

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, JULY 11, 2022

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, July 11, 2022 was called to order by Chairperson Will Trowbridge at 6:31 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Commissioners Pete Ingold, Matt Klopmeyer, Tony Murphy, Lauren Nobbe, Will Trowbridge, Andrea Yochum, Dave Hardin

Absent: Commissioner Beth Kutterer-Sanchez

Quorum Present

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

Chairperson Trowbridge announced that item 5b, the public hearing for the annexation, annexation agreement and A-1 Agricultural District zoning of the property located at 1439 Centerville Road has been tabled and would not be discussed tonight.

3. APPROVAL OF MINUTES

a) Minutes of the Monday, June 13, 2022 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Yochum and seconded by Commissioner Klopmeyer to approve the minutes of the Tuesday, June 13, 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 MKSK Holdings I, LLC for a Special Use Permit to allow a fast food restaurant with drive-thru services at 150 Veterans Parkway, located in the C-2 district.

Mr. Dunakey presented the staff report and discussed the analysis, informing the Commission that the restaurant is a permitted use, only the drive-thru requires a special use permit.

The following individuals testified for the applicant:

Cas Shepard
Mark Kidd

The following individuals were sworn in by Chairperson Trowbridge and spoke regarding the application:

Adelene Wilson, who expressed concerns about lighting
Andrew Bauer, who asked if there would be delivery and expressed concerns about traffic.

Chairperson Trowbridge closed the public hearing portion of the meeting.

MOTION:

Motion was made by Chairperson Trowbridge and seconded by Commissioner Yochum to adopt the analysis and findings of the staff report and recommend approval subject to the following: A) completion of a traffic study; B) additional screening along the north property line. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes; Hardin – yes. **MOTION CARRIED.**

- c. Request to rezone two (2) City-owned parcels located at 110 and 118 W. Sand Bank Rd. from I-1 Light Industrial District to C-3 Highway Business District.

Mr. Dunakey informed the Commission that they have already recommended approval of the rezoning, and there was no action needed other than conducting the public hearing.

There was no one present to testify regarding the application.

6. **UNFINISHED BUSINESS** - None
7. **NEW BUSINESS** - None
8. **COMMITTEE REPORTS** - None

9. STAFF REPORTS & COMMUNICATIONS

Mr. Dunakey gave a brief update of the status on the Comprehensive Plan and stated that the Steering Committee would be meeting on Thursday.

10. ADJOURN

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

MOTION:

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

The meeting adjourned at 7:16 P.M.

APPROVED