

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
NOVEMBER 28, 2016 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, November 28, 2016 was called to order by Chairman Bill Seibel at 7:30 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, Gene Bergmann and Tony Murphy.

Absent: Commissioners Virgil Mueller.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Bill Hawn, developer involved with proposed Walnut Ridge Estates.

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, OCTOBER 24, 2016 AND MONDAY, NOVEMBER 14, 2016

The minutes of the Monday, October 24, 2016 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Karin Callis and seconded by Caren Burggraf to approved the minutes of the Monday, October 24, 2016 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Amy Mistler abstaining. **MOTION CARRIED.**

The minutes of the Monday, November 14, 2016 Plan Commission Meeting were submitted for approval.

B. MOTION:

It was moved by Commissioner Gene Bergmann and seconded by Russell Horsley to

approve the minutes of the Monday, November 14, 2016 Plan Commission Meeting as presented and on file at the City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Amy Mistler abstaining. **MOTION CARRIED.**

4. OLD BUSINESS

A. Columbia Dupo Boundary Agreement

Director of Community Development Emily Fultz distributed a copy of the New Interchange on I-255 at Imbs Station Road Extension and a map of Proposed Imbs Station Road Interchange. Emily began the discussion by explaining she has attended two meetings on the Columbia Dupo Boundary Agreement with the Mayors of Columbia and Dupo and some of the Columbia City Council members. The meetings have been informational meetings with both of the communities working together to support the economic growth for the area. Emily explained the role of the Plan Commission to assist with the agreement would be to update the Comprehensive Plan pertaining to the specific area outlined in the agreement ensuring the potential developmental land uses are included. The following discussion included: (a) the definition of an enterprise zone and the state's involvement; (b) Dupo is in the process of reviewing their Comprehensive Plan; (c) boundaries for the agreement have been set, but nothing has been approved; (d) the public process has not begun yet; (e) what type of businesses or developments (industrial, commercial or entertainment/tourism) are being considered for the area?; (f) inquiring if Fish Lake Interchange is being discussed; as well as Discover Business Park; (g) whether earmark funding is for Columbia and/or Dupo; (h) questioning the ultimate goal and what Columbia is gaining from the agreement; and (i) the proactive planning and discussion of the agreement is a positive step.

B. Mixed Use Ordinance

Emily referred to the City of Columbia, Illinois Ordinance No. 3271, An Ordinance Amending Section 17.28 "General Business District" of the City of Columbia Municipal Code to Permit and Regulate Mixed-Use Developments and opened a general discussion which included the following: (1) concern about Section 17.28.015, E. Density and Dimensional Regulations and other Standards: g. Pedestrian circulation and the outdoor seating area being located near the parking lot and variance requirement to allow for Main Street Abbey Re-Development; (2) reminder that Main Street Abbey is a re-development project, not a new development, so decisions on what needs to be brought up to code will be discussed; (3) concerns with adequate parking for Main Street Abbey, including residential designated parking; (4) safety and traffic congestion concerns if emergency equipment is needed; (5) nine (9) foot width versus ten (10) foot width parking spaces; (6) concern that Ordinance No. 3271, was specifically written for the Main Street Abbey Re-Development detailing the proposed permitted uses; (7) suggested ordinance language be revised for more generalized adaption, including additional uses such as retail businesses and hotels; and (8) since the Ordinance No. 3271 was approved on June 20, 2016, for any language changes to be revised, an amendment to the ordinance would have to be presented and approved.

5. NEW BUSINESS

A. Zoning Code Update

Emily explained to the Plan Commission that she is beginning to work on the zoning code updates by reviewing the Columbia Municipal Code and Comprehensive Plan, talking with City Staff and will begin to meet with the City Council members about city code issues in December. Emily would like to meet with the Plan Commission, either as a group or individually (or both), to discuss zoning code issues tentatively starting in January, 2017. Emily further discussed the following issues: (i) request for the Plan Commissioners to read and review the municipal code in preparation to discuss revisions; (ii) to think about current and future land uses; (iii) review whether or not our zoning code matches the direction Columbia is going; (iv) update zoning code language that is outdated; (v) revise language for permitted uses in a commercial district and industrial district; (vi) suggesting a downtown overlay district; and (vii) inviting the Historical Main Street Association participate in future discussions. Emily concluded the discussion by letting the Plan Commission know she will be reviewing other cities zoning ordinances that are developmentally friendly and progressive for ideas that could be applicable to Columbia; and also that she would be sending a link to the Plan Commissioners to access the Columbia Municipal Code.

6. STAFF REPORTS

A. Director of Community Development Emily Fultz

Emily reviewed the topics discussed at the last City Council meeting on Monday, November 14, which included the approval of the Bolm-Schuhkraft Memorial Park Plaque, the recent amended sidewalk ordinance and prohibited parking on South Riebeling Street (by the cemetery). Emily reminded the Plan Commission the next meeting on Monday, December 12 at 7:30 P.M., will include a Public Hearing for Main Street Redevelopers, LLC requesting approval for a Mixed Use Development and consideration for the Amendment to Annexation Agreement for Permanent Property Index No. 04-09-200-002.

There was a brief discussion concerning the Plan Commission’s role and priority to update the Comprehensive Plan and whether the City Council will support the updating of the plan with possible outside consultant professional assistance.

7. PUBLIC INPUT

A. Bill Hawn, the developer involved with proposed Walnut Ridge Estates, addressed the Plan Commission by briefly reviewing the background of the potential development, the challenges of the location and the request to develop as a Community Unit Plan. The Plan Commission had questions and concerns relating to the development which were discussed in the previous Plan Commission meeting. A

copy of the November 14, 2016 meeting minutes were provided to Mr. Hawn. The Plan Commission requested that Mr. Hawn bring a drawing of the potential development that includes the required recreational/playground area to the Public Hearing.

8. MEETING ADJOURNED

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

MOTION:

Motion was made by Commissioner Karin Callis and seconded by Commissioner Amy Mistler to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, November 28, 2016 at 8:45 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

***Copy of approved signed minutes and attachments are available in the Clerk's Office**