

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,  
OCTOBER 9, 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, October 9, 2017 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, Karin Callis, Tony Murphy and Doug Garmer.

Absent: Commissioner Amy Mistler and Gene Bergmann.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: None.

**3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, SEPTEMBER 25, 2017**

The minutes of the Monday, September 25, 2017 Plan Commission Meeting were submitted for approval.

**A. MOTION:**

It was moved by Commissioner Russell Horsley and seconded by Doug Garmer to approve the minutes of the Monday, September 25, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes, with Commissioner Karin Callis abstaining. **MOTION CARRIED.**

**4. NEW BUSINESS**

A. None.

**5. OLD BUSINESS**

A. Discussion of Subdivision Code

Director of Community Development Emily Fultz opened the discussion by explaining city staff, Chairman Bill Seibel and local developers are continuing to meet to discuss the draft language of the subdivision code and that the current masonry coverage requirement will be discussed in the near future. Emily briefly reviewed the Article IX Masonry Coverage Requirement (added January 3, 2006 by Ordinance No. 2430) distributed to the Plan Commissioners and requested their input on any revisions to this requirement. The following discussion included:

- review of the March 7, 2011 language of Ordinance No. 2853, An Ordinance to Amend the Exterior Wall Masonry Coverage General Requirements for Single Family Dwelling Homes Located in All Residential Zoned Districts in the City of Columbia, Illinois
- pros and cons of Ordinance No. 2853
- background on the original masonry coverage requirement
- whether other communities have masonry coverage requirements
- common for communities to have regulations restricting “cookie-cutter” houses in same subdivision
- currently no shortage of homes being built
- possible reassessment of the percentages mentioned in Section 16.9.2 Exterior coverage requirements, Section A., B. and C
- review of brick and stone definition included in ordinance
- potential addition of an approved list of exterior building materials, which would include new options like hardie board siding, to provide more flexibility for homebuilders and residents

Though no formal action was taken, there was general consensus that additional options for building materials would be positive for the community. Emily concluded the discussion by thanking the Plan Commissioners for their comments and letting them know the draft subdivision code will be ready to review in the near future.

## **6. STAFF REPORTS**

- A. Emily provided a brief update on the annexation and zoning classification of the parcels discussed at the August 14 Plan Commission meeting stating only the parcel at 217 W. Sandbank Road was annexed and that letters have been sent to the other property owners offering them a waiver of water and sewer tap in fees, when service becomes available, if they annex within a specified time period. Other topics updated by Emily and Chairman Bill Seibel were: (1) availability of UMSL classes if anyone is interested; (2) GM&O Heritage Trail status; and (3) Gall Road / Illinois Route 3 Project Detour.

## **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 Caren Burggraf and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, October 9, 2017 at 7:24 P.M. On roll call vote, all Commissioners present voted yes.

### **MOTION CARRIED.**

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\* Bill Seibel, Chairman

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\* Karin Callis, Acting Secretary

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\* Minutes by Sandy Garmer, Accounting/Clerical Assistant

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