



MINUTES

Carbondale Planning Commission
Wednesday, September 19, 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: LeBeau, Hamilton, Henson, Love, Litecky and Bradshaw (ex-officio)

Members Absent: Miller, Sheffer, Burnside, Lilly

Staff Present: Taylor

1. Approval of Minutes:

Mr. Love moved, seconded by Dr. LeBeau, to approve the minutes for September 5, 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 19-05 6:02 pm, - Sailiata, LLC is requesting a text amendment relative to allowing general retail uses via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district.

Ms. Litecky declared Public Hearing PC 19-05 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 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.

Ms. Sara Heyer of 1442 Gary Dr. Carbondale, came forward to reiterate the statement that was in the staff report.

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

There were none.

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

Mr. Taylor read a letter from Mr. Donald Monty of 418 S. Giant City Road, Carbondale. Mr. Monty recommended that a footnote be added to require the specific retail use of the retail be included as a condition of the Special Use Permit.

Dr. Hamilton asked the applicant what other items the bookstore was going to sell.

Ms. Heyer responded that it will be a room sell local artwork and local authors.

Ms. Lori Sailiata of 705 W. Main St Carbondale, came forward to speak. Ms. Sailiata stated that 231 square feet of the bookstore is only going to be used for retail. Ms. Sailiata said that she will use that space to sell books and sampling for local artists and crafters and things associated with a bookstore.

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

There were none.

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

Mr. Taylor read Parts B and C of the staff report for PC 19-05, with a recommendation of approval.

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

Mr. Henson request clarification on what the footnote would do that Mr. Monty requested in his letter.

Mr. Taylor answered Mr. Henson's request.

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

Ms. Bradshaw asked if staff considered instead of making a new footnote, adding the footnote used by the Neighborhood Business zoning district instead.

Mr. Taylor stated that the footnote Mr. Monty suggested is different than the Neighborhood Business zoning district footnote as it limits the employee's hours of operation and not a required specified land use. Ms. Litecky asked if the new footnote protects the neighborhood. Mr. Taylor responded that was correct, the City Council and Planning Commission can pick the specific land uses allowed by the Special Use.

Dr. Hamilton asked if the special use permit is only for Sailiata and not for any other properties if the building is sold.

Mr. Taylor responded that the special use permit can be written that way. Ms. Litecky noted that the Committee meeting is only for a text amendment not for a special use permit.

Ms. Litecky declared PC 19-05 closed and asked for a motion on the findings of fact.

Mr. Love moved that the Commission accept as findings of fact Part A of the staff report for PC 19-05, the applicant was present, and one spoke in favor, one letter in favor and none in opposition, seconded by Mr. Henson.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of a text amendment, with the addition of Mr. Monty's footnote, to allow general retail use via Special Use Permit within the PAR, Professional Administrative Office, Residential, zoning district, and send PC 19-05 to City Council, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 5 (LeBeau, Hamilton, Henson, Love, and Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval with Mr. Monty's text amendment of PC 19-05 and that the item would be on the City Council agenda for discussion at their meeting on October 9th 2018.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from September 11, 2018.

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

B. Dr. LeBeau motioned to move the November 21, 2018, meeting to November 14, 2018, and was seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:26 p.m.