



## MINUTES

**Carbondale Planning Commission**  
**Wednesday, May 11, 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, Litecky, Carrier, Lilly and Doherty (ex-officio)

**Members Absent:** Burnside, Love

**Staff Present:** Lenzini, Gibson

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

Mr. Sheffer moved, seconded by Mr. Carrier, to approve the minutes for April 13, 2022.

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

There were none.

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

There were none.

### **4. Public Hearings**

**PC 22-12:** Shawnee Health Service and Development Corp. is requesting to re-zone property adjacent to their campus on Lewis Lane from R-3, High-Density Residential and PUD, Planned Unit Development, to PA, Professional Administrative, District. They plan to expand their facilities to develop clinical and social services.

Ms. Litecky declared Public Hearing PC 22-12 open and for Ms. Gibson to review PC 22-12.

Ms. Litecky asked Ms. Gibson to read the staff report. Ms. Gibson read parts A and B 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, Patsy Jensen, is present and gave a brief overview of the project including a community center and a community garden and working with the partners to provide community services to the area.

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

Mr. Carrier asked who the partners are. Ms. Jensen stated they are a listening community partnership made of professional organizations and a second listening community advisory committee with people from the community.

Mr. Sheffer asked if there will be an opiate treatment facility. Ms. Jensen stated that they are one of the largest providers for medical assistance treatment in Jackson County are licensed to treat drug abuse and addiction.

Dr. Hamilton asked what the grants for tearing down the nursing home are and how much tearing down the nursing home will cost. Ms. Jensen stated they applied for a City grant and a grant from Senator Duckworth's office and will cost 250,000.00 to tear down the building as it has asbestos inside the building.

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 read Parts C and D of the staff report for PC 22-12, with a recommendation of approval.

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

Mr. Sheffer asked what would be the process to allow of a community garden. Mr. Lenzini stated to allow the garden as an accessory use and to include it on the site plan which is required.

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

Ms. Jensen stated that there will be an architectural design for the community garden.

Ms. Litecky declared PC 22-12 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 22-12, the applicant was present, zero spoke in favor, zero spoke in opposition, and zero letters/emails were read in opposition or support, and seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 22-12, seconded by Ms. Lilly.

Roll Call Vote:

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

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-12 for the May 24, 2022 City Council meeting.

## **5. Old Business**

There was none.

## **6. New Business**

A. Mr. Doherty reviewed the City Council meetings as they related to Planning.

## **6. Adjournment**

Ms. Litecky adjourned the meeting at 6:37 p.m. seconded by Dr. LeBeau.