

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, JULY 12, 2021

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, July 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 Matt Klopmeier, Beth Kutterer-Sanchez, Tony Murphy, Lauren Nobbe, Will Trowbridge, Andrea Yochum

Absent: Commissioner Pete Ingold

Quorum Present.

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

3. APPROVAL OF MINUTES

a) Minutes of the Monday, June 14, 2021 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Yochum and seconded by Commissioner Klopmeier to approve the minutes of the Monday, June 14, 2021 Plan Commission Meeting as presented. On a roll call vote, all Commissioners present voted yes. MOTION CARRIED.

4. PUBLIC COMMENT – None

5. PUBLIC HEARING

a) Request for approval of an annexation and R-2 One-family Dwelling District zoning of a 137.97-acre tract of land in unincorporated Monroe and St. Clair Counties for the proposed Timber Rock Estates subdivision.

Chairperson Trowbridge called upon Mr. Dunakey to present the staff report. Mr. Dunakey presented the staff report and discussed the findings.

Mr. Dunakey concluded based on the information, analysis and findings of the staff report, staff recommends that the Plan Commission adopt the staff findings and recommend approval of the proposed annexation and zoning.

There was general discussion and comment from the Commission.

Chairperson Trowbridge invited the applicant to speak on behalf of the requested action, who stated he had nothing to add but would answer any questions.

Chairperson Trowbridge opened the public hearing and asked for public testimony.

Mr. Justin Roy, Highway Commissioner of Sugar Loaf Township, was sworn in and asked that he be notified sooner of public hearings and would also like to be notified when the application was approved. He also asked about the future possibility of city water service availability to current residents along Columbia Quarry Road. He also discussed the pond that overflows and the culvert that freezes in the winter and runs over the road. Mr. Dunakey offered to arrange a meeting with appropriate City staff to coordinate with Mr. Roy on road maintenance and future growth concerns.

Mr. Paul Evans, attorney for adjacent property owner Rockhouse, LLC, was sworn in and stated that his clients were concerned about drainage issues and asked that adequate control of water runoff be required, indicating that downstream properties are only required to accept stormwater from upstream properties under undeveloped conditions. He said that there was a berm that was installed several years ago that is failing. Mr. Dunakey inquired if there were specific requests regarding drainage. Mr. Evans responded that the intent was to enter his client's concerns into the record. Mr. Dunakey indicated that the developer's engineer was in attendance and would note the concerns, and further offered to review the preliminary plat with his clients prior to Plan Commission consideration. Mr. Evans then said to work directly with his client through Mr. Armin Weilbacher as the representative of Rockhouse, LLC.

With no further testimony, Chairperson Trowbridge closed the public hearing.

**MOTION:**

Motion was made by Commissioner Kutterer-Sanchez and seconded by Commissioner Yochum that the Plan Commission adopt the staff findings and recommend approval of the requested annexation and R-2 zoning of the subject property. The roll call vote was as follows: Klopmeier – yes; Kutterer-Sanchez – yes;

Murphy – yes; Nobbe – yes; Trowbridge – yes; Yochum – yes. MOTION CARRIED.

Mr. Dunakey informed the Commission that this item will go to the City Council next Monday, July 19<sup>th</sup> for presentation and discussion and then on August 2<sup>nd</sup> for consideration of approval.

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

Mr. Dunakey welcomed newly appointed Commissioner Klopmeier and informed the Commission of the resignation of Commissioner Hoppe. He also stated that the mayor has three applications for Commissioners and he knows of two other people who have expressed interest, so there should be a full board in the near future.

10. ADJOURN

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

MOTION:

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

The meeting adjourned at 7:06 P.M.