

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, FEBRUARY 13, 2023

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, February 13, 2023 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 Matt Klopmeyer, Beth Kutterer-Sanchez, Tony Murphy, Lauren Nobbe, Andrea Yochum, Dave Hardin

Absent: Pete Ingold, Will Trowbridge

Quorum Present

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

3. APPROVAL OF MINUTES

a) Minutes of the Monday, January 9, 2023 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Klopmeyer and seconded by Commissioner Kutterer-Sanchez to approve the minutes of the Monday, January 9, 2023 Plan Commission Meeting as presented. On a voice vote, all Commissioners present voted yes.

MOTION CARRIED.

4. PUBLIC COMMENT - None

5. PUBLIC HEARINGS

a) Public hearing to consider text amendments to Section 17.42, Additional Height, Area and Yard Regulations, and Section 17.40, Special Uses, of the Zoning Code to establish regulations for the installation and use of solar energy systems.

Mr. Dunakey presented the staff report and discussed the draft regulations.

Vice-Chairman Murphy opened the public hearing. There was no one present to speak during the public hearing. Vice-Chairman Murphy closed the public hearing.

MOTION:

Motion was made by Commissioner Kutterer-Sanchez and seconded by Commissioner Hardin that the Plan Commission recommend approving the Solar Energy System Regulations as an amendment to Chapter 17.42 of the Zoning Code, as submitted, plus Subsection F.3.g.v., to incorporate required financial assurance of commercial facility decommissioning, per the City Attorney's request. The roll call vote was as follows: Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Nobbe – yes; Yochum – yes; Hardin – yes. MOTION CARRIED.

6. UNFINISHED BUSINESS - None

7. NEW BUSINESS

a. Architectural Review for Top Quality Holdings at 302-314 Southport Drive.

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

The following individual spoke regarding the request –

Mr. Chris Kalbfleisch – Top Quality Holdings, who requested to amend the application to include a pre-engineered wood product and had a sample to show the Commission.

MOTION:

Motion was made by Commissioner Nobbe and seconded by Commissioner Kutterer-Sanchez that the Plan Commission, acting in its capacity as Architectural Review Board, recommend approving the request to allow fiber cement board lap siding and pre-engineered wood to be used in combination with a mix of allowed exterior materials. The roll call vote was as follows: Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Nobbe – yes; Yochum – yes; Hardin – yes. MOTION CARRIED.

b. Architectural Review for Steve Wiechert at 318 North Main Street.

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

The applicant presented the request and responded to questions.

MOTION:

Motion was made by Commissioner Kutterer-Sanchez and seconded by Commissioner Nobbe that the Plan Commission, acting in its capacity as Architectural Review Board, recommend approving the request to allow pre-finished engineered wood lap siding to be used as an exterior wall material. The roll call vote was as follows: Klopmeier – yes; Kutterer-Sanchez – yes; Murphy – yes; Nobbe – yes; Yochum – yes; Hardin – yes. MOTION CARRIED.

8. DRAFT COMPREHENSIVE PLAN REVIEW SESSION #1 - Volumes 1, 5, 6, 7, 9 and part of Volume 2.

Mr. Dunakey presented the staff report and received comments on the first draft of comprehensive plan content, as follows:

- Community Profile (Volume 1): Existing conditions and historic trends.
- Growth & Development (part 1 of Volume 2): Constraints and opportunities, neighborhoods and housing.
- Parks & Recreation (Volume 5): Park and trail system plan, capital improvements.
- Quality of Life (Volume 6): Historic and cultural resources, educational resources, public safety, community health.
- Economic Development (Volume 7): Jobs and workforce, community partnerships, business attraction/retention, tourism.
- Engagement Process (Volume 9): Comprehensive plan engagement process, engagement results summary.

9. COMMITTEE REPORTS – None

10. STAFF REPORTS & COMMUNICATIONS – None

11. ADJOURN

With no further business, Vice-Chairperson Murphy entertained a motion to adjourn.

MOTION:

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

The meeting adjourned at 8:37 P.M.