

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, JANUARY 10, 2022

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, January 10, 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 Pete Ingold, Matt Klopmeier, Beth Kutterer-Sanchez, Tony Murphy, Will Trowbridge

Absent: Commissioner Lauren Nobbe, Andrea Yochum

Quorum Present

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

3. APPROVAL OF MINUTES

a) Minutes of the Tuesday, November 8, 2021 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Ingold and seconded by Commissioner Murphy to approve the minutes of the Tuesday, November 8, 2021 Plan Commission Meeting as presented. The roll call vote was as follows: Ingold - yes; Klopmeier - yes; Kutterer-Sanchez - yes; Murphy - yes; Trowbridge - yes. MOTION CARRIED.

4. PUBLIC COMMENT - None

5. PUBLIC HEARING

a) Request for a sign variance to sign variance to 15.44.190.J.2. (Sign Coverage) and 15.44.190.J.12.c. (Setback) of the Columbia Sign Code to allow an electronic message center on a freestanding sign over the

percentage allowed and closer to the property line than allowed at 531 Old State Rt 3 (Top Shooters).

The following individuals presented for the applicant –

Bob Sale, DE Signs
Tim Wheeler, Owner, Top Shooters

The public hearing was opened at 6:36 p.m.

The following individual testified during the public hearing portion of the meeting:

James Mitchell, a nearby homeowner, expressed concern about the negative cumulative impacts of light pollution from commercial development in the vicinity.

The public hearing was closed at 6:40 p.m.

Mr. Dunakey presented the staff report and analysis.

Chairperson Trowbridge opened Commission deliberations, which focused on weighing the evidence presented against the required standards of sign variance approval.

MOTION:

Motion was made by Commissioner Kutterer-Sanchez and seconded by Commissioner Murphy that the Plan Commission, acting in its capacity as the Street Graphics Advisory Committee, hereby adopt a finding that the evidence presented satisfies the 4 standards of approval; and recommend conditional approval of the requested variances subject to submittal of a site plan or survey plat, prepared by a professional surveyor licensed to practice in Illinois, accurately demonstrating compliance with all applicable locational requirements for EMC signs. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Trowbridge – yes. MOTION CARRIED.

6. UNFINISHED BUSINESS - None

7. NEW BUSINESS

a) Architectural Review for Carstar at 1845 Ghent Road.

The following individual presented for the applicant –

Mike Schneider, Quadrant Design

Chairperson Trowbridge invited public comment, with no attendees wishing to offer testimony.

Mr. Dunakey presented the staff report with analysis.

Chairperson Trowbridge asked for staff questions and Commission deliberations.

MOTION:

Motion was made by Commissioner Klopmeier and seconded by Commissioner Kutterer-Sanchez that the Plan Commission, acting in its capacity as Architectural Review Board, recommend granting authorization to use architectural masonry units and EIFS, as allowed per the Building Code, in substitution of the required exterior wall materials. The roll call vote was as follows: Ingold – yes; Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Trowbridge – yes. MOTION CARRIED.

8. COMMITTEE REPORTS - None

9. STAFF REPORTS & COMMUNICATIONS

Mr. Dunakey reminded the Commission to add the Community Development staff to their emails so that future Plan Commission correspondence would not go to their junk mail folder.

10. ADJOURN

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

MOTION:

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

The meeting adjourned at 7:15 P.M.