



## MINUTES

**Carbondale Planning Commission**  
**Wednesday, April 20, 2022**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Ms. Litecky called the meeting to order at 6:05 p.m.

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**Members Present:** LeBeau, Sheffer, Hamilton, Love, Litecky, Carrier and Doherty (ex-officio)

**Members Absent:** Burnside, and Lilly

**Staff Present:** Lenzini, Maxwell, Gibson

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### **1. Approval of Minutes:**

There were none.

### **2. Citizen Comments or Questions**

There were none.

### **3. Report of Officers, Committees, Communications**

There were none.

### **4. Public Hearings**

**PC 22-10:** Luke Terpstra and Anna Hall are requesting a Special Use Permit for an eating and drinking establishment in order to operate a food truck venue in an AG, General Agriculture District.

Ms. Litecky declared Public Hearing PC 22-10 open and for Ms. Gibson to review PC 22-10.

Ms. Litecky asked Ms. Gibson to read the staff report. Ms. Gibson read parts A, B and C of the staff report.

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

There were none.

Ms. Litecky asked if the applicant was present and wished to speak.

The applicant, Luke Terpstra, is present and is available for questions.

Ms. Litecky asked if there were any questions for the applicant.

There were none.

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. Gibson finished reading Part C and D of the staff report for PC 22-10, with a recommendation of approval.

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

Mr. Sheffer has concern over the proposed property being so closed to the rail road and would like to see if a barrier could be in place between the rail road and the property so community would not be endangered by the rail road.

Dr. Hamilton asked if there needs to be a gate for a protection of cars as the volume of cars increase. Mr. Lenzini stated that there is already a crossing gate in place and a solution could be proper street marking and for cars to be directed to exit as far east as possible for more room in between the crossing gate and the exiting cars.

Mr. Carrier stated he agrees there needs to be a barrier and stated that if the City could host the Sunset Concerts at a similar distance from the rail road tracks then the business can host a smaller volume of cars at the same distance.

Mr. Terpstra stated that he wants to make the area as family friendly as possible but doesn't think a physical barrier would be possible as the rail road right of way is 30 feet for the rail road and would make the parking lot smaller by about half. He stated that for the future dine in seating area will be more of a U shaped pavilion to keep children away from the rail road tracks as much as possible. Mr. Terpstra also stated that N. Marion St is about ½ mile to the east, so if there was a train passing, the traffic will not back up as there is an alternate route back to downtown Carbondale.

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

Mr. Doherty stated that there might be additional agreements with the Rail Road Company for barriers.

Ms. Gibson asked if Mr. Terpstra has had any contact with the Rail Road Company about putting up any kind of barriers. Mr. Terpstra stated that they could put any barriers on his property. He suggested to put up ballast with multiple chains connecting them, a high, medium and low, and make sure they are movable in case the Rail Road Company needs to do any work on the rail road.

Dr. Hamilton stated he would have additional safety concerns over phase three (3) of the business plan. Ms. Gibson stated that for this meeting, the Commission is only looking at phases one (1) and two (2). She also stated that staff would like more details of phase three (3) and that there might be additional permits.

Mr. Carrier asked if there will be any parking on the rail road right of way or only on the owners' property. Mr. Terpstra stated that there will be parking on the rail road right of way.

There was a discussion on having the parking lot on the rail road property.

Ms. Litecky asked what the right of way for the rail road. Mr. Terpstra stated 30 feet out from the middle of the rail road.

There was a discussion on if there was adequate amount of parking space.

Mr. Doherty asked if the Rail Road Company needs to be a part of the special use permit if there is going to be food trucks operating on the rail road property. Ms. Gibson stated that when the barriers are put in place, that will help with customers from trespassing onto the rail road's property and also to keep the food trucks off the rail road property as well.

Ms. Litecky declared PC 22-10 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A & B of the staff report for PC 22-10, the applicant was present, zero spoke in favor, zero spoke in opposition, and zero letters/emails were read in opposition and one letter in support, and seconded by Mr. LeBeau.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission vote on all seven criteria as one, seconded by Mr. Love.

