

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 24, 2018 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, September 24, 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, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer.

Absent: Plan Commissioner Virgil Mueller.

Quorum Present.

Administrative Staff Present: Building Official Justin Osterhage and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Salle Plunkett and Dustin Row, representing the Main Street Abbey Development.

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, SEPTEMBER 10, 2018

The minutes of the Monday, September 10, 2018 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Caren Burggraf and seconded by Commissioner Doug Garmer to approve the minutes of the Monday, September 10, 2018 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with the exception of Commissioner Amy Mistler abstaining. **MOTION CARRIED.**

4. NEW BUSINESS

A. Main Street Abbey – Amendment Mixed-Use Development Plan

Chairman Seibel welcomed Salle Plunkett and Dustin Row, representing the Main Street Abbey Development, and explained the reason for the discussion is the amendment of the

approved mixed-use development plan with the proposed addition of an outdoor facility. Dustin Row, the Event Manager of the Main Street Abbey, addressed the Plan Commissioners covering the following items related to the proposed outdoor facility: (a.) the Abbey has over seventy (70) wedding events scheduled and has successfully hosted over seventeen (17) events; (b.) the majority of the wedding related events scheduled at the Abbey are booking both the wedding and reception immediately following, which presents a challenge to change the venue from the wedding layout to the reception layout in a timely manner; (c.) the proposed outdoor facility would provide a venue for the guests to go to following the wedding for refreshments while the reception is being set up; (d.) the original plan was to construct a concrete pad covered with a permanent outside tent for this purpose; (e.) the proposed outdoor patio would provide a more cost effective, permanent solution than the concrete pad and tents; (f.) the proposed pavilion could be used in all types of weather since it would have side walls (that could be rolled down) and it can be heated; (g.) the proposed outdoor facility would provide another venue for smaller events; (h.) there will be restrooms and storage in the outdoor facility; (i.) temporary flooring will be constructed for scheduled outdoor events through the October 14, 2018 weekend; and (j.) the proposed outdoor facility is planned to be constructed after Thanksgiving and completed before Christmas, 2018.

There was a lengthy discussion following Dustin's presentation, in which all in attendance participated, which included items: (i.) whether the outdoor facility is required to be fenced in; (ii.) appearance and types of fencing options; (iii.) various options to be used as a barrier, other than fencing, such as landscaping and/or shrubbery; (iv.) the capacity of the proposed outdoor facility - which is approximately one hundred and twenty (120) people with tables and chairs and two hundred and fifty (250) people without tables and chairs; (v.) review of the location of fencing on final site development plan; (vi.) safety and accessibility concerns if fence or barrier is not required; (vii.) review of setback lines on final site development plan; and (viii.) fence or barrier would assist the direction and flow of pedestrians from Main to Madison Street.

Building Official Justin Osterhage addressed the issues above explaining Main Street Abbey is a mixed-use development within C-2 General Business District and approval of the development plan is "as a whole". The C-2 district regulations require an outside facility be totally enclosed or fenced in, but since Main Street Abbey is a mixed-use overlay district, the amendment can be approved without a fence. It was the consensus of the Plan Commissioners to review the proposed barrier options based on a set timeline from the final inspection date of the constructed outdoor facility.

A. **MOTION:**

It was moved by Commissioner Karin Callis and seconded by Commissioner Doug Garmer to recommend approval of the revised final site development plan allowing the construction of the Abbey Outdoor Pavilion with a proposal for barriers to be delivered within sixty (60) days after completion of the construction of the pavilion. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Caren Burggraf, Karin Callis, Amy Mistler, Tony Murphy and Doug Garmer voted yes. **MOTION CARRIED.**

5. **OLD BUSINESS**

A. None.

6. **STAFF REPORTS**

A. None.

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 Amy Mistler to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, September 24, 2018 at 7:25 P.M. On roll call vote, all Commissioners present voted yes.

MOTION CARRIED.

* Bill Seibel, Chairman

* Amy Mistler, Secretary

*Minutes by Sandy Garmer, Accounting/Clerical Assistant

*Copies of the approved signed minutes are available in the Clerk's Office