

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, JANUARY 20, 2020 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, January 20, 2020 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

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

Absent: Caren Burggraf

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey, City Engineer Chris Smith, Building Official Justin Osterhage and Administrative Assistant Jackie Hausmann.

Administrative Staff Absent: None.

3. APPROVAL OF MINUTES

A. Minutes of the Monday, December 9, 2019 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Doug Garmer and seconded by Commissioner Lauren Nobbe to approve the minutes (with the correct spelling of Horsley) of the Monday, December 9, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Amy Mistler, Tony Murphy, Doug Garmer, Russell Horsley, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

4. PUBLIC INPUT

None

5. PUBLIC HEARING

- A. Request from Southern Illinois Development, LLC to establish a Community Unit Plan Type B (CUP-B) on Parcels #04-23-318-017-000, #04-23-318-018-000, #04-23-318-019-000, and #04-23-400-001-000, generally located northeast of the State Route 3 & 158 interchange.

Chairman Bill Seibel asked the Plan Commission Members to report ex parte communications regarding this request. Commissioner Horsley noted he had received two (2) phone calls regarding the development. He had not received the information packet and told both citizens they were welcome to attend the public hearing to speak. Commissioner Garmer made a site visit and he ran into an acquaintance who expressed concern about the ingress and egress. Both Commissioners did not feel there was any reason why they could not vote.

Chairman Seibel asked the Plan Commissioners if there were any abstentions from voting on the agenda item. There were none. Chairman Seibel declared a quorum of eight (8) Commissioners present for the Public Hearing.

Chairman Seibel called upon Director of Community Development Scott Dunakey to present the staff report. Mr. Dunakey presented the Staff Report, concluding with the staff recommendation of approval, subject to the conditions noted in the Staff Report.

Comments and questions followed which included: common ground #1 noted on map only needs access for maintenance; two streets in Country Crossings were stubbed-out for future development which has already been approved, concerns of using Campbell Street for access, would Hill Castle be a better option for ingress/egress, the spirit of a CUP is to give concessions - going strictly R-4 with 66 lots is a lot of concessions, total number of proposed lots is not much more than a straight R-3, but negotiating a CUP would suggest less lots, concerns of half of the lots fall below median of standard R-3.

Marty Hubbard, property owner and developer noted: In regards to the additional ingress/egress - Mr. Hubbard has rights to a 60 foot right of way to Campbell Street and considered that the most reasonable and safest option. Does not feel Hill Castle is an option.

Chairman Bill Seibel opened the Public Hearing.

PUBLIC COMMENTS

The following signed up to speak in opposition: Connie Morgan, Don Morgan, Lisa Baltz, Randy Baltz, Kathy Stechmesser, Clyde Trexler, Wendy Henke, Mark Harris, Audrey Harris, David Grabe, Lisa Hoppe, Greg Gundman, Shirley Hay, Don Witt, Tessa Witt, Mark Manzonelli, Ken Hoppe, Brad Nothes, Ron Vital, Nancy Vital, Rich Bishop, Matt Klopmeier, Nancy Anderson, David Krysak.

Comments and concerns from Country Crossings residents in opposition include: safety and traffic flow in and out of subdivision, Gilmore Lake Road is narrow, has no shoulder or stripping), getting onto Route 3 is very dangerous especially - at peak morning and evening hours, difficult accelerating in traffic going over 50 mph, unsafe for children in the subdivision with additional traffic, Campbell Road would be a good option, most new homes would not use Campbell Road making it even more dangerous option on Gilmore Lake/Route 3, knew the expansion would be coming with an R-3 lots, would like improvements to infrastructure prior to plan being approved, street width will be changed 36 feet wide in new section - current streets are not that wide and would affect traffic flow in current part of subdivision; would home owners be allowed to exit on Hill Castle Lane, very concerned about Hill Castle Lane as an ingress/egress, many roads are already deteriorating and the additional homes will just make it worse - will there be additional repairs done to the existing streets, developer should be held to original R-3 requirements, small lot size is a concern - 1,600 s.f. seems very big for a small lot, can plan be altered if this developer goes under, feels there should be more requirements on homes needing brick with smaller lot sizes and no brick, lesser zoning would decrease current property owners value - placing negative impact with R-4 lots onto current homeowners so developer can make a profit.

Comments and concerns from Campbell Lane residents: Pulling out onto 158 from Campbell Lane is not safe, many accidents with only 13 homes on the current streets - opening this road to the new subdivision would make it much worse, very hard to get out on 158 as people are exceeding the speed limit and difficult to see, Campbell Lane is not wide enough to accommodate recreational vehicles, etc., would like Plan Commission members and Mr. Hubbard to visit the Campbell Lane and IL158 site and observe themselves, concerned kids from subdivision would trespass in the wooded area while they are target practicing, dangerous for kids playing in the front yard with accidents, would like to be informed when/if the street construction will take place.

The following signed up to speak in favor: Kevin & Dawn Henke

Comments in favor: Everyone knew there would be an addition to Country Crossings, feels Mr. Hubbard is making every effort to blend with what is currently in Country Crossings, residents made a choice to live there, this is a natural progression, feel there is a need for another ingress/egress choice.

Mr. Hubbard was given an opportunity to respond to concerns. He emphasized a traffic study will be done and the homes will be comparable to the existing Country Crossings homes.

Chairman Bill Seibel closed the Public Hearing.

Chairman Seibel opened the deliberation discussion which included the following: Does not have a problem with R-4 size lots north of commercial area, but would like to eliminate some of the R-4 size lots north of Country Crossing, concerned that R-4 lots may not mesh as well with Columbia Crossings current homes, concerns with Campbell Lane, suggest to add an additional condition of Parcel # 0423400001000: Only lots meeting strict R-3 development standards shall be allowed (36 lots north of Country Crossing), it would be ideal to have traffic studies to be done on five (5) options: Gilmore Lake Road, Campbell Lane, Hill Castle (connecting Prairie Run), 158 and one to the east of 158. Studies should be done prior to submitting subdivision plat.

MOTION:

Motion was made by Commissioner Russ Horsley and seconded by Commissioner Amy Mister to adopt the findings stated in the Staff Report and forward a recommendation of approval to the City Council regarding the requested Community Unit Plan Type B, subject to the following conditions listed in the Staff Report with the following addition: Only lots meeting strict R3 development standards shall be allowed on parcel # 04-23-400-001-000. On roll call vote, Commissioners Russ Horsley, Amy Mistler, Bill Seibel, Tony Murphy, voted yes; Commissioners Doug Garmer, Pete Ingold, Lauren Nobbe, Andrea Yochum voted no. **MOTION FAILED ON A 4-4 TIE VOTE**

6. NEW BUSINESS

None

7. OLD BUSINESS

Request from JLP Homes to rezone Parcel #04-15-102-004-000 from A-1 to R5 and establish a Community Unit Plan Type A (CUP-A) on Parcel #04-15-102-004-000 and portions of Parcels #04-15-100-002-000 and #04-15-100-020-000.

Director of Community Development Scott Dunakey gave a brief summary to remind the Plan Commission members of the applicant's request. He also clarified that Plan Commission did have the option to approve the rezoning request for Parcel #04-15-102-004-000, but disapprove the CUP-A request.

Jon Poetker (applicant/developer) expressed to the Plan Commission that he believes there is a demand for affordable senior housing in the community. He has built a similar senior development with twenty homes in Mascoutah and it is very successful.

It is age regulated, maintained and affordable. Higher density is advantages to the seniors since they do not need or want a big yard. Traffic for this new development calculates to 4.5 trips per day per senior residence, compared to a single family residence which typically generate 10 trips per day - higher senior density will actually cause less traffic than a standard R-5. Requirements defining senior housing will be in place to avoid families with children. Drainage will be addressed in preliminary improvement plans and will meet City requirements. Lot 28 will be using the private road. Commissioner Horsley expressed concerns of one-way street and parking. Mr. Poetker noted there would be no parking on the one-way street. Each dwelling would have 4 parking spots; engineering has been checked to confirm roads meet the requirements for emergency vehicles - staff is comfortable with width of street. This development will have sidewalks for walking - leading to the pond with a dock for residents to enjoy. Mr. Poetker guarantees providing a product at an affordable price, and houses that are aesthetically pleasing and meet the brick requirements - something the community can be proud of.

Jane Kohlmer spoke in favor of the senior development, noting there is a lack of options for seniors in this area and is excited about this proposed development. Giving another option to seniors who are selling their older homes, but would like to downsize to something new, affordable and maintenance free. This development would be filling a need in our community.

MOTION:

Motion was made by Commissioner Amy Mistler and seconded by Commissioner Andrea Yochum to adopt the findings and conditions stated in the Staff Report and forward a recommendation of approval to the City Council regarding the requested Community Unit Plan Type A. On roll call vote, all voted yes: Commissioners Russ Horsley, Amy Mistler, Bill Seibel, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe, Andrea Yochum. **MOTION CARRIED 8-0**

8. COMMITTEE REPORTS

None

9. STAFF REPORTS & COMMUNICATIONS

Mr. Dunakey noted the Plan Commission meetings will continue to be scheduled on the second Monday of the month.

10. ADJOURN

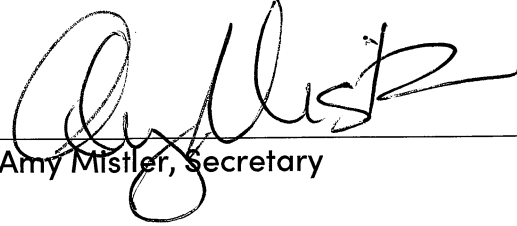
Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Lauren Nobbe and seconded by Commissioner Andrea Yochum to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, January 20, 2020 at 8:55 P.M. On voice vote, all Commissioners present voted yes. **MOTION CARRIED 8-0.**



Bill Seibel, Chairman



Amy Mistler, Secretary



Minutes by Jackie Hausmann, Administrative Assistant