

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING OF THE COLUMBIA
PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
SEPTEMBER 9, 2019 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, September 9, 2019 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

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

Absent: Commissioner Russell Horsley.

Quorum Present.

Administrative Staff Present: City Administrator Doug Brimm, Director of Community Development Scott Dunakey, Accounting/Clerical Assistant Sandy Garmer and Administrative Assistant and Risk Management Coordinator Jackie Hausmann.

Administrative Staff Absent: None.

Public Hearing Guest List: Julie Ingold, William and Brian Schlemmer (left meeting at 7:15 P.M), Cindy Huseman, Bruce Freeland, Phyllis Yount, Scott Rose, Salle Plunkett and Jane Crawford.

3. APPROVAL OF MINUTES

The minutes of the Monday, August 12, 2019 Plan Commission Meeting were submitted for approval.

A. MOTION:

It was moved by Commissioner Lauren Nobbe and seconded by Commissioner Andrea Yochum to approve the minutes of the Monday, August 12, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

4. INPUT FROM RESIDENTS

A. None.

5. **PUBLIC HEARING**

Director of Community Development Scott Dunakey introduced newly appointed City Administrator Doug Brimm, prior to the Public Hearing.

A. Request to rezone property from C-3 Highway Business District to BP-2 Business Park District – 200 Admiral Weinel Boulevard.

Chairman Bill Seibel opened the Public Hearing for the request of change in zoning district.

Chairman Seibel asked the Plan Commissioners if there were any abstentions from voting on the agenda item. There were none. Chairman Seibel declared a quorum of eight (8) Commissioners present for the Public Hearing.

Chairman Seibel asked the Plan Commissioners to report ex parte communications. There were none.

The applicant in this situation is the City of Columbia. Chairman Seibel called upon Mr. Dunakey to cover the property background information, proposed land use and reason for the request. Mr. Dunakey covered in detail the Staff Report and Recommendation Request for Zoning Map Amendment (Rezoning), which included the Public Hearing notice published in the Republic Times on August 14, 2019, which meets the notification requirements for the Public Hearing.

Director of Community Development Scott Dunakey summarized the Staff Report and Recommendation provided to the Plan Commissioners. He presented a detailed analysis of the following:

- Existing Conditions
- Property History
- Public Feedback (through September 6, 2019)
- Land Use Impacts of Proposed Zoning/Use
- Transportation Impacts of Proposed Zoning/Use
- Drainage Impacts of the Proposed Zoning/Use
- Public Utility Impacts of the Proposed Zoning/Use
- Findings Based on the Analysis

In conclusion, Mr. Dunakey stated the Staff Recommendation is to approve as submitted the request to rezone the property from C-3 Highway Business District to BP-2 Business Park District for the property at 200 Admiral Weinel Boulevard.

Following Mr. Dunakey's presentation, Chairman Seibel opened the Public Hearing for public comments. Chairman Seibel asked the speakers to introduce themselves and to address their comments to the Plan Commission.

The first speaker to address the Plan Commission was Bill Schlemmer, representing the estate of Alice Schlemmer (Parcel No. 04-21-100-005-000). Mr. Schlemmer questioned how the rezoning of the property would affect the taxation of the property and if the property owners could impact the rezoning decision. Mr. Dunakey explained the taxation would be based off the property use (not the zoning) and the property owners can submit a written protest. Mr. Dunakey stated the recommendation and written summary of the Public Hearing will be presented to the City Council at their September 23rd Committee of the Whole meeting and considered for action at their October 7 regular meeting. Mr. Dunakey clarified his intention to contact the Schlemmer family prior to the Public Hearing, but no contact information was available. Mr. Dunakey offered to meet with the Schlemmer family members to answer any questions concerning the rezoning request prior to the above mentioned meeting dates.

Chairman Seibel asked for any additional public comments. There were none. Chairman Seibel closed the Public Hearing for Agenda Item #5A at 6:55 P.M.

Chairman Seibel opened the deliberation discussion which included the following: (a.) the rezoning of the Schlemmer property would not change the current use of the property; (b.) clarification that the two (2) parcels cannot be individually rezoned since the zoning district has to be over ten (10) acres; (c.) concern with approval without the Schlemmer family concurrence; and (d.) negative implications of tabling the rezoning issue.

