



MINUTES

Carbondale Planning Commission
Wednesday, November 14, 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, Sheffer, Henson, Litecky, Lilly and Bradshaw (ex-officio)

Members Absent: Miller, Hamilton, Burnside and Love

Staff Present: Taylor and Burns

1. Approval of Minutes:

Ms. Lilly moved, seconded by Mr. Sheffer, to approve the minutes for October 3, 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 19-06 6:02 pm, - Sailiata, LLC is requesting a Special Use Permit to allow for a bookstore and accessory retail in a PAR, Professional Administrative Office, Residential, zoning district at 705 West Main Street.

Ms. Litecky declared Public Hearing PC 19-06 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 Ms. Burns to read the staff report.

Tricia Burns, 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.

Lori Sailiata of 705 W. Main St Carbondale, came forward and stated that she is available if anyone had any questions.

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 were none.

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

There were none.

Ms. Litecky asked Ms. Burns to read the staff analysis.

Ms. Burns read Part C of the staff report for PC 19-06, with a recommendation of approval.

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

Mr. Sheffer stated that there is a lot of retail space available and could hurt the growth of the city by not utilizing the space that is available.

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

Dr. Mary McGuire of 108 S. Forest Carbondale came forward to ask if the special use permit is only for this bookstore or can another business take over the permit. Mr. Taylor answered that it is only for a bookstore and only for the uses specialized in the permit, but not specific to the owner. Dr. McGuire also asked that there would be no structural changes to the building. Ms. Burns stated that was correct. Dr. McGuire also expressed concern over the traffic on the one way street with multiple families living on that street. Dr. McGuire asked if the owner of the bookstore could/is going to provide direction signage in the parking lot for that one way street. Mr. Sheffer asked what Dr. McGuire's view on the bookstore was. Dr. McGuire responded that she was neutral. She supports the bookstore if there is a guarantee of the safety of the neighborhood.

Dr. McGuire asked the applicant if she could provide clear signage for the one way street. Ms. Sailiata stated she has noticed the problem with the one way street and agreed to provide new signs to make it clear to customers that there is a one way street. Ms. Sailiata also wants to encourage foot and bike traffic to the area as well. Ms. Sailiata also stated that she will keep the historic nature intact.

Ms. Litecky asked if the music school still in operation. Ms. Sailiata answered that it is still there but it's smaller than it was in the past years.

Mr. Henson asked if there were speed bumps and current signage about children playing on that part of the street.

Ms. Litecky answered that there was not any speed bumps on that street but there are speed bumps on the surrounding streets.

Mr. Henson asked if the Commission had any influence over Public Works decisions for signage or speed bumps. Mr. Taylor stated that the Commission does not have any influence but if something is brought up in the meetings, staff can talk it over with Public Works.

Mr. Sheffer asked if there was enough signage in the neighborhood that says it's a one way street. Mr. Taylor answered he is unaware of what the signage is and can take the concerns of the signage back to Public Works to have them look at it. Ms. Litecky stated to call the police department and have them sit in the lot to make sure the cars are going to right way on a one way street.

Dr. McGuire asked if the music school was a part of this special use permit. Ms. Litecky stated that business is already permitted.

Ms. Sailiata stated that the building is being used for multipurpose uses. Mr. Taylor clarified that the office and the music store are already permitted.

Ms. Litecky declared PC 19-06 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 19-06, the applicant was present, and one spoke in favor, none in opposition and no letters in favor or opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission vote on all seven criteria as one, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Henson, Lilly, and Litecky)

No – 0

Mr. Sheffer moved that the Commission recommend approval of the Special Use Permit PC 19-06 with the two conditions, the first being the bookstore and book related items such as pens, notebooks, and stationery; and local photography, arts, and crafts, and the second being the applicant put up directional signage in the egress parking lot indicating the one way street, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Sheffer, Henson, Lilly, and Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval of PC 19-06 and that the item would be on the City Council agenda for discussion at their meeting on December 11th 2018.

5. Old Business

There was none.

6. New Business

- A. Dr. LeBeau motioned to approve the Planning Commission calendar for 2019 and was seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

- B. Discussion regarding time limits during public hearings.

Mr. Henson stated that he has no problem with time limits but thinks that there will be times where the time limit will hinder the speaker. Ms. Lilly agreed with Mr. Henson statement. Mr. Sheffer stated that he wants to make sure everyone that wants to speak is heard, but wants to make it reasonable and have the speaker summarize their thoughts. Mr. Sheffer would like to adopt the criteria of the City Council with a four minute time limit. Ms. Bradshaw asked Ms. Litecky how the time limit would affect the format and procedures. Ms. Litecky stated that the time limit would be when the speaker gave their initial question/statement to the Commission/Applicant it would not affect if there was further questioning, but there would have to be more discussions with the Commission to clarify before the time limit was entered into the bylaws. Mr. Sheffer reiterated that he wants to hear from everyone but wants to keep it within a reasonable time frame and thinks the time limit is a fair way to do that. Ms. Lilly stated that four minutes is fine but if the speaker needs additional time they should be able to ask for it. Dr. LeBeau stated that the four minutes is reasonable to help the speaker condense their thoughts. Mr. Henson asked who the four minute limit be place on. Mr. Taylor stated that it would be universal. However, the limit would not be applied during questioning of staff, commissioners,

applicant, mainly during presentation periods. Mr. Henson stated that the Commission could waive the four minute cap for the specified times and then put the cap back on during other times. Mr. Taylor stated that he will communicate with legal and see what can and cannot do, model the time limit with what the City Council has done. Mr. Taylor stated that this will come back to the Commission as an amendment to the By-Laws.

- C. City Council Agenda from September 25, 2018, October 9, 2018 and November 5, 2018.

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

6. Adjournment

Ms. Litecky adjourned the meeting at 6:56 p.m.