

**Minutes of the Regular Meeting of the City Council of the City of Columbia, Illinois
held Tuesday, February 18, 2020 in the Council Room of City Hall.**

A. Call Meeting To Order

Mayor Hutchinson called the City Council of Columbia, Illinois to order at 7:00 PM.

B. Roll Call

Present: Aldermen Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle.

Absent: Aldermen Huch.

Quorum present.

Administrative Staff present:

City Clerk Wes Hoeffken

City Administrator Douglas Brimm

City Attorney Terry Bruckert

Chief of Police Jerry Paul

Building Inspector Justin Osterhage

Director of Public Works Tim Ahrens

EMS Chief Kim Lamprecht

Dir. of Community Dev. Scott Dunakey

IT Support Mgr. James Mitchell

C. Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance assisted by Pack 319.

D. Proclamations/Recognitions/Presentations

1. Cub Pack 319 Pine Wood Derby Presentation

Members of Cub Scout Pack 319 presented to the Council two pinewood derby cars made by members of the USS Columbia. The cars were placed in the USS Columbia display cabinet. The Pack also provided copies of Pack 319 Pinewood Derby speeding tickets and USS Columbia decals to Council members.

E. Public Input

There was no public input.

F. Comments & Announcements - Mayor

There were no Mayor Comments & Announcements.

G. Comments & Announcements - Aldermen

There were no Aldermen Comments & Announcements.

H. Comments & Announcements - Department Directors

There were no Department Director Comments & Announcements.

I. Consent Agenda

City Clerk Hoeffken read the Consent Agenda.

1. Motion to approve minutes of the Regular City Council Meeting held Monday, February 03, 2020.
2. Motion to approve minutes of the Closed Session of the City Council held Monday, February 03, 2020.
3. Motion to authorize the payment of vouchers for the period from February 2, 2020 through February 15, 2020 in the amount of \$563,495.99.
4. Motion to approve the Statement of Funds for the month ending Tuesday, December 31, 2019 as submitted and on file at City Hall.
5. Motion to approve a Special Event Permit Application for Sons of the American Legion Met Shoot as submitted and on file at City Hall.
6. Motion to approve a Special Event Permit Application for Helping Strays of Monroe County – Mutt & Me Walk-Run 5k as submitted and on file at City Hall.

Mayor Hutchinson inquired if the Council wished to remove any items prior to a motion. There were none.

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Holtkamp, to approve the Consent Agenda as read.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle
0 Nay:
1 Absent: Huch
0 Abstain:

J. Unfinished Business

1. Ordinance No. 3500 – Amend Zoning Map

Mr. Jon Poetker of JLP Homes provided the following additional information regarding his request:

- The age restriction for this type of housing is 55 years or older and will be placed on the Plat instead of listed as restrictive covenants.
- The proposed street width for the one-way street is no different than current required street widths, including area for parking.
- With a different lot size, the one-way road would have been a typical road with a cul-de-sac.
- Property values and infrastructure construction costs are not decreasing.
- The additional common ground could be used for additional parking, if needed.

Mr. Dunakey informed the Council these comments related more to the CUP ordinance and not the rezoning ordinance.

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Niemietz, to pass and approve Ordinance No. 3500, an ordinance approving an amendment to the Official Zoning Map of the City of Columbia, Illinois to rezone Monroe County parcel #04-15-102-004-000 from A-1 Agricultural District to R-5 One-Family Dwelling District.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle
0 Nay:
1 Absent: Huch
0 Abstain:

2. Ordinance No. 3501 – Establish a Community Unit Plan Type A

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Martens, to pass and approve Ordinance No. 3501, an ordinance establishing a Community Unit Plan Type A (CUP-A) Overlay Zoning District on Monroe County Parcel #04-102-004-000 and portions of Parcels #04-15-100-002-000 ad #04-15-100-020-000.

Ms. Jane Kohlmer addressed the Council regarding the need for senior friendly housing in the Columbia area, providing realtor statistics.

Motion Failed.

Roll Call vote results:

0 Aye:
7 Nay Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle
1 Absent: Huch
0 Abstain:

K. New Business

1. Request from Southern Illinois Development, LLC – Community Unit Plan Type B
There was a discussion by the Council regarding the request by Southern Illinois Development, LLC to establish a Community Unit Plan Type B (CUP-B) on Parcels #04-23-318-017-000, #04-23-318-018-000, #04-23-318-019-000, and #04-23-400-001-000, more commonly known as the Country Crossing subdivision.

Mr. Scott Dunakey provided an overview of the CUP-B request including the following information:

- There was a Public Hearing before the Plan Commission on January 20, 2020.

- During a Plan Commission meeting on February 10, 2020 the Commission reconsidered their January 20, 2020 tie vote.
- A presentation, along with public comment is being made at this evening's Council meeting.
- The agenda for the City Council meeting scheduled for March 2, 2020 will include consideration of an ordinance establishing the CUP-B overlay as requested.
- Once the CUP-B overlay request is approved the developer will still need to work with the City to complete a preliminary plat, improvement plan, and final subdivision plat.
- Explanation of the CUP-B overlay request, R-3, R-4, and Hybrid standards.
- Explained the CUP-B overlay will include a total of 143 lots of which 64 will be R-3, 51 will be R-4, and 28 will be Hybrid lots.
- 17 letters were received from residents protesting the proposed CUP-B overlay because of traffic volume, lot sizes and density, masonry variance, and restrictive covenants.
- The protest letters received only represent 8.73% of the perimeter of the proposed CUP-B overlay area.

