MINUTES

Carbondale Planning Commission
Wednesday, September 7, 2016
Room 108, 6:00 p.m.
City Hall/Civic Center

Mr. Lebeau called the meeting to order at 6:00 p.m.

Members Present: LeBeau, Hamilton, Field, Lilly, Litecky, Love, and Bradshaw (ex-officio)

Members Absent: Sheffer and Burnside

Staff Present: Taylor

1. **Approval of Minutes:**

   Ms. Litecky moved, seconded by Ms. Lilly, to approve the minutes for August 17, 2016.

   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 17-05, 6:03p.m.: The Carbondale Chamber of Commerce is requesting a text amendment relative to allowing wind-propelled and motorized signage.

   Mr. Taylor stated that the applicant for PC 17-05 had contacted him and was unable to attend that meeting. Mr. Taylor asked that the Commission table PC 17-05 until the September 28, 2016, meeting.

   Ms. Litecky motioned, Ms. Field seconded, to postpone PC 17-05 until the September 28, 2016, meeting.

The motion was passed with a unanimous voice vote.

PC 17-06, 6:04p.m.: Srinivas Gundala is requesting a Special Use Permit for a rehabilitation center in an R-3, High-Density Residential, zoning district for the property located at 500 South Lewis Lane.

Mr. LeBeau declared Public Hearing PC 17-06 open and asked Mr. Taylor to read the legal notice.

Mr. Taylor read the legal notice.

Mr. LeBeau asked Mr. Taylor to present the staff report.

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

Mr. LeBeau asked if there were any questions of staff.

Ms. Field asked who would be doing the admissions and the treatment at this facility. Mr. Taylor stated that it is not clear and the applicant was not in attendance to answer these questions. Ms. Field stated that this was a concern, not knowing who would be running the facility.

Mr. Hamilton asked why the original special use permit no longer stands. Mr. Taylor stated that he was unsure why the original facility at that location closed but because it did the original special use permit had lapsed.

Ms. Litecky asked if it was going to be non-profit and how the insurance was going to work. Mr. Taylor stated he was unsure but recognized that the applicant was now present and could answer the Commission's questions.

Mr. Gundala stepped forward and stated that the company was a for-profit organization and would accept Medicare and Medicaid. Mr. Gundala could not disclose the name of the company at the time of the meeting.

Mr. Hamilton questioned the staffing of the facility.

Mr. Gundala stated that they were a professional company that had other facilities throughout the state but was unsure about their staffing.

Mr. Hamilton wanted to know if there was a template that the company used or what exactly was going to be happening at the facility.

Mr. Gundala stated that he didn't currently have the template but could provide it at a later date.

Mr. LeBeau asked the Commission if they wanted to table PC 17-06 until more information could be provided.

Ms. Litecky noted that in the applicant’s letter, the facilities are located throughout Illinois and other surrounding states. Ms. Field pointed out that the letter was not printed on letter head, nor did it state the name of the company.

Ms. Litecky questioned Mr. Taylor what questions the person had that called concerning PC 17-06. Mr. Taylor stated that it was general questions and regarding the special use permit.

Mr. Hamilton questioned Mr. Taylor if Southern Illinois University had questioned this type of facility and if they had been contacted about it. Mr. Taylor stated that he had not heard anything from Southern Illinois University.

Mr. LeBeau stated that he felt the Commission needed to be provided with more information for PC 17-06. Ms. Lilly and Ms. Field both agreed with his statement. Mr. Taylor stated that he had been in contact with someone from the company that was supposed to be in attendance but could not make it.

Mr. LeBeau questioned Mr. Taylor on the bylaws for tabling PC 17-06 until further information could be obtained from the company.

Mr. LeBeau asked if anyone had any further comments.

Mr. LeBeau asked for a motion to close the hearing for PC 17-06. Ms. Litecky motioned, Mr. Love seconded.

The motion was passed with a unanimous voice vote.

Mr. LeBeau asked for a motion to defer action on for PC 17-06. Ms. Lilly motioned, Mr. Hamilton seconded.

The motion was passed with a unanimous voice vote.

Mr. Taylor stated that he would be in contact with the applicant and would reschedule the public hearing.

5. Old Business

There were none

6. New Business

A. Vacation (Short Term) Rentals

Mr. Taylor discussed what these rentals are as opposed to long term rentals within Carbondale. Mr. Taylor stated that this was being brought to the Commission so that they could discuss a text amendment regarding these rentals. Mr. Taylor explained that these rentals may cause concerns regarding traffic issues, renters not knowing the area, and the high turnover of people. This ordinance would only allow owners to rent these homes if they meet the criteria and pass inspections.

Mr. LeBeau questioned Mr. Taylor about the renters actually renting out a portion of their rental and if that was a possibility. Mr. Taylor stated that this is why this is being reviewed to make sure these homes follow occupancy standards.

Ms. Litecky voiced concern about over occupancy and if these places would get homestead exemptions. Also, these rentals need to claim the income of the short term rentals and make sure there are not insurance issues.

Mr. Hamilton questioned what the hotel industry thought of these short term rentals being allowed. Mr. Taylor stated that this was a concern with short term rentals. Allowing them to go without licensing and taxing, could allow an unfair advantage for the short term rentals. Mr. Hamilton also questioned when the inspection process would take place and how often it would take place. Mr. Taylor stated that it would take place once a year, but Mr. Taylor stated that more research needed to be done.

Ms. Litecky questioned if these short term rentals were going to be allowed in all districts of the City. Mr. Taylor stated that yes they would be allowed in all areas of the City.

Ms. Field questioned how much the yearly inspection fees will be for these rentals. Mr. Taylor stated that would be decided by the City Clerk's office.

Mr. LeBeau questioned Mr. Taylor about the fees and possibly pricing these short term rentals out of the market right of the gate. Mr. Taylor stated that is the fine line that the Commission needs to figure out with this ordnance. It was also discussed that these rentals are closely related to a Bed and Breakfast type of rental. Mr. Taylor then stated that this brings up the questions of these places being able to serve food or alcohol and what regulations need to be placed.

Ms. Bradshaw questioned the idea of those that might just do this type of rental one time for an event such as the eclipse versus those that do these types of rentals all of the time. Ms. Litecky brought up giving a free pass for this type of rental for the eclipse but also she would like to see this regulated to only being a few times a year. Ms. Litecky's concerns were overcrowding that is already taking place in areas and the parking issues that this would cause.

Ms. Bradshaw asked Ms. Litecky to explain the Homestead Exemption. There was then discussion regarding this exemption and what it means for short term rentals.

Ms. Field stated that she would be interested to see how other cities handle short term rentals. Mr. Taylor stated that this is research that the Planning Department is currently completing.

Mr. LeBeau asked for a motion to initiate a text amendment from City Planning for short term rentals.

Ms. Litecky moved for the motion, seconded by Ms. Lilly, for the City Planning services division to present a text amendment regarding short term rentals.

The motion was passed with a unanimous voice vote.

B. City Council Agenda from August 30, 2016.

Ms. Bradshaw reviewed the City Council meeting as it related to Planning.

B. Adjournment

Mr. LeBeau adjourned the meeting at 6:41 p.m.