

**MINUTES OF THE REGULAR MEETING OF THE COLUMBIA PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS HELD MONDAY,
DECEMBER 11, 2017 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, December 11, 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, Amy Mistler, Tony Murphy and Doug Garmer.

Absent: Commissioner Gene Bergmann.

Quorum Present.

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

Administrative Staff Absent: None.

Guests present: Tracy Butler and Garrett Johnson, representing the Home Builders Association (HBA) of Greater Southwest Illinois (left meeting at 7:25 P.M.).

3. APPROVAL OF PLAN COMMISSION MINUTES OF MONDAY, NOVEMBER 13, 2017

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

A. MOTION:

It was moved by Commissioner Karin Callis and seconded by Commissioner Russell Horsley to approve the minutes of the Monday, November 13, 2017 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

4. NEW BUSINESS

A. Masonry Coverage Requirement

Chairman Bill Seibel opened the discussion concerning the masonry coverage requirement and the Proposal for “Brick Ordinance” changes in the City of Columbia, IL and

introduced the Home Builders Association representatives, Tracy Butler and Garrett Johnson. Mr. Johnson began by thanking the Plan Commission for the opportunity to revisit the brick ordinance and review new products on the market that have been developed after the brick ordinance requirement went into effect in 2006. Ms. Butler passed around a variety of samples of stone façade, paneling and siding for the Plan Commissioners to view and handle. The details on the samples included installation information, variety of color choices, low maintenance features and warranty descriptions. Mr. Johnson and Ms. Butler explained briefly the following items and answered questions on:

- the differences of the stone façade and paneling
- stone façade and paneling has the look and appeal of stone but is less costly
- examples of various material used such as cement, pour cement and brick façade
- siding has been upgraded and has a desirable look for craftsman style homes
- explanation on how water is channeled behind the stone façade, paneling and siding
- installation technique includes locking material together and fastening the material on the home with screws
- the installation is less labor intensive and less costly
- insulation is still used with the new products
- use of new products would provide more affordable housing and attract more developers

The Proposal for “Brick Ordinance” changes in City of Columbia, IL information was briefly highlighted with the requested changes in differentiating percentages for the R-2 and R-3 zoning districts (current ordinance doesn’t differentiate percentages for zoning districts), proposal to allow stone product siding panels, proposed allowance of 100% siding in Zone R-3 with a mix of vinyl, at .044 inches thickness or higher (current ordinance requires .046 inches thick which is special order) and allowance by the Code Enforcement Official to have rights to approve future building products.

The Plan Commission discussed the following concerns with the new products and proposal: (a) questions on the coloring, staining or dying of the stone façade with potential chipping due to weather conditions or damaging circumstances; (b) height requirement on installation and designation on what wall(s) to install material since natural brick is more stable; (c) comparison of taxation treatment for homes built according to masonry requirement versus homes built stone or paneling façade; (d) questioning blanket authority to allow the Code Enforcement Official to have the rights to approve building products; (e) inquiring why Hardie Board samples were not included material samples (labor intensive to install); (f) relatively new products unknown life cycle and longevity versus brick and stone; (g) ability for wood frame to support the screw on stone façade; (h) no overlap with groove of the stone façade to protect from driving rain causing potential moisture problems; and (i) how to ensure the new products are installed correctly.

Chairman Seibel thanked Mr. Garrett and Ms. Butler for their time and presentation. The follow-up discussion continued with reviewing the concerns mentioned above and the

consensus not to take action at this time. Director of Community Development Emily Fultz said the proposal can be reassessed at later date since the subdivision and zoning codes are in the revision process. Emily said she is anticipating distributing a full draft of the revised subdivision code at the next Planning Commission meeting for review.

5. OLD BUSINESS

A. None.

6. STAFF REPORTS

A. GIS Demo

Director of Community Development Emily Fultz demonstrated the Geographic Information Systems (GIS) capabilities on the City's website using the navigation tools and highlighting examples of the following functions available:

- zoning layers
- street names
- search for parcel number and parcel information
- city limits
- create a map (with ability to draw lines or shapes) for print or PDF
- measure distance and area
- plot latitude and longitude

Emily explained there are other GIS features available only for city staff use such as street light locations, water and sewer lines locations and leaf pick up service. Emily outlined several recent projects completed with the use of GIS which included the location of the ADA ramps within the city limits and the mapping of the street lights that will accept banners and/or flags. In the near future, there are plans for the building inspections to be added to the GIS data base for easy reference and tracking purposes.

Emily gave a brief update on the involuntary annexation agreements indicating she had received several more property owners interested in the waiver of water and/ or sanitary sewer tap-in fees with the deadline being the end of December.

The city currently has a Request for Qualifications for a Landfill Solar Developer with submittals due by Wednesday, December 20, 2017. Emily explained the city is seeking a "qualified partner" to install, operate and maintain a photovoltaic solar array on the old landfill site located outside the city on Bremser Road. Emily said she will keep the Plan Commission informed of the progress of the potential project.

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 Virgil Mueller to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, December 11, 2017 at 8:16 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

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