A. MOTION:

It was moved by Commissioner Amy Mistler and seconded by Commissioner Tony Murphy to adopt the findings and recommendations stated in the Staff Report and forward a recommendation of approval to the City Council regarding the requested change in the zoning district from C-3 Highway Business District to BP-2 Business Park District for the property located at 200 Admiral Weinel Boulevard. On roll call vote, Chairman Bill Seibel and Commissioners Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes.
MOTION CARRIED.

B. Request to rezone property from R-5 One-family Residential District to C-3 Highway Business District – 580 Old State Route 3

Chairman Seibel asked the Plan Commissioners if there were any abstentions from voting on the agenda item. There were none. Chairman Seibel declared a quorum of eight (8) Commissioners present for the Public Hearing.

Chairman Seibel asked the Plan Commissioners to report ex parte communications. There were none.

The applicant is Bob Brockland Buick GMC located at 580 Old State Route 3. Bob Brockland GMC currently owns the property requested to be rezoned. Chairman Seibel called upon Mr. Dunakey to cover the property background information, proposed land use

and reason for the request since no representative for Bob Brockland Buick GMC was in attendance. Mr. Dunakey covered in detail the Staff Report and Recommendation Request for Zoning Map Amendment (Rezoning), which included the Public Hearing notice published in the Republic Times on August 21, 2019, which meets the notification requirements for the Public Hearing.

Director of Community Development Scott Dunakey summarized the Staff Report and Recommendation provided to the Plan Commissioners. He presented a detailed analysis of the following:

- Existing Conditions
- Property History
- Public Feedback (through September 6, 2019)
- Land Use Impacts of Proposed Zoning/Use
- Transportation Impacts of Proposed Zoning/Use
- Drainage Impacts of the Proposed Zoning/Use
- Public Utility Impacts of the Proposed Zoning/Use
- Findings Based on the Analysis

In conclusion, Mr. Dunakey stated the Staff Recommendation is to approve as subject to the following conditions:

1. No direct access or driveway shall be allowed to Skyline Drive.
2. A 6-foot tall opaque screening fence shall be provided along the north property line prior to the issuance of an occupancy permit for any structures built on the subject property.
3. All separate contiguous property parcels under Brockland Buick GMC ownership shall be consolidated into a single unified parcel prior to the issuance of an occupancy permit for any structures built on the subject property.

Following Mr. Dunakey's presentation, Chairman Seibel opened the public hearing for public comments. There were none. Chairman Seibel closed the Public Hearing for Agenda Item #5B at 7:32 P.M.

Chairman Seibel opened the deliberation discussion. There was a brief discussion on the potential uses of the property, applicable lighting requirements, benefit of consistent zoning on the subject property and the lot being difficult to access and develop.

B. MOTION:

It was moved by Commissioner Caren Burggraf and seconded by Commissioner Amy Mistler to adopt the findings and recommendations stated in the Staff Report and forward a recommendation of approval to the City Council regarding the requested change in the zoning district from R-5 One-family Dwelling District to C-3 Highway Business District for the property located at 580 Old State Route 3. On roll call vote, Chairman Bill Seibel and Commissioners Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes.

MOTION CARRIED.

C. Request for a special use permit to allow a duplex on property zoned C-2 General Business District – 115 North Metter Avenue

Chairman Seibel asked the Plan Commissioners if there were any abstentions from voting on the agenda item. There were none. Chairman Seibel declared a quorum of eight (8) Commissioners present for the Public Hearing.

Chairman Seibel asked the Plan Commissioners to report ex parte communications. There were none.

Chairman Seibel covered the property address, current land use and proposed special use and called upon Mr. Dunakey to cover the Staff Report and Recommendation Request for Special Use Permit, which included the Public Hearing notice published in the Republic Times on August 21, 2019, which meets the notification requirements for the Public Hearing. Mr. Dunakey also covered the certified mail notifications sent on August 21, 2019, to the owners of the twenty-eight (28) properties within 250 feet of the subject property, which meets the notification requirements for the Public Hearing. The City has received no correspondence either for or against the proposed rezoning.

