

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
FEBRUARY 27, 2017 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, February 27, 2017 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, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Doug Garmer.

Absent: Commissioner Tony Murphy.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Russell Griffith (left meeting at 7:40 P.M.)

**(Agenda Items were discussed in the following order: 5.A. New Business – Land Transfer prior to 3.A. Approval of Minutes and 4.A. Old Business Items – Zoning Code Discussion.)**

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, FEBRUARY 13, 2017**

The minutes of the Monday, February 13, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Caren Burggraf to approve the minutes of the Monday, February 13, 2017 Plan Commission Meeting (with a minor correction) as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

#### **4. OLD BUSINESS**

##### **A. Zoning Code Discussion**

Director of Community Development Emily Fultz opened the discussion by asking if there were any questions, comments or thoughts related to the last Plan Commission's discussion concerning the special and permitted uses and potential overlay in the downtown C-2 general business district. A lengthy discussion with all the Plan Commissioners participating included the following comments and questions:

- what is the future vision of Main Street?
- will an overlay district be more restrictive to new businesses?
- being cautious with restrictions to remain "business friendly"
- positive and negative comments concerning Main Street Streetscape
- suggested parking solutions
- overlay goal to maintain and preserve architectural character for district
- what uses are desirable and undesirable?
- some permitted uses are no longer applicable to the downtown district
- certain businesses are "grandfathered"
- outdoor dining feedback from Facebook survey question
- benefit of overlay district for new construction guidelines
- residential living in downtown district
- provisions for non-confirming uses
- what attributes work by looking at other growing downtown districts
- traffic and pedestrian issues on Main Street
- what incentives can be offered to attract businesses?
- challenges of keeping businesses and restaurants open week day evenings
- updating the zoning code is the first step in the process

Emily stated her goal is to have a draft redefining the permitted and special uses and what an overlay district will look like to review at the next Plan Commission meeting on March 13<sup>th</sup>. She concluded the discussion by thanking the Plan Commissioners for sharing their thoughts and opinions, and reminding them to send her any recommendations and comments.

#### **5. NEW BUSINESS**

- ##### **A. Land Transfer – Part of Tax Lot 99-A of Outlots in Section 16, Township 1 South, Range 10 West of the Third Principal Meridian City of Columbia, Monroe County, Illinois**

Chairman Bill Seibel opened the meeting by welcoming Russell Griffith and briefly explaining Mr. Griffith's request for a land transfer at his residence at 408 N. St. Paul Street. Emily distributed an aerial map with the details outlining the land transfer

request property. Mr. Griffith explained the purpose of his request was to build a garage currently in the outlined area which would meet the city's set back requirements. He said the land transfer would allow him to replace the current small garage on his property and to maximize his lawn area. Bill asked if anyone had any questions or concerns with the land transfer. There were none.

**MOTION:**

It was moved by Commissioner Gene Bergmann and seconded by Commissioner Virgil Mueller to recommend approval of the land transfer of Part of Tax Lot 99-A pursuant to the Plat of Survey. On roll call vote, Chairman Bill Seibel and Commissioner Russell Horsley, Virgil Mueller, Caren Burggraf, Karin Callis, Amy Mistler, Gene Bergmann and Doug Garmer voted yes. **MOTION CARRIED**

**6. STAFF REPORTS**

- A. Emily reported at the last City Council meeting on Tuesday, February 20<sup>th</sup>, the mobile food vendor ordinance was approved and the applications are currently available in the Clerk's Office.

**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 Amy Mistler and seconded by Commissioner Russell Horsley to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, February 27, 2017 at 8:23 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

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