

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, DECEMBER 9, 2019 IN THE CITY HALL AUDITORIUM**

**1. CALL TO ORDER**

The Plan Commission meeting of the City of Columbia, Illinois held Monday, December 9, 2019 was called to order by Chairman Bill Seibel at 6:35 P.M.

**2. ROLL CALL & ESTABLISH QUORUM**

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsely, Pete Ingold, Lauren Nobbe and Andrea Yochum, Amy Mistler.

Absent: None

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Administrative Assistant Jackie Hausmann.

Administrative Staff Absent: None.

**3. APPROVAL OF MINUTES**

A. Minutes of the Monday, October 14, 2019 Plan Commission Meeting were submitted for approval.

**MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Andrea Yochum to approve the minutes (with the correction of the spelling of Huebner) of the Monday, October 14, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsely, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes; Amy Mistler abstained. **MOTION CARRIED.**

**4. INPUT FROM RESIDENTS**

None

## 5. PUBLIC HEARING

- A. Request to rezone property located at 655 Valley Drive from A-1 to R-5, in conjunction with establishment of a CUP-A (Community Unity Plan) for the same and adjoining properties.

Chairman Bill Seibel asked if any Commission Members have any communication with citizens regarding this request. Commissioner Garmer noted he was contacted by a friend, but he was unaware of any information, and referred him to the City website. He did not feel there was any reason why he could not vote.

Director of Community Development Scott Dunakey began the discussion by referring to the Staff Report noting the applicant is JLP Homes, LLC; the current owner of the property encompassing 9.27 acres is Gerald A. & Darlene C. Goudey Revocable Living Trust; located at 655 & 706 Valley Drive. The current zoning is A-1 agricultural district & R-5 one-family dwelling district; current land use is agriculture & single-family residential. The proposed zoning is R-5 one-family dwelling district with a Community Unit Plan Type "A" (CUP-A) and the proposed land use is single-family residential subdivision. The reason for the request is to allow the development of a single-family residential subdivision. The CUP-A is requested to allow smaller lots dedicated senior housing, while providing an average lot size consistent with the R-5 base zoning. The proposed development would add up to 28 new dwelling units at a lower density than allowed by the zoning code. The primary transportation impacts of the proposed development will be seen on Eckert Lane, which is currently a dead-end local residential street. The subject property is under contract, with the sale contingent upon approval of the requested zoning.

Scott Dunakey recommends approval of the request subject to the following conditions: 1) development shall occur in a manner substantially consistent with the Concept Site Plan submitted with the application, 2) approval shall be revoked if the applicant fails to receive City approval of a final subdivision plat and improvement plans within one year of the adoption of the approving ordinance; 3) restrictive covenants shall be provided for the subdivision that require lots 7-26 to be dedicated to senior housing, as proposed herein.

A discussion and questions followed which included: (a) has a variance been requested for a side yard; (b) 6 of 20 lots exceed the minimum area requirement (c) has there been a request for deviations from side yard requirements (d) how would the senior housing be set up (e) will the current structures be demolished.

Developer's agent Jim Vogt, Heneghan & Associates engineering services spoke on behalf of applicant and addressed questions concerning: 6 foot side yards required (12 feet between each house), not aware of maintenance of pond but everyone in subdivision would have access, current owner will also have access as it is split, lot 27

access would use 30 foot strip that goes out Eckert Lane, have not done studies of drainage to lake, entire development should be involved in HOA, lot 28 has access to private lane, will drainage off of lake by lot 22 and dock be a potential problem with flooding - no analysis has been done at this time, no analysis on current damn.

## PUBLIC COMMENTS

The following spoke in favor: Tracy Swell, Jan Goudey. Comments in favor include: can't afford taxes so owner needs to sell, problems with narrow streets is a problem everywhere in Columbia, can't stop growth, this is not the only area in Columbia where homes are separated by 12 feet, in order to bring taxes down - we need more growth, drainage comes from the top of the hill - not the subdivision.

The following spoke in opposition: Barb Lepp, Debbie Dillon, Marie Hargis, Steve Starr, David Bodinet, Heather Schaefer, Adam Newcom, Matt Schaefer. Comments in opposition include: current traffic going onto Rueck Road is very difficult, additional houses will make it worse, narrow road is dangerous for families and children living in the area playing in the street, if anyone parks on Eckert Lane or March Court it is difficult for cars and trash trucks to pass, residents already park on both sides of the street making it difficult for two-way traffic, roads are in bad shape and have not been well maintained by the City, cannot take more traffic, senior living will bring more ambulances and care givers, believe this will negatively affect value of homes, too many houses proposed in this subdivision, proposed one-way road seems unsafe, will add additional traffic trying to get onto Main St. which is already difficult, infrastructure and drainage already has issues, proposed homes seem too close, seems to be all about profit, anticipate construction disruptions and requests for running phone & utility lines, why is proposed road into subdivision not lined up with March Court - could cause a lot of chaos, how will they enforce no parking on the street, how will senior living be enforced, how would they handle the HOA, Valley Drive currently has flooding issues and concerned about additional flooding, does not see this as a Columbia vision/way, not always about making money, we should stay true to our community, would like more information on the senior housing; are there any plans to do a traffic study.

Comments from Board members: would like to see fewer, larger lots/homes and a better layout, could ingress/egress be directly across from March Court, could Valley Lane be used as ingress/egress instead, don't like the limited access on lot #28, concerned about limited access and one way street, senior homes don't make sense - many concerns and don't think this is a good place for senior homes, anticipating 4 parking spaces for each residence, too many questions and concerns to make a decision the way it is presented.

Scott Dunakey suggested taking the comments to the developer to see if he would be willing to make some changes.

**MOTION:**

Motion was made by Commissioner Lauren Nobbe and seconded by Commissioner Doug Garmer to table the request to the next the Regular Meeting of the Columbia Plan Commission held Monday, January 13, 2020 at 7:00 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

6. **NEW BUSINESS**

None

7. **OLD BUSINESS**

None

8. **COMMITTEE REPORTS**

None

9. **STAFF REPORTS & COMMUNICATIONS**

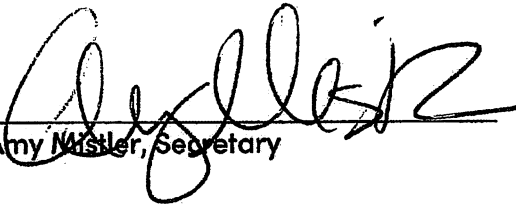
10. **ADJOURN**


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

**MOTION:**

Motion was made by Commissioner Lauren Nobbe and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, December 9, 2019 at 8:38 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

  
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Bill Seibel, Chairman

  
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Amy Wisler, Secretary

  
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Minutes by Jackie Hausmann, Administrative Assistant