

NOTICE & AGENDA FOR

City of Columbia, Illinois – Plan Commission
Meeting, Monday, November 8, 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) October 12, 2021 Plan Commission Minutes*
4. Public Comment
5. Public Hearings
 - a) Request for a sign variance to Sections 15.44.100 and 15.44.190 of the Columbia Sign Code to allow a total sign area of 126 square feet and to allow three (3) exterior signs on Route 3 street frontage at 200 Admiral Trost Road (BJC Medical Group).*
6. Unfinished Business
 - a) Preliminary subdivision approval of Bluff Ridge Estates located on the east side of Rueck Rd. at the terminus of Rueck Pkwy.*
7. New Business
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

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

Next regular meeting scheduled for December 13, 2021

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD TUESDAY, OCTOBER 12, 2021

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Tuesday, October 12, 2021 was called to order by Chairperson Will Trowbridge at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Commissioners Pete Ingold, Matt Klopmeier, Beth Kutterer-Sanchez, Lauren Nobbe, Will Trowbridge, Andrea Yochum

Absent: Commissioner Tony Murphy

Quorum Present

Administrative Staff Present: Scott Dunakey - Director of Community Development, Connie Maness, Community Development Assistant, Kelly Mathews, Deputy Clerk

3. APPROVAL OF MINUTES

a) Minutes of the Monday, August 9, 2021 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Nobbe and seconded by Commissioner Kutterer-Sanchez to approve the minutes of the Monday, August 9, 2021 Plan Commission Meeting as presented. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Kutterer-Sanchez – yes; Nobbe – yes; Trowbridge – yes; Yochum - abstained.

MOTION CARRIED.

4. PUBLIC COMMENT – None

5. PUBLIC HEARING – None

6. UNFINISHED BUSINESS - None

7. NEW BUSINESS

- a) Annexation and zoning of two unaddressed parcels located on the west side of Bluffside Road north of Cherry Street

Mr. Dunakey presented the staff report and discussed the analysis, findings and recommendation.

MOTION:

Motion was made by Commissioner Kutterer-Sanchez and seconded by Commissioner Yochum that the Plan Commission adopt the staff findings and recommend that the City Council annex the subject parcels under the A-1 Agricultural District zoning designation. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Kutterer-Sanchez – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes.

MOTION CARRIED.

- b) Preliminary subdivision approval of Bluff Ridge Estates located on the east side of Rueck Road at the terminus of Rueck Parkway

Mr. Dunakey gave a brief overview of the development process and where this application is in that process. He then presented the staff report and discussed the analysis and findings. He stated that staff has revised their recommendation and was asking that the commission table action on this item until the November regular meeting to give them time to address issues related to the Rueck Road and Rueck Parkway rights-of-way, non-compliant lot size, other minor issues and any issues raised by the public comment.

The following individuals spoke for the applicant –

Thomas Reid, Wildoak, LLC
Marsha Maller, TWM, Inc

The following individuals spoke regarding the application –

Dennis Brand
Jeff Gruening
Doug DeWilde
Bob Pozniak
Pete Heutel
Leslie Heutel
Susan White
Dennis Goode

Most comments expressed concern about the R-3 zoning, storm drainage/flooding, street improvements, and development plans for the applicant's adjacent properties.

Chairman Trowbridge closed the public portion of the meeting.

MOTION:

Motion was made by Commissioner Nobbe and seconded by Commissioner Kutterer-Sanchez to table the discussion and decision on this item until the next regular meeting of the Plan Commission in November. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Kutterer-Sanchez – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. MOTION CARRIED.

8. COMMITTEE REPORTS - None

9. STAFF REPORTS & COMMUNICATIONS

Mr. Dunakey reminded everyone that the online engagement portal for the Comprehensive Plan is columbiaconversations.com and the city welcomes input on the Comprehensive Plan.

10. ADJOURN

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

MOTION:

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

The meeting adjourned at 8:20 P.M.