Director of Community Development Scott Dunakey summarized the Staff Report and Recommendation provided to the Plan Commissioners. He presented a detailed analysis of the following:

- Existing Conditions
- Property History
- Public Feedback (through September 6, 2019)
- Land Use Impacts of Proposed Zoning/Use
- Transportation Impacts of Proposed Zoning/Use
- Drainage Impacts of the Proposed Zoning/Use
- Public Utility Impacts of the Proposed Zoning/Use
- Findings Based on the Analysis

In conclusion, Mr. Dunakey stated the Staff Recommendation is to approve as request as submitted. Chairman Seibel asked if there were any questions concerning the staff report. There were none.

Chairman Seibel asked the applicant to introduce herself and present the request to the Plan Commission. Salle Plunkett, a representative of Main Street Developers, referred to an elevation drawing similar to the proposed duplex, the site plan submitted with the special use permit and briefly addressed the Plan Commission. Mrs. Plunkett responded to a few inquiries about the duplex, stating the duplex will be a single level with an unfinished basement and covered the location of the egress windows.

Following Mrs. Plunkett's presentation, Chairman Seibel opened the Public Hearing for public comments. Chairman Seibel asked the speakers to introduce themselves and to address their comments to the Plan Commission.

The first speaker to address the Plan Commission was Scott Rose, who resides at 105 N. Metter Avenue. Mr. Rose questioned if the plan is for the current residence to be torn down and the proposed duplex to be shifted twenty (20) feet from his property line towards East Locust. The site plan provided with the Special Use Permit Application indicates the twenty (20) feet set back from Mr. Rose's property line. Mr. Rose thanked the Plan Commission.

Phyllis Yount, who lives 203 N. Metter Avenue, addressed the Plan Commission by saying she has lived in her home for ten (10) years and has seen the property at 115 N. Metter Avenue "go from bad to worse". Ms. Yount said she is concerned that Main Street Developers is now building the duplex as rental property when they do not maintain the rental property they own next to her home at 209 N. Metter Avenue. She said the rental property has high grass, a fence in bad condition and a tree with limbs hanging over her garage that needs trimming. In conclusion, Ms. Yount said she would be grateful for a new duplex to be built, as long as it is maintained by the owners and renters.

Mrs. Plunkett addressed Ms. Yount's concern by informing her that Main Street Development does not own the property at 209 N. Metter Avenue. Mr. Dunakey also said he will address and follow up on the condition of the property at 209 N. Metter Avenue.

Chairman Seibel asked if there were any additional comments. There were none. Chairman Seibel closed the Public Hearing for Agenda Item #5C at 7:50 P.M.

Chairman Seibel opened the deliberation discussion which included only a brief comment that the proposed duplex on the property would definitely be an improvement.

C. MOTION:

It was moved by Commissioner Doug Garmer and seconded by Commissioner Lauren Nobbe to adopt the findings and recommendations stated in the Staff Report and forward a recommendation of approval to the City Council regarding the requested special use permit to allow a duplex on the property zoned C-2 General Business District at 115 North Metter Avenue. On roll call vote, Chairman Bill Seibel and Commissioners Caren Burggraf, Amy Mistler, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

6. NEW BUSINESS

A. None.

7. OLD BUSINESS

A. None.

8. COMMITTEE REPORTS

A. None.

9. STAFF REPORTS & COMMUNICATIONS

A. None.

10. ADJOURN

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

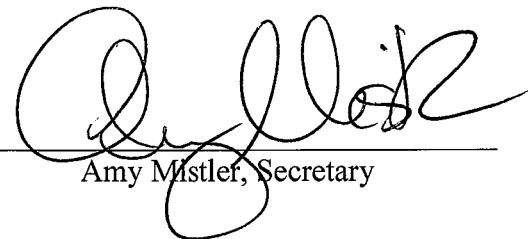
MOTION:

Motion was made by Commissioner Andrea Yochum and seconded by Commissioner Lauren Nobbe to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, September 9, 2019 at 7:52 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