Roll Call Vote:

Yes – 6 ( LeBeau, Sheffer, Love, Carrier, Hamilton, and Litecky)

No- 0

Mr. Love moved that the Commission recommend approval of the PC 22-10 with the recommendations from staff, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 6 ( LeBeau, Sheffer, Love, Carrier, Hamilton, and Litecky)

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-10 for the May 10, 2022 City Council meeting.

**PC 22-11:** Southern Illinois Healthcare is requesting to re-zone nine parcels adjacent to Memorial Hospital from R-2, Medium-Density Residential, and R-3, High-Density Residential, to PA, Professional Administrative, District.

Ms. Litecky declared Public Hearing PC 22-11 open and for Ms. Maxwell to review PC 22-11.

Ms. Litecky asked Ms. Maxwell to read the staff report. Ms. Maxwell read parts A, B of the staff report.

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

Mr. Sheffer stated he will abstain from this hearing due to being the chairman of the SIH Foundation Board.

Mr. Carrier wanted clarification on which properties are being voted on, specifically 111 N. Almond St and 509 W. Oak St. Ms. Maxwell stated that the property deed of 111 N. Almond St. has not been transferred to SIH by the time of the meeting and would have to get support from the current land owner for the rezoning and SIH didn't not want to go that route. The parcels that are on the City maps (Location Map with Imagery) are the parcels that are included in the application. Ms. Maxwell stated the property of 509 W. Oak St. is not included in the application.

Ms. Litecky asked if the applicant was present and wished to speak.

The applicant, Dan Boeckman, is present and is available for questions. Mr. Boeckman gave a short summary of what SIH plans to do with the properties.

Ms. Litecky asked if there were any questions for the applicant.

Dr. Hamilton asked what type of fuel is going to be used for the underground fuel tanks.

Mr. Boeckman stated it will be diesel fuel. Dr. Hamilton asked what type of fire protection is in place for the fuel. Mr. Boeckman stated it is an underground tank that is monitored for fuel leaks along with double walled pipes.

There was a discussion on the future plans of what SIH plans to do with the neighborhood.

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. Maxwell read Part C and D of the staff report for PC 22-10, with a recommendation of approval.

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

Mr. Carrier asked what the parcels are going to be rezoned to. Ms. Maxwell stated PA, Professional Administrative.

Ms. Litecky asked staff to confirm that the houses on Oak St. across from the hospital 20 years ago were in terrible shape and were rental units. Mr. Lenzini stated that is correct.

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

Ms. Litecky asked if the residents that live across from the hospital have any questions.

Mr. Zurlinden asked if the oxygen tanks and fuel tanks will be seen or will they be fully underground. Mr. Boeckman stated that the fuel tank will be underground but the oxygen tank will be about ground and is about 20 feet tall with a reserve tank that is about 6 feet tall. The tanks will be besides an already existing building so it will not be right on the road.

Ms. Litecky asked how the trucks will be entering and exiting that deliver the fuel and oxygen. Mr. Boeckman stated the trucks will enter on N. Poplar St. and then exit turning left onto W. Main St.

Ms. Litecky declared PC 22-11 closed and asked for a motion on the findings of fact.

Mr. Love moved that the Commission accept as findings of fact Part A & B of the staff report for PC 22-11, the applicant was present, zero spoke in favor, zero spoke in opposition, two citizens were indifferent and zero letters/emails were read in opposition or support, and seconded by Mr. LeBeau.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of the PC 22-11 with the recommendations from staff, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 5 ( LeBeau, Love, Carrier, Hamilton, and Litecky)

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-11 for the May 10, 2022 City Council meeting.

**5. Old Business**

There was none.

**6. New Business**

There was none.

**6. Adjournment**

Ms. Litecky adjourned the meeting at 8:41 p.m. seconded by Dr. LeBeau.