



MINUTES

Carbondale Planning Commission
Wednesday, November 17, 2021
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:05 p.m.

Members Present: LeBeau, Sheffer, Henson, Hamilton, Litecky, Love and Doherty (ex-officio)

Members Absent: Miller, Burnside and Lilly

Staff Present: Lenzini, Brightharp and Ziarnek

1. Approval of Minutes:

There were none.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 22-03: Lakeland Hills, LLC is requesting to rezone an area zoned as an R-1-12, Low Density Residential, district to an AG, General Agriculture, district with the intention to consolidate these parcels and several other contiguous parcels into two larger parcels and sell them.

Ms. Litecky declared Public Hearing PC 22-03 Plat Map open and for Ms. Brightharp to review PC 22-03 and the plat map as it was already approved by the Planning Commission on 9.15.21.

Dr. Hamilton asked if there was any response from the 23 certified letters that were sent to the surrounding area. Ms. Brightharp stated there were no responses to the letters but in the previous meeting, there were residents that had questions about how the zoning would

affect the homes that are already built in the Lakeland Hill subdivision and the different uses that could go into the AG district.

Mr. Sheffer stated that the Planning Commission has already approved the rezoning and the only thing that needs to be reviewed is the Plat map and if the lots on the map are acceptable to the Planning Commission. He also stated that the zoning for AG is the lot has to be 5 acres or more so the discussion would be if the lots meets that requirement.

Ms. Litecky asked if the applicant was present and wished to speak.

The applicant, Scott Chapman, is present and is available for questions.

Ms. Litecky asked if there were any questions for 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.

Mr. Sheffer stated that the minutes of PC 22-03 have been approved and asked if Ms. Brightharp had any additional information about the plat.

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

There were none.

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

There were none.

Ms. Litecky declared PC 22-03 Plat Map closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Plat Map for PC 22-03, the applicant was present, and none spoke in favor, none spoke in opposition, and there were no letters or petitions in support or opposition.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 22-03 Plat Map, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 6 (LeBeau, Sheffer, Hamilton, Henson, Love, and Litecky)

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-03 Plat Map.

5. Old Business

There was none.

6. New Business

A. The commission reviewed the Planning Commission Calendar for 2022.

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

6. Adjournment

Ms. Litecky adjourned the meeting at 6:31 p.m.