



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, March 1st, 2023
Room 108, 6:00 p.m.
200 South Illinois Avenue

Members Present: Litecky, Sheffer, Allee, Hamilton, Carrier, Doherty (ex-officio)

Members Absent: Love, Lilly, Burnside

Staff Present: Lenzini, Gibson, Maxwell

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

Dr. Hamilton moved to approve the minutes from the January 11th meeting, seconded by Mr. Carrier. The minutes were approved with a unanimous voice vote.

Ms. Allee moved to approve the minutes from the February 15th meeting, seconded by Mr. Carrier. The minutes were approved with a unanimous voice vote.

3. Citizen Comments or Questions:

There were none.

4. Hearing:

ZBA 23-06: Versatile Land Holdings, Inc., on behalf of the United States Fish and Wildlife Service (USFWS), is requesting a variance from the minimum buffer requirements and design standards for public and private off-street parking lots in a BWA, Business Wholesale Automotive, zoning district, at 292 San Diego Road.

Ms. Litecky opened the Public Hearing at 6:05 p.m. and asked Ms. Gibson to read the staff report.

Ms. Gibson read Part A of the staff report for ZBA 23-06.

Ms. Litecky asked if the Commissioners had questions of staff.

There were none.

Ms. Litecky asked if the applicant was present.

The applicant, Whitney O'Daniel, was present and stepped forward to speak. Mr. O'Daniel provided background on his company Versatile Land Holdings, Inc. and the need for ZBA approval.

Ms. Litecky asked if the Commissioners had any questions for the applicant.

Ms. Allee asked why the applicant was requesting taller light posts than allowed. Mark Dillon, architect for the project, stepped forward and explained the reasoning for a taller light post.

Ms. Litecky asked if anyone wished to speak in favor.

There were none.

Ms. Litecky asked if anyone wished to speak in opposition.

There were none.

Ms. Litecky asked Ms. Gibson to read the staff analysis.

Ms. Gibson read Part B and C of the staff report for ZBA 23-06, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

Mr. Sheffer asked if a barrier could be provided on the fence to prevent light spillage onto the adjacent residential lot. Mr. O'Daniel stated they intend on providing a light barrier via slats in the chain link fence and bushes on one side.

Mr. Carrier asked if the bushes were included in the drawing provided. Mr. Dillon stated that the trees required for landscape credits were in the drawing but the bushes were not included.

Mr. Carrier asked for staff to expand upon a point made in the analysis. Ms. Gibson reread the specific section of the analysis in question and provided her intent with the statement.

Ms. Litecky asked if there were questions from anyone to anyone.

There were none.

Ms. Litecky declared ZBA 23-06 closed and asked for a motion on the findings of jurisdiction.

Mr. Sheffer moved that the ZBA has jurisdiction over the matter being requested, seconded by Dr. Hamilton.

The motion was approved by a unanimous voice vote.

Ms. Litecky asked for a motion on the findings with respect to the standing of the applicant

Mr. Sheffer moved that applicant has the standing to make this application, seconded by Mr. Carrier.

The motion was approved by a unanimous voice vote.

Ms. Litecky asked for a motion on the finding of fact.

Mr. Sheffer moved that Parts A and B of the staff report, the applicant was present, zero people spoke in favor, zero people spoke in opposition, and zero letters in favor or opposition were read, to be a found as facts, seconded by Dr. Hamilton.

The motion was approved by a unanimous voice vote.

Ms. Litecky asked for a motion on whether all five criteria be considered as one or separately.

Mr. Sheffer moved to make a motion to consider all five criteria as one, seconded by Dr. Hamilton.

Roll Call Vote

Yes – 5 (Allee, Carrier, Hamilton, Sheffer, Litecky)

No – 0

Ms. Litecky asked for a motion on whether all 5 criteria had been met.

Mr. Sheffer moved that the applicant has met all five criteria, seconded by Dr. Hamilton.

Roll Call Vote

Yes – 5 (Allee, Carrier, Hamilton, Sheffer, Litecky)

No – 0

Ms. Litecky asked for a motion on granting the variance.

Mr. Sheffer moved that the Zoning Board of Appeals grant the variance for ZBA 23-06 with the conditions recommended by staff, seconded by Dr. Hamilton.

Roll Call Vote

Yes – 5 (Allee, Carrier, Hamilton, Sheffer, Litecky)

No – 0

Mr. Lenzini stated that the variance has been approved and will not go to City Council.

5. Old Business:

Mr. Doherty provided an update on City Council as pertaining to the Zoning Board of Appeals.

6. New Business:

Mr. Doherty provided an update on City Council as pertaining to the Zoning Board of Appeals.

7. Adjournment:

Ms. Litecky asked for a motion to adjourn.

Mr. Sheffer moved to adjourn, seconded by Mr. Carrier.

The motion was passed with unanimous voice vote.

The meeting adjourned at 6:45 p.m.