

NOTICE & AGENDA FOR  
City of Columbia, Illinois – Plan Commission  
Meeting, Monday, November 14, 2022 at  
6:30pm  
Columbia City Hall  
208 South Rapp Avenue  
Columbia, Illinois



1. Call to Order
2. Roll Call & Establish Quorum
3. Approval of Minutes
  - a) October 11, 2022 Plan Commission Minutes\*
4. Public Comment
5. Public Hearings
  - a) Special Use Permit from Enterprise Holdings, Inc to allow a car rental and leasing business at 306 Southport Drive, in the CP Commercial Park zoning district.\*
6. Unfinished Business (None)
7. New Business
  - a) Architectural Review for Top Quality Holdings, LLC – 302-314 Southport Drive.\*
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

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

Next regular meeting scheduled for December 12, 2022

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD TUESDAY, OCTOBER 11, 2022

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Tuesday, October 11, 2022 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 Matt Klopmeier, Beth Kutterer-Sanchez, Tony Murphy, Will Trowbridge, Dave Hardin

Absent: Commissioner Pete Ingold, Lauren Nobbe, Andrea Yochum

Quorum Present

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

3. APPROVAL OF MINUTES

a) Minutes of the Tuesday, August 8, 2022 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Klopmeier and seconded by Commissioner Hardin to approve the minutes of the Tuesday, August 8, 2022 Plan Commission Meeting as presented. On a voice vote, all Commissioners present voted yes. MOTION CARRIED.

4. PUBLIC COMMENT – None

5. PUBLIC HEARINGS

a. Request from Chris Kalbfleisch for a special use permit to allow a self-storage facility at 124 Southwoods Drive, in the C-3 Highway Business zoning district.

Applicant Chris Kalbfleisch presented the request, providing details about the proposed use and the unique conditions that have hampered previous efforts to develop the subject property.

Chairperson Trowbridge opened the public hearing. With no individuals offering testimony, the hearing was closed.

Mr. Dunakey presented the staff report with discussion of the staff analysis and findings.

MOTION:

Motion was made by Commissioner Kutterer-Sanchez and seconded by Chairperson Trowbridge to adopt the staff report's findings of approval and recommend that the Special Use Permit be approved. The roll call vote was as follows: Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Trowbridge – yes; Hardin – yes. MOTION CARRIED.

6. UNFINISHED BUSINESS - None
7. NEW BUSINESS – None
8. COMMITTEE REPORTS – None
9. STAFF REPORTS & COMMUNICATIONS

Mr. Dunakey briefly discussed recent issues with the email distribution of agendas and packets.

10. ADJOURN

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

MOTION:

Motion was made by Commissioner Kutterer-Sanchez, and seconded by Chairperson Trowbridge to adjourn the meeting. On a voice vote, all Commissioners present voted yes. MOTION CARRIED.

The meeting adjourned at 7:00 P.M.