



MINUTES

Carbondale Planning Commission Wednesday, September 9, 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, Hamilton, Lilly, Litecky and Bradshaw (ex-officio)

Members Absent: Burnside, Henson

Staff Present: Wallace and Maxwell

1. Approval of Minutes:

Mr. Love suggested a correction in the minutes for July 8, 2020, to change his prefix from 'Dr.' to 'Mr.'

Mr. Love then motioned to approve the minutes, pending that amendment. Mr. LeBeau seconded.

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

There were none.

4. Public Hearings

PC 21-02 3:05pm- The City of Carbondale proposes a text amendment to Title 15 of the Carbondale Revised Code relative to allowing Vacation Rental Units in the BPR, Primary Business, District without requiring the operator to reside there.

Ms. Litecky declared Public Hearing PC 21-02 open and asked Mr. Wallace to read the legal notice.

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

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

Ms. Maxwell read part A of the staff report.

Ms. Litecky asked if there were any questions of staff. There were none.

Ms. Litecky asked if the applicant was present and wished to speak. Mr. Wallace, on behalf of the City, is present.

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

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

Mr. Sheffer pointed out that Exhibit A did not include all of the standards of VRU's from the code. Mr. Wallace said that the department usually tries to include the entire section in question, and apologized.

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 B & C of the staff report for PC 21-02, with a recommendation of approval.

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

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

Ms. Litecky declared PC 21-02 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A of the staff report for PC 21-02, the applicant was present, and none spoke in favor, or 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 21-02, seconded by Mr. Love.

Roll Call Vote:

Yes – 8 (Miller, LeBeau, Sheffer, Love, Hamilton, Lilly, Litecky)

No- 0

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 21-02 and that the item would be on the City Council agenda for discussion at their meeting on September 22, 2020.

PC 21-03 3:20pm- Rolf Schilling has proposed a text amendment to Title 15 of the Carbondale Revised Code relative to allowing mini-storage facilities in the BPL (Planned Business) District with a special use permit.

Ms. Litecky declared Public Hearing PC 21-03 open and asked Mr. Wallace to read the legal notice.

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

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

Ms. Maxwell read part A of the staff report.

Ms. Litecky asked if there were any questions of staff. There were none.

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

The applicant is present, and will answer any questions the commission has. Mr. Schilling went on to explain that the BPL District was more desirable than some of the other zoning districts to develop. He is responsible for a lot of the development that has already happened there, however, there has been little interest in the parcel in question. He thinks it would be an ideal placement for a self-storage facility, and this is why he is proposing this text amendment.

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

There were no questions for the applicant.

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 B & C of the staff report for PC 21-03, with a recommendation of approval.

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

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

Ms. Litecky declared PC 21-03 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A of the staff report for PC 21-03, the applicant was present, and none spoke in favor, or 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 21-03, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 8 (Miller, LeBeau, Sheffer, Love, Hamilton, Lilly, Litecky)

No- 0

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 21-03 and that the item would be on the City Council agenda for discussion at their meeting on September 22, 2020.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from July 14, August 11, August 25, 2020.

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

Ms. Bradshaw gave the update that PC 21-01, the rezoning of 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, passed unanimously at the August 11, 2020 meeting of the City Council.

There was some discussion between commissioners that had the Planning Commission been aware that SIH was the applicant as City Council was, the decision by the Planning Commission would likely have been more unanimously positive. Mr. Sheffer suggested to Mr. Wallace that staff might encourage clients to be more forthcoming in the future. Mr. Wallace said he would try, but staff is still bound by privacy clauses.

6. Adjournment

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