



## MINUTES

**Carbondale Planning Commission**  
**Wednesday, June 28, 2017**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Ms. Litecky called the meeting to order at 6:04 p.m.

---

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

**Members Absent:** LeBeau and Lilly

**Staff Present:** Taylor

---

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

Mr. Sheffer moved, seconded by Mr. Love, to approve the minutes for April 5, 2017 and May 10, 2017.

The motion to approve the minutes 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 18-01, 6:06 pm-** The City of Carbondale is requesting the rezoning of property located at 800 East Main Street from an AG, General Agriculture, to an SB, Secondary Business, District.

Ms. Litecky declared Public Hearing PC 18-01 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Mr. Taylor to present the staff report.

Travis Taylor, Senior Planner for the City of Carbondale, was sworn in and summarized parts A and B of the staff report.

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

There were none.

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

There were none.

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

There was no one.

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

There was no one.

Ms. Litecky asked Mr. Taylor to read the analysis.

Mr. Taylor summarized Parts C and D of the staff report for PC 18-01, with a recommendation of approval.

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

There were none.

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

There were none.

Ms. Litecky declared PC 18-01 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 18-01, the applicant was present, and no one spoke in favor or opposition, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval and send PC 18-01 to City Council, seconded by Dr. Burnside.

Roll Call Vote:

Yes – 6 (Sheffer, Hamilton, Henson, Burnside, Love, Litecky)  
No – 0

Mr. Taylor stated that the motion to recommend approve has passed and that the item would be on the City Council agenda for discussion at their meeting on July 18, 2017.

**PC 18-03, 6:12 pm-** Dennis Calufetti is requesting a rezoning from the AG, General Agriculture, zoning district to the SB, Secondary Business, zoning district for a one acre portion of his property at 4620 Country Club Road.

Ms. Litecky declared Public Hearing PC 18-03 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Mr. Taylor to present the staff report.

Travis Taylor, Senior Planner for the City of Carbondale, was sworn in and read parts A and B 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.

The applicant was present but chose not to speak.

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

There were none.

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

There was no one.

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

There was no one.

Ms. Litecky asked Mr. Taylor to read the analysis.

Mr. Taylor summarized Parts C and D of the staff report for PC 18-03, with a recommendation of approval.

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

Ms. Litecky asked Mr. Taylor if the county had any jurisdiction over Old Highway 13 or Country Club Road. Mr. Taylor stated that the county does have some jurisdiction.

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

Ms. Litecky asked Dominic Calufetti about the possibility of using the land for a parking lot for Midland Inn and if he had any concerns with regards to pedestrian traffic at that intersection. Mr. Calufetti stated that he would go to the county if the need for a stop sign or crosswalk would be in order. Mr. Calufetti stated that he did have concerns about the safety concerns.

Ms. Litecky declared PC 18-03 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 18-03, the applicant was present, and no one spoke in favor or opposition, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval and send PC 18-03 to City Council, seconded by Dr. Hamilton.

Roll Call Vote:

Yes – 6 (Sheffer, Hamilton, Henson, Burnside, Love, Litecky)

No – 0

Mr. Taylor stated that the motion to recommend approve has passed and that the item would be on the City Council agenda for discussion at their meeting on July 18, 2017.

## **5. Old Business**

There was none.

## **6. New Business**

**A.** Mr. Taylor discussed the FY 17 annual report and read what was on the annual report.

Mr. Love made a motion to accept the FY 17 Annual Report and send it to City Council, seconded by Dr. Hamilton.

The motion was passed with a unanimous voice vote.

**B.** City Council Agenda from May 16, 2017, June 6, 2017 and June 27, 2017.

Ms. Bradshaw reviewed the City Council meetings as they related to Planning. There was then discussion about the different topics that Ms. Bradshaw presented, including Main Street properties and sales taxes.

**7. Adjournment**

Ms. Litecky adjourned the meeting at 6:46 p.m.