Plan Commission Meeting as presented and on file at City Hall. On voice vote, all Commissioners present voted yes. MOTION CARRIED.

4. PUBLIC INPUT

None

## 5. PUBLIC HEARING

- A. Consideration of a requested zoning text amendment to add the following as a use permitted only by special use permit in the BP-2 Business Park zoning district: "Kennel, as defined per Section 17.04.030 of the Zoning Code, plus other pet-related ancillary uses such as pet daycare and pet grooming.

Vice Chairman Murphy asked the Plan Commission Members to report ex parte communications regarding this request and if there were any abstentions from voting on the agenda item. There were none. Vice Chairman Murphy declared a quorum of seven (7) Commissioners present for the Public Hearing.

Vice Chairman Murphy called upon Director of Community Development Scott Dunakey to present the staff report. Mr. Dunakey presented the Staff Report, concluding that Staff recommends the requested text amendment be denied/disapproved.

Comments and questions from Plan Commission members followed which include: this area was zoned back when we were expecting to get the Fish Lake interchange, which will not be happening, a dog kennel seems to be a needed business in Columbia and it would be unfortunate to not work something out, agrees that it is a needed business, but the City can't overlook the zoning – allowing this would open the door for more non-compliant businesses requesting additional uses in the BP-2 Business Park zoning district.

Mr. Meyer (Applicant/Owner) of Lucky Dog Lodge gave a presentation noting the proposed property has been sitting empty since 2017. They have looked all around Columbia and found no facilities or open lots in the C-3 zoning district that would fit their needs. Mr. Meyer feels this particular property would be a good choice since it is away from residential areas and is conveniently located for residence of Columbia as well as St. Louis. He is proposing a state of the art, luxurious dog kennel facility for families to bring their dogs. They plan to give the building a face-lift and repair the HVAC system, replace the roof and make repairs to the parking lot. In addition, they will have a 6 foot vinyl fenced-in outdoor play area with artificial turf and artificial shaded areas. Inside the building there will be epoxy floors and non-slip matting, camera system and will install an odor neutralizer/blocker system for fresh air inside of the building. There will be a valet area for pick-up/drop-off. No dog will ever be unattended outside and dogs will be boarded inside at all times. There will be at least one staff member on duty 24 hours a day. They also plan to offer a pick-up and drop-off service. Solid waste will be placed in special bags that reduces bacteria and odor, then placed in a closed, locked gated dumpster and emptied at least twice per week.

## PUBLIC COMMENTS

The following signed up to speak: Katie Flamm.

Comments include: travels to Missouri and O'Fallon, Illinois to board her dogs as there are no good options in our area. There is truly a need for a kennel service that we can trust in Columbia.

Public comments closed at 6:59 p.m.

Follow-up comments and questions from Plan Commission include: believe this type of business is needed and wanted in Columbia, but feel allowing this non-conforming use would open the door for others to expect the same, would like to see something worked out for this proposed business to go into this building that has been sitting vacant, has a hard time voting to deny something that would benefit the community.

### MOTION:

Motion was made by Vice Chairman Murphy and seconded by Commissioner Mistler that the Plan Commission adopt the analysis and recommendation stated in the Staff Report and forward a recommendation of disapproval to the City Council regarding the requested zoning text amendment. On roll call vote, Vice Chairman Murphy, Commissioners Mistler, Garmer, Ingold and Yochum voted yes; Commissioners Horsley and Nobbe voted no. MOTION CARRIED ON A 5-2 VOTE.

### 6. NEW BUSINESS

None

### 7. UNFINISHED BUSINESS

### 8. COMMITTEE REPORTS

None

### 9. STAFF REPORTS & COMMUNICATIONS

A list of future Plan Commission meetings was included in for reference. Three members (Chairman Seibel, Commissioners Burggraf and Horsley) of the current Plan Commission will be resigning in May 2020. We will be looking to replace these members. Mr. Dunakey noted the Architectural Review Board/Street Graphics Committee will be eliminated. The current responsibilities of these members will now be passed on to the Plan Commission. He anticipates some of these current members of the Architectural Review Board/Street Graphics Committee may be willing to join the Plan Commission.

Next Plan Commission Meeting is scheduled for April 13, 2020.

10. ADJOURN

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

MOTION:

Motion was made by Commissioner Horsley and seconded by Commissioner Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, March 9, 2020 at 7:25 P.M. On voice vote, all Commissioners present voted yes. MOTION CARRIED.

UNAPPROVED