

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
FEBRUARY 11, 2019 IN THE CITY HALL AUDITORIUM**

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**1. CALL TO ORDER**

The Plan Commission meeting of the City of Columbia, Illinois held Monday, February 11, 2019 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: Commissioner Amy Mistler.

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Accounting/Clerical Assistant Sandy Garmer.

Administrative Staff Absent: None.

Guests present: Kathy Sainz, representing Main Street Abbey, Paul Galenski, Bruce Freeland, Tim DeWald and Kris Brower.

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, JANUARY 28, 2019**

The minutes of the Monday, January 28, 2019 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Caren Burggraf and seconded by Commissioner Virgil Mueller to approve the minutes of the Monday, January 28, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Tony Murphy and Doug Garmer voted yes. **MOTION CARRIED.**

**4. NEW BUSINESS**

A. None.

## 5. OLD BUSINESS

### A. Main Street Abbey – Seasonal Enclosure Landscaping Plan

Chairman Bill Seibel opened the meeting and referred to the supporting materials for the Final Site Development Plan of Main Street Abbey, the proposed landscape plans surrounding the outdoor pavilion and a Memorandum dated February 6, 2019, which is a follow-up to the September 24, 2018, Plan Commission discussion. Chairman Seibel reminded the Plan Commissioners at the conclusion of the September 24<sup>th</sup> meeting discussion, it was the consensus to review the proposed barrier for approval upon completion of construction of the outdoor pavilion.

Kathy Seinz, representing Main Street Abbey, was introduced and welcomed by Chairman Seibel. Commissioner Karen Callis began the discussion, stating she feels strongly a fence is needed since there is no physical barrier keeping people in or out of an event hosted at Main Street Abbey. Commissioner Callis questioned why a fence was not included in the proposed plan since the original plan had indicated a fence around the entire development site. Director of Community Development Scott Dunakey explained since this is a mixed-use development the applicant is allowed to present their own tailored development plan to meet their vision, and a fence is not a requirement. All present participated in the discussion which included the following questions, concerns, opinions and comments:

- concern about the appearance of a fence
- landscaping plan with the use of berms as a vegetation barrier
- is landscaping considered a barrier?
- the presented landscaping plan is aesthetically pleasing
- potential safety concerns with venue attendees and close proximity to the streets
- in the future there will be crosswalks at the corner of Main and East Madison Street
- was the previous fence or enclosure discussion related to the potential of serving of alcohol?
- previous discussion left the proposed barrier options open
- the presented plan gives the appearance of a boundary and defines the space
- ultimately it is the choice of the people selecting the venue and whether it meets their needs

Following the discussion, Mr. Dunakey concluded city staff agrees the proposed plan does meet the definition of enclosure, and it requires approval from the Plan Commission since it is an amendment to the final development plan.

### A. MOTION:

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Tony Murphy to recommend approval of Main Street Abbey Seasonal Enclosure Landscape Plan. On roll call vote, Chairman Bill Seibel and Commissioners Russell Horsley,

Virgil Mueller, Caren Burggraf, Tony Murphy and Doug Garmer voted yes.  
Commissioner Karen Callis voted no. **MOTION CARRIED.**

6. **STAFF REPORTS**

A. Following the Public Input, Mr. Dunakey updated the Plan Commission on the pending Public Hearing to be held before the Plan Commission on Monday, March 11, 2019, at 6:30 P.M., to consider a request from Sunset Overlook owners for a zoning map amendment (rezoning) from the current zoning of C-1 Neighborhood Business District with a Historic Preservation (HP) Overlay District to C-2 General Commercial District in conjunction with the current HP Overlay District. Mr. Dunakey distributed a Memorandum dated February 9, 2019, regarding Ex Parte Communications for the Plan Commissioners review.

7. **PUBLIC INPUT**

A. Kris Brower briefly addressed the Plan Commission and began by introducing herself as a Columbia resident who lives close to Sunset Overlook. Speaking as a representative of concerned neighbors, Ms. Brower referenced the recently filed request for a zoning map amendment from the owners of Sunset Overlook and provided her group's opposition to the request.

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 Chairman Bill Seibel to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, February 11, 2019 at 7:14 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

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\* Bill Seibel, Chairman

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\* Karin Callis, Acting Secretary

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\* Minutes by Sandy Garmer, Accounting/Clerical Assistant

\*Signed and approved minutes are available in the Clerk's Office