Alderman Roessler inquired about the parcel that sits in the middle of the proposed CUP-B overlay. Mr. Dunakey explained that parcel was previously annexed to the City and is zoned R-3. Alderman Roessler then inquired if approving this overlay would be setting a precedence for future development. Mr. Dunakey stated that each annexation is treated individually and a petitioner can request anything, but the Council ultimately decides what is acceptable.

Alderman Niemietz expressed concerns about the wear and tear on Hill Castle Road if it is used by construction traffic. Alderman Niemietz also noted that Monroe County GIS maps list almost 3 acres of sink holes with 14 tree lines. Mr. Dunakey stated the sink holes areas are not part of the proposed overlay area.

Alderman Agne inquired if there are plans to complete construction of an ingress/egress at Route 158. Mr. Dunakey stated that would require adjacent land owners to either sell the appropriate parcels to the developer or develop the property themselves.

Alderman Holtkamp inquired if the only difference between the existing R-3 zoning and the proposed CUP-B overlay is lot widths and setbacks. Mr. Dunakey confirmed that is the difference, as the developer will need to meet all other zoning and building requirements.

Alderman Roessler stated the original plan submitted by STS Homes included 145 lots zoned as R-3 and the City would have no recourse if the developer chose to proceed as currently zoned. Mr. Dunakey stated the original plan included 9 lots on the parcel previously sold by the bank that sits in the middle of the proposed CUP-B overlay area but not part of the request.

Alderman Niemietz inquired about the benefits associated with the request. Mr. Dunakey stated the proposal will provide 3-sides of masonry for 50% of every house, will create an escrow account for a new ingress/egress, includes a similar lot count, and is adding recreational amenities.

Mayor Hutchinson then inquired if there were any comments from the public.

Mr. Hubbard, the developer, stated he had no additional comments.

H.C. Abbot stated the he has no issue with the proposed lot sizes, but has a concern the increased traffic will create a choke point at Gilmore Lake Road and Route 158.

Bernie Toenjes stated he owns property along Hill Castle Road and is concerned construction traffic will impact the roadway. Mr. Toenjes also stated parts of Hill Castle Road does not have public access.

Linda Henke stated she owns property that backs up to the development and she just wants to make sure there are no issues with the development including the Hill Castle Road easement, traffic onto Gilmore Lake Road, and any ingress/egress onto Route 158.

Brian Thompson provided an overview of the original annexation process, zoning issues, and traffic flow concerns on Gilmore Lake Road.

Gary Nicholson expressed concern about the increased traffic and the impact that might have with children in the area.

Geralyn Knox stated the proposed CUP-B overlay includes 13% less acreage but is denser. Ms. Knox also stated she is having difficulty understanding all of the numbers that were presented by Mr. Dunakey and asked why the request isn't for a CUP-A versus a CUP-B, especially since a CUP-B overlay allows for multi-family housing. Ms. Knox also expressed concern about current traffic issue and wanted to know what the City was going to do about the existing traffic issues at the Gilmore Lake Road and Route 3 intersection. Ms. Knox also requested someone start policing the construction dumpsters currently in the subdivision.

L. Closed Session

Mayor Hutchinson informed the Council that he would entertain a motion to go into Closed Session to discuss:

- 5 ILCS 120/2(c)(1) Appointment, Employment, Compensation, Performance, or Dismissal of Specific Employees of the Public Body
- 5 ILCS 120/2(c)(2) Collective Bargaining
- 5 ILCS 120/2(c)(6) Setting of a Price for Sale or Lease of Property Owned by the Public Body

Motion:

It was moved by Alderman Holtkamp, and seconded by Alderman Ebersohl, to direct the Mayor to go into Closed Session at 8:31 PM to discuss 5 ILCS 120/2(c)(1) Appointment, Employment, Compensation, Performance, or Dismissal of Specific Employees of the Public Body, 5 ILCS 120/2(c)(2), Collective Bargaining, and 5 ILCS 120/2(c)(6) Setting of a Price for Sale or Lease of Property Owned by the Public Body.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle
0 Nay:
1 Absent: Huch
0 Abstain:

Motion:

It was moved by Alderman Roessler, and seconded by Alderman Niemietz, to return to Regular Session of the City Council at 8:47 PM.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle
0 Nay:
1 Absent: Huch
0 Abstain:

Upon return to Regular Session, Aldermen Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, Riddle, and Mayor Hutchinson were present.

M. Announcements

1. Call For Committee Meetings - Monday, February 24, 2020
Committee of the Whole

N. Adjournment

Motion:

It was moved by Alderman Niemietz, and seconded by Alderman Agne, to adjourn the Regular City Council meeting held Tuesday, February 18, 2020 at 8:51 PM.

Motion Passed.

Roll Call vote results:

7 Aye: Ebersohl, Agne, Niemietz, Roessler, Holtkamp, Martens, and Riddle

0 Nay:

1 Absent: Huch

0 Abstain:



WESLEY J. HOEFFKEN, CITY CLERK



Kevin B. Hutchinson
MAYOR KEVIN B. HUTCHINSON