

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
JULY 9, 2018 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, July 9, 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, Amy Mistler, Karin Callis, Tony Murphy and Doug Garmer.

Absent:

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Heneghan and Associates Representative Jim Vogt, Land Owner Dennis Kish and Sunset Ridge Enterprise, LLC Representative Paul Frierdich

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, JUNE 11, 2018**

The minutes of the Monday, June 11, 2018 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Virgil Mueller and seconded by Commissioner Doug Garmer to approve the minutes of the Monday, June 11, 2018 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioners Karin Callis abstaining. **MOTION CARRIED.**

**4. NEW BUSINESS**

**A. Land Transfer Request – Parcel #04-15-400-001-000 (Kish)**

Chairman Seibel opened the discussion and explained the land transfer request consist of 7.66 acres removed from parcel #04-15-400-002-000 and transferred to the adjoining parcel #04-15-400-001-000. Mr. Kish explained the transfer is to create one parcel around the family lake property that is situated to the North of the undeveloped Cherry Street

right-of-way.

A. **MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Commissioner Caren Burggraf to recommend approval of the 7.66 acre land transfer request from parcel #04-15-400-002-000 to the adjoining parcel #04-15-400-001-000. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Amy Mistler, Tony Murphy, Karin Callis and Doug Garmer voted yes.

**MOTION CARRIED.**

B. Land Transfer Request – Parcel #04-15-401-013-000 (Kish)

Chairman Seibel opened the discussion and explained the land transfer request consist of 0.85 acres removed from parcel #04-15-401-014-000 and transferred to the adjoining parcel #04-15-401-013-000. Mr. Kish explained the transfer is to connect more acreage and the existing shed to his brother's parcel to the north.

A. **MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Virgil Mueller to recommend approval of the 0.85 acre land transfer request from parcel #04-15-401-014-000 to the adjoining parcel #04-15-401-013-000: On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Amy Mistler, Tony Murphy, Karin Callis and Doug Garmer voted yes. **MOTION CARRIED.**

C. Water Tower Villas Community Unit Plan – Request for Subdivision Code Variance (Street Design Requirements – Section 16.4.3 (S))

Chairman Seibel opened the discussion by welcoming Sunset Ridge Enterprise, LLC Representative Paul Friedrich. Mr. Osterhage provided clarification that the ownership of the Water Tower Villas Development had recently changed from Admiral Parkway, Inc. (Joe Koppeis) to Sunset Ridge Enterprises, LLC (Mark Friedrich). Mr. Osterhage further explained the following: that the roadway within the Community Unit Plan consisted of a private street, that the approved improvement plans followed the City's pavement material type for a private street design and that Mr. Friedrich is requesting to use asphalt in lieu of concrete for the street pavement material. Mr. Friedrich explained that the developments ownership desired to change the pavement surface material due to speed of installation, the material's ability to apply a binder coat (that would allow for quicker roadway stabilization and create a driving surface for construction activity without damaging a finished surface) and the ability for future milling of the roadway to create a new driving surface at a relatively low cost on the Condominium Association. There was a brief discussion regarding the thickness of the asphalt, a private street is the property owners' responsibility to maintain, concrete curb and gutter throughout the development would still apply, a concrete apron at the entrance via Columbia Lakes Drive would apply (final termination of the concrete apron shall be determined by the City Engineer) and the original street layout design would not change.

A. **MOTION:**

It was moved by Commissioner Amy Mistler and seconded by Commissioner Caren Burggraf to recommend approval of the variance request from Street Design Requirements - Section 16.4.3 (S) to permit the use of asphalt in lieu concrete for the street pavement material. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Amy Mistler, Tony Murphy, Karin Callis and Doug Garmer voted yes. **MOTION CARRIED.**

**5. OLD BUSINESS**

A. None.

**6. STAFF REPORTS**

A. Mr. Osterhage introduced Scott Dunakey the City's new Director of Community Development.

**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 Karin Callis to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, July 9, 2018 at 7:17 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 Mistler, Secretary

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\*Minutes by Sandy Garmer, Accounting/Clerical Assistant

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