



MINUTES