

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
AUGUST 13, 2018 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, August 13, 2018 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Tony Murphy and Doug Garmer.

Absent: Plan Commissioner Amy Mistler.

Quorum Present.

Administrative Staff Present: Building Official Justin Osterhage, Director of Community Development Scott Dunakey and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Bill Berthold, engineer from Frontenac Engineering representing JIH Trucking, Juso and Inesa Hodzic, owners of JIH Trucking.

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, JULY 9, 2018

The minutes of the Monday, July 9, 2018 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Doug Garmer and seconded by Commissioner Caren Burggraf to approve the minutes of the Monday, July 9, 2018 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

4. NEW BUSINESS

A. Special Use Permit Request – JIH Trucking, LLC – 1931 Westgate Drive

Chairman Seibel opened the discussion by welcoming Juso and Inesa Hodzic, the owners

of JIH Trucking and Bill Berthold, engineer from Frontenac Engineering representing JIH Trucking. Mr. Berthold provided a brief description, explaining Mr. and Mrs. Hodzic are requesting a special use permit and variances for JIH Trucking Company to be located at 1931 Westgate Drive (property under contract) and referred to the site development plan handout distributed, Lot 2 of a Re-Subdivision of Lot 7 of East Gate South – West 2. Mr. Berthold briefly explained the following: (a) description of location lot site, entrance off Westgate Drive into a concrete parking lot for office building and shop with the remainder of the property being used for tractor trailer storage; (b) proposed fencing surrounding the property would be 8 (eight) foot chain link fence with privacy slats; (c) typical hours of operation would be Monday through Friday from 7 A.M. to 6 P.M., with possible tractor trailer drop off times no later than 9 P.M; (d) JIH currently has 10 (ten) trucks and trailers with future plans to grow their business; and (e) their original plan to request the variance for lighting is being withdrawn, since they plan to light the tractor trailer storage parking lot. Building Official Justin Osterhage reviewed the special use permit and outlined the three variances applications requested:

1. Section 17.44.020 (G) - Surfacing and Maintenance – variance request to provide gravel parking for tractor trailer storage parking lot. Mr. Berthold clarified original variance request indicated gravel, but owners now plan on using recycled asphalt.
2. Section 17.54.140 – Parking and loading areas – lighting – variance request to not light the semi-trailer parking area. Mr. Berthold clarified this variance request is to be withdrawn.
3. Section 17.54.030 A-2 (B) (12) – Other development standards – variance request to not provide curbing around tractor trailer storage parking lot. Mr. Berthold explained there would be curbing around the office space, however, no curbing plans for the tractor trailer storage lot (wheel stops will be used on the lot).

There was a brief discussion including the following: (1) the proposed fencing will not need a variance since it will be opaque; (2) currently JIH Trucking is located in South St. Louis County; (3) heavy equipment will be utilized/stored at the site to reposition loads; (4) materials will not be stored, loaded or unloaded at the storage lot; (5) recreational vehicles, such as boats and campers, will also be stored at the site; (6) owners selected Columbia for proposed business site since it is a convenient location centrally located for truck drivers; (7) development already has retention built into the site (up to 65% can be developed as impervious), this site will be approximately 60% developed; (8) the storm water surface flow will be shed on the front and back property lines, with slight ridge in the center of the property with little grading necessary; (9) clarification of the construction pavement detail with new plan for substituting recycled asphalt in place of the crushed limestone with same compacted subbase (reference to illustration of Typical Gravel Pavement Section (left hand corner) on site development plan); (10) potential benefits of use of recycled asphalt are dust control with some compaction over time; (11) other businesses in the area near the site currently only have curbing to the entrances of the business, not in the parking lot areas; (12) the tractor trailer storage lot will not be used as an overnight resting facility; (13) JIH Trucking do not transport hazardous waste; (14) the plans for the shop located on the site will be to complete minor mechanical adjustments;

and (15) since the lighting variance has been withdrawn, a light intensity plan will be required for the site. Chairman Seibel thanked the guests for attending and asked if there were any further concerns or questions. There were none.

A. **MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Commissioner Virgil Mueller to recommend approval of the Special Use Permit application for JIH Trucking for 1931 Westgate Drive in Columbia, Illinois, subject to approval of the two variances requested: 1.) curbing and 2.) surface using recycled asphalt, in lieu of gravel. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Tony Murphy, Karin Callis and Doug Garmer voted yes. **MOTION CARRIED.**

5. **OLD BUSINESS**

A. None.

6. **STAFF REPORTS**

A. Director of Community Development Scott Dunakey stated the final draft of the subdivision regulations and the site plan regulations are completed and to be reviewed in the near future.

7. **PUBLIC INPUT**

A. None.

8. **MEETING ADJOURNED**

Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Doug Garmer and seconded by Commissioner Tony Murphy to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, August 13, 2018 at 7:22 P.M. On roll call vote, all Commissioners present voted yes.

MOTION CARRIED.

* Bill Seibel, Chairman

* Karin Callis, Acting Secretary

* Minutes by Sandy Garmer, Accounting/Clerical Assistant

* Approved and signed copies are available in the Clerk's Office.