

NOTICE & AGENDA FOR

City of Columbia, Illinois – Plan Commission
Meeting, Monday, July 12, 2021 at 6:30pm

Columbia City Hall Council Chamber
208 South Rapp Avenue
Columbia, Illinois



1. Call to Order
2. Roll Call & Establish Quorum
3. Approval of Minutes
 - a) June 14, 2021 Plan Commission Minutes*
4. Public Comment
5. Public Hearings
 - a) Annexation and R-2 One-family Dwelling District zoning of a 137.97-acre tract of land in unincorporated Monroe and St. Clair Counties for the proposed Timber Rock Estates subdivision*
 - Consideration and action on proposed annexation
 - Consideration and action on proposed R-2 zoning
6. Unfinished Business
7. New Business
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

* Denotes supporting document(s) provided in full agenda packet.

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, JUNE 14, 2021**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, June 14, 2021 was called to order by Vice Chairperson Tony Murphy at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Commissioners Pete Ingold, Tony Murphy, Lauren Nobbe, Will Trowbridge, Andrea Yochum

Absent: Commissioners Hal Hoppe, Beth Kutterer-Sanchez

Quorum Present.

Administrative Staff Present: Scott Dunakey - Director of Community Development, James Mitchell, IT Manager.

3. APPROVAL OF MINUTES

a) Minutes of the Monday, April 12, 2021 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Ingold and seconded by Commissioner Nobbe to approve the minutes of the Monday, April 12, 2021 Plan Commission Meeting as presented. On a roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

4. PUBLIC INPUT – None

5. PUBLIC HEARING

a) Request for approval of an annexation, annexation agreement and R-3 One-family Dwelling District zoning of a 54.06-acre tract of land in unincorporated St. Clair County for the proposed Bluff Ridge Estates subdivision.

Vice Chairperson Murphy called upon Mr. Dunakey to present the staff report. Mr. Dunakey presented the staff report and discussed the findings.

Mr. Dunakey concluded based on the information, analysis and findings of the staff report, staff recommends that the Plan Commission adopt the staff findings and recommend approval of the proposed annexation, annexation agreement and zoning.

There was general discussion and comment from the Commission.

Vice Chairperson Murphy invited the applicant to speak on behalf of the requested action, who declined stating there was nothing to add after the staff presentation.

Vice Chairperson Murphy opened the public hearing and asked for public testimony.

Mr. Jack Whelan was sworn in and provided no testimony, but asked questions about the proposed emergency access and the location of water and sewer mains.

With no further testimony offered, Vice Chairperson Murphy closed the public hearing.

MOTION:

In consideration of the proposed annexation, motion was made by Commissioner Yochum and seconded by Commissioner Ingold that the Plan Commission adopt the findings of the staff report and recommend that the requested annexation be approved. The roll call vote was as follows: Ingold – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. **MOTION CARRIED.**

MOTION:

In consideration of the proposed R-3 zoning, motion was made by Commissioner Nobbe and seconded by Commissioner Yochum that the Plan Commission adopt the findings of the Staff Report and recommend that the requested R-3 One-family Dwelling District zoning be approved. The roll call vote was as follows: Ingold – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. **MOTION CARRIED.**

MOTION:

In consideration of the proposed annexation agreement, motion was made by Commissioner Yochum and seconded by Commissioner Nobbe that the Plan Commission adopt the findings of the Staff Report and recommend that the requested annexation agreement be approved. The roll call vote was as follows: Ingold – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. **MOTION CARRIED.**

6. UNFINISHED BUSINESS

- a) **Reconsideration of the preliminary subdivision plat for the proposed Ogle Estates subdivision, originally recommended for approval by the Plan Commission on December 14, 2020.**

Vice Chairperson Murphy called upon Mr. Dunakey to present the staff report. Mr. Dunakey presented the staff report and discussed the findings.

There was general discussion and comment from the Commission.

Vice Chairperson Murphy invited the applicant to speak. The applicant declined stating there was nothing further to add.

MOTION:

Motion was made by Commissioner Nobbe and seconded by Commissioner Trowbridge that the Plan Commission adopt the findings of the Staff Report and recommend that the preliminary plat be approved subject to the following condition:

City staff shall not forward the preliminary plat for City Council consideration until the applicant provides an executed copy of the Lake Maintenance Agreement.

The roll call vote was as follows: Ingold – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. **MOTION CARRIED.**

- b) **Receive and discuss Plan Commission feedback on draft Sign Code update.**

Vice Chairperson Murphy called upon Mr. Dunakey for comments on the update. Mr. Dunakey stated that if the Commission has no feedback that he would prepare a draft ordinance for Commission consideration at a future meeting.

7. NEW BUSINESS

- a) **Election of Plan Commission officers for the fiscal year commencing May 1, 2021 and ending April 30, 2022.**

A slate of officers was nominated as follows: Will Trowbridge as Chairperson, Tony Murphy as Vice Chairperson and Lauren Nobbe as Secretary.

Vice Chairperson Murphy closed the nominations.

MOTION:

Motion was made by Commissioner Yochum and seconded by Commissioner Ingold that the Plan Commission elect the nominated slate of Plan Commission Officers for the current fiscal year ending April 30, 2022.

The roll call vote was as follows: Ingold – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. **MOTION CARRIED.**

Vice Chairperson Murphy passed the gavel to new Chairman Trowbridge, who assumed the role of presiding officer in conducting the meeting.

8. **COMMITTEE REPORTS** - None

9. **STAFF REPORTS & COMMUNICATIONS**

Mr. Dunakey distributed a form for Commissioners to provide their name and email address to begin receiving City-issued pay stubs via email. He also advised the Commission of their new pay rates proposed for approval.

10. **ADJOURN**

With no further business, Chairman Trowbridge entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Ingold and seconded by Commissioner Nobbe to adjourn the meeting. On a voice vote, all Commissioners present voted yes. **MOTION CARRIED.**

The meeting adjourned at 7:42 P.M.