



MINUTES

**Carbondale Planning Commission
Wednesday, February 10, 2016
Room 108, 6:00 p.m.
City Hall/Civic Center**

Mr. Anz called the meeting to order at 6:05 p.m.

Members Present: Sheffer, Anz, Field, Lilly, Litecky, and Bradshaw (ex-officio)

Members Absent: Barke, LeBeau, Love, and Schachel

Staff Present: Taylor

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Ms. Lilly, to approve the minutes for January 13, 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 16-11 – Fox Creek & Associates, LLC, is requesting a Special Use Permit to allow for the construction of three duplexes in the PA, Professional Administrative Office, district for property located at 1100 and 1110 Black Diamond Drive.

Mr. Anz declared Public Hearing PC 16-11 open at 6:06 p.m. and asked Mr. Taylor to read the legal notice.

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

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

Mr. Taylor was sworn in and read parts A and B of the staff report.

Mr. Anz asked if there were any questions from Commission to staff.

Ms. Field asked staff what the nature of the opposition was to the applicant's request.

Mr. Taylor responded that the resident was opposed to the request primarily due to the amount of noise and traffic that was expected.

Mr. Anz asked if the applicant was present and would like to speak.

Rolf Schilling, agent representing Fox Creek and Associates, LLC, came forward to present his case.

Mr Anz asked if the Commissioners had any questions of the applicant.

Ms. Litecky asked what type of barrier was being proposed to provide a buffer between the development and the Woodland Hills Subdivision.

Mr. Schilling stated that the applicant will complete the buffer as required by the City.

Ms. Litecky clarified that the buffer had yet to be designed.

Mr. Schilling stated that that was correct. The applicant is just completing the first step which is the Special Use Permit. The buffer will consist of shrubs and trees but will be designed and submitted with the documents as required by the City of Carbondale. Mr. Shilling stated that the applicant would be open to suggestions from the Commission. Mr. Shilling asked Mr. Taylor if there was a buffer required and what it consisted of with regards to the Sun Valley Apartment Complex.

Mr. Taylor stated that there was a buffer required and he believed it consists of pine trees.

Mr. Anz asked if anyone would like to speak in favor of the application.

There were none

Mr. Anz asked if anyone would like to speak in opposition of the application.

Gregory Veach, 2905 West Striegel Road, came forward in opposition. Mr. Veach gave the Planning Commission a brief history of the property and the continued opposition to multi-family residences from the nearby residences. Mr. Veach stated several points in opposition to the request. 1) The duplexes will cause an increase in the amount of traffic with a possibility that there will be on-street parking; 2) the driveways located on West Striegel Road will cause problems with the Woodland Hills entrance, compounded by the volume and speed of traffic moving through the area (Mr. Veach asked the Planning Commission to place a condition of the Special Use Permit that there only be two duplexes allowed with neither fronting West Streigel Road); 3) Professional Offices are a better alternative to the duplexes; 4) this

area could remain green and be used as a recreational space; 5) the duplexes will increase the amount of storm water runoff (Mr. Veach stated that this should also be a requirement of the Special Use Permit). Mr. Veach also requested that there be open space included with the development.

Mr. Anz asked if anyone else would like to speak in opposition.

Mr. George Kao, 1155 Deer Ridge Place, stated that as a homeowner and a member of the Woodland Hills Homeowner's Association, he would like to express his opposition. Mr. Kao stated that it was the Association's understanding that this was to remain as a green space. He stated the green space would provide a slight buffer to the subdivision and help preserve property values. Mr. Kao asked for the Planning Commission to consider the needs of the nearby homeowners.

Mr. Anz asked if there were questions of those in opposition.

Mr. Sheffer addressed Mr. Kao, stating that the way the PA district is written, there are permitted uses which include more intense uses of lot such as office buildings, dentist offices, and doctor offices. How does the PA district become a better buffer for property owners with these uses than it would be with duplexes?

Mr. Kao stated that the duplexes would be two-story duplexes. The view of the the two-story duplexes will eliminate any semblance of greenspace and it will appear as just an extension of the apartment complex.

Mr. Sheffer and Mr. Anz clarified that the buildings allowed in the PA district can be built to a height of 125' which is much taller than the duplexes proposed. The duplexes, in fact, would be much less intense than the other permitted uses for the district.

Mr. Kao asked what happened to the recreational space required for the Sun Valley apartment complex? It was his understanding that these corner lots would be kept open to meet this requirement. Mr. Kao suggested that it was his belief this was included in the settlement agreement reached between the owners and the City.

Mr. Taylor clarified that the settlement agreement reached between the City of Carbondale and the owners of the Sun Valley development identified areas that could be built with eight-plexes and those areas which must conform to the current PA district regulations. 1100 and 1110 Black Diamond Drive was identified as an area which must conform to current PA district regulations.

Mr. Anz stated that any use permitted in the PA district only requires administrative approval and would not have to come before the Planning Commission.

Mr. Kao and members of the Planning Commission then held a discussion regarding the buffer requirements for the site.

Mr. Anz stated that it is his position that the buffer required by the Carbondale Revised Code is sufficient for the site.

Mr. Anz asked Mr. Taylor to complete the staff report.

Mr. Taylor read parts C and D of the staff report, with a recommendation to approve PC 16-11.

Mr. Anz asked if there were any questions for staff.

Mr. Sheffer asked if the buffer required in the zoning code right now was the same as required when the eight-plexes were originally constructed.

Mr. Wallace, Development Services Director, stepped forward and clarified that the previously required buffer was only required with a width of 10 feet. The current buffer is 15 feet and is more intensive and would require more plantings. The 5 foot screen must provide screening year-round.

Ms. Field asked why Sun Valley decided to place a duplex fronting Streigel.

Mr. Taylor responded that the applicant was attempting to place three duplexes on the property and this was the only feasible way to place three of them comfortably on the lot.

Mr. Sheffer asked if there was plenty of room for the buffer yard.

Mr. Taylor stated that, as proposed, there would be plenty of room for the buffer yard.

Mr. Anz asked if there were any questions from anyone to anyone

Ms. Litecky asked Mr. Schilling if he could clarify the proposed plans and the possible drainage issues on the site.

Mr. Schilling came forward and stated that the buildings are proposed the way they are because of the layout of the property. Mr. Schilling stated that the duplexes will be high-end as those the applicant developed along Beadle Drive. The applicant plans to develop the property in complete accordance with the Carbondale Revised Code.

Mr. Sheffer asked how the drainage will be addressed.

Mr. Schilling stated that the engineering firm hired for the development will design on-site storm water detention as required by the City of Carbondale.

Ms. Litecky asked Mr. Schilling, as a real estate agent how he felt the development of multi-family residences will affect the home values for the neighborhood.

Mr. Schilling stated that while he primarily specializes in commercial real estate, he believes that taxes in the area are a much bigger issue. It seems like the housing market above \$200,000 is suffering.

Mr. Anz asked if there were any further questions from anyone to anyone.

There were none

Mr. Anz declared Public Hearing PC 16-11 closed at 7:31 p.m.

Mr. Sheffer moved, seconded by Ms. Lilly, that the Commission accept as findings of fact parts C and D of the staff report for PC 16-11, the applicant spoke in favor and there two people who spoke in opposition.

The motion passed by a unanimous voice vote.

Mr. Sheffer moved, seconded by Ms. Lilly, that all 7 criteria be accepted as one.

Roll Call Vote:

Yes – 5 (Sheffer, Anz, Field, Lilly, Litecky)

No – 0

Mr. Sheffer moved, seconded by Ms. Lilly, that all 7 criteria have been met.

Roll Call Vote:

Yes – 5 (Sheffer, Anz, Field, Lilly, Litecky)

No – 0

Ms. Lilly moved, seconded by Mr. Sheffer, that the Planning Commission recommend to City Council, approval of PC 16-11.

Roll Call Vote:

Yes – 5 (Sheffer, Anz, Field, Lilly, Litecky)

No – 0

Mr. Taylor announced that the motion to approve PC 16-11 passed and will be on the City Council Agenda for February 23, 2016.

5. Old Business

There were none

6. New Business

A. Review of Rules and Procedures

Mr. Taylor stated that staff had originally planned to provide an overview for the Planning Commission's rules and procedures. However, with the absence of some of

the newer members to the Commission, he would like to push this back to a future meeting.

Ms. Litecky asked if it was possible for the board providing the rules and procedures for the meeting could be placed back up for public display during the Planning Commission meetings.

Mr. Taylor responded that he was not sure why the board had been removed, but he would look into getting that replaced for future meetings.

B. Recent Planning Efforts

Mr. Taylor reviewed recent planning efforts and touched on how they correspond with the 2010 Comprehensive Plan. Recent efforts like the Carbondale Downtown Master Plan, the Carbondale Bicycle Master Plan, the revision of the zoning ordinance in 2013, and other supplemental studies are advancing the efforts of the 2010 Comprehensive Plan. Mr. Taylor noted that it is staff's intent to review the progress made on the 2010 Comprehensive Plan periodically.

C. City Council Agendas from January 12 and January 26, 2016

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

7. Adjournment

Mr. Anz adjourned the meeting at 7:42 p.m.