



MINUTES

Carbondale Planning Commission
Wednesday, September 5, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:00 p.m.

Members Present: Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, Litecky.

Members Absent: None

Staff Present: Taylor

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Dr. LeBeau, to approve the minutes for August 15, 2018.

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 19-04 6:02 pm, - Brightfields Development, LLC, is requesting a Special Use Permit for the development of a solar array in the AG, General Agriculture, and GI, General Industrial, zoning districts for property located at 1555 North Marion Street.

Ms. Litecky declared Public Hearing PC 19-04 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 read the staff report.

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

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

Ms. Lilly asked what the distance for the 42 letters sent was. Mr. Taylor answered if they lived 500 feet of a zoned GI property and 1000 feet of the property.

Mr. Henson asked how many feet did the original contamination spread from the site. Mr. Taylor stated that he did not have that information.

Ms. Litecky asked if the applicant was present and wished to speak. Ms. Litecky also stated that there will be a 4 minute time limit so everyone can speak.

Mr. Henson stated that he objects to the 4 minute time limit placed on the public to speak as the Commission has never done that before.

There was then further discussion about the time limit from the audience.

Mr. Henson makes a movement to delay the special use permit for one (1) month. Ms. Lilly seconds the motion.

Ms. Litecky asked if there was any discussion with the commissioners.

Dr. Miller asked when the letter for the area were sent out. Mr. Taylor said they were postdated August 22th 2018. Mr. Henson stated they just received the email for the scientific data for the ground last night and was not able to read the information on short notice. Ms. Lilly stated that she didn't receive the information. Mr. Taylor stated that he reached out to Ms. Lilly and made the documents available at City Hall. Mr. Taylor stated that he didn't receive the information until the morning he sent the email to the Commission. There was further discussion about what the information was. Mr. Sheffer expressed concern about deferring the meeting stating that there might be a lot of upset people if they don't get a chance to speak.

Dr. Miller asked to clarify whether the action to table the motion or to defer action. Mr. Taylor stated that deferring action would be more appropriate as that would allow the Commission to pick up the item at the specified meeting.

Mr. Henson then moved to amend his motion to be deferral of action seconded by Dr. Burnside.

Roll Call Vote:

Yes – 9 (Miller, LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Lilly, and Litecky)

No – 0

Mr. Taylor stated that the motion passed. Action will be deferred for one (1) month.

There was then discussion on when to hold the next meeting for this hearing and was decided on October 17th.

There was then a motion to defer the action on the item to October 3rd by Mr. Sheffer and seconded by Dr. Lebeau. There was then discussion about moving the meeting.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Hamilton, Henson, Burnside, Love, Litecky)

No – 2 (Miller, Lilly)

Mr. Taylor stated that the motion passed. Action will be deferred to the meeting on October 3rd.

5. New Business

A. City Council Agenda from August 28, 2018.

Mr. Taylor reviewed the City Council meetings as they related to Planning.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:28 p.m.