



MINUTES

Carbondale Planning Commission Wednesday, July 8, 2020 3:00 p.m. Webinar Meeting

Ms. Litecky called the meeting to order at 3:00 p.m.

Members Present: Miller, LeBeau, Sheffer, Love, Henson, Hamilton, Burnside, Lilly, Litecky and Bradshaw (ex-officio)

Members Absent: None

Staff Present: Wallace and Brightharp

1. Approval of Minutes:

Mr. Henson moved, seconded by Dr. LeBeau, to approve the minutes for October 23, 2019.

The motion to approve the minutes with corrections passed with a unanimous voice vote.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

Mr. Wallace stated at the next in person meeting there will be a vote on a new Chair and Vice Chair.

4. Public Hearings

PC 21-01 3:05pm- Brian Pattison is requesting to rezone an SB, Secondary Business, District and an R-1-8, Low Density Residential, District to a PA, Professional Administrative Office, District in order to facilitate a new healthcare facility.

Ms. Litecky declared Public Hearing PC 21-01 open and asked Mr. Wallace to read the legal notice.

Chris Wallace, Director for the City of Carbondale, read the legal notice.

Ms. Litecky asked Ms. Brightharp to read the staff report.

Ms. Brightharp read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Mr. Sheffer asked if the applicant is present. Brian Pattison is present.

Mr. Lebeau asked if the two phone calls that staff received were positive or negative. Ms. Brightharp stated that there were three phone calls, two of the calls were for more information about the project and the third was in opposition and submitted a letter as well.

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

The applicant is present, and will answer any questions the commission has.

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

Dr. Hamilton asked what the need for the urgent care facility is for the community.

Mr. Pattison stated that he has researched the area and feels like an urgent care facility will fit in well into the outer areas of Carbondale for urgent, non-serous care. Dr. Hamilton asked why there is a need for more urgent cares in the area. Mr. Pattison stated that the closest medical care facility is the emergency room and the closest urgent care is outside the range of the area.

Mr. Sheffer asked if the public could have been able to join the webinar.

Mr. Wallace stated that the link for the webinar was made public, so the public could have the ability to join in through audio and watch the meeting.

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

There were none.

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

James Helfrich stated that the he has concerns about the increase in traffic in the community. Mr. Helfrich stated that he doesn't think the City of Carbondale needs another urgent care facility in the area with SIH being close by and would rather this urgent care be built in an area like Makanda or the east side of Carbondale. Mr. Helfrich also stated that Blyer Field does get used by the surrounding community and if the development moves ahead that community will not have that anymore.

Ms. Brightharp read a letter from Kenneth Ballenger concerning rain water runoff due to more concrete and poor storm drainage on Blyer Field.

Mr. Wallace address the issue of the storm drainage stating that the city requires storm water detention. All the water that is acquired will be collected in a storm water detention

pond to slow down the rate the water leaves the site and because the site is located by Route 13 and maintained by IDOT, the requirements are significantly higher than the City requirements as the water will be slowed down and deposited into IDOT's drainage system. Mr. Wallace stated that he doesn't have any concerns about additional flooding in the area due to IDOT's requirements.

Mr. Helfrich stated that the area does flood significantly and does not think a storm water pond would be adequate for the storage of the rain water.

Mr. Wallace stated that the detention will be a dry detention, so there will be no standing water and a concrete gutter to allow the water to flow into the discharge, so unless it is raining the pond will be dry and maintained by the owner.

Ms. Lilly asked why locate the urgent care in Carbondale and not south of Carbondale.

Mr. Wallace responded that from a planning prospective, the City would rather have land that has already been developed be used than undeveloped land.

Ms. Brightharp read Part C & D of the staff report for PC 21-01, with a recommendation of approval.

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

Ms. Litecky asked if the water retention system would be underground.

Mr. Wallace stated that it could be either underground or surface, the design has not been finalized as it depends on the space limitations if it will be underground or if there is room on site for an aboveground system.

Ms. Litecky asked who the owner of the property is.

Mr. Wallace stated that it is owned by a company named Gleco Management located in Vienna and they own the Jackson Hewitt building and two lots west of that property. He also stated that they bought the track and football field before the company sold the property to the City except for the south 150 feet of the track, so no City owned property is a part of this development.

Dr. Hamilton asked what this development would do to the remaining property of the track, gym and the Boys and Girls Club.

Mr. Wallace stated that it wouldn't affect the building of the High School and wouldn't have an effect of the remainder of the track or football field as it is still City owned.

Ms. Litecky asked if the property is zoned R-1-8.

Mr. Wallace confirmed that it is still R-1-8.

Mr. Henson asked where the ingress and egress will be for the facility, if it will be Main St. or Blyer St.

Mr. Wallace stated that the entrance and exit will be as far east as possible on the property and will be off of Main St.

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

Ms. Litecky declared PC 21-01 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 21-01, the applicant was present, and none spoke in favor, one in opposition and one letter in opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 21-01, seconded by Dr. Love.

Roll Call Vote:

Yes – 5 (Miller, Sheffer, Love, Burnside, and Litecky)

No- 4 (LeBeau, Hamilton, Henson, Lilly)

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 21-01 and that the item would be on the City Council agenda for discussion at their meeting on August 11, 2020.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from October 22, 2019, November 12, 2019, November 26, 2019, December 10, 2019, January 14, 2020, January 28, 2020, February 11, 2020, February 25, 2020, March 10, 2020, April 14, 2020, April 28, 2020, May 12, 2020, June 9, 2020, June 23, 2020.

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

6. Adjournment

Ms. Litecky adjourned the meeting at 3:53 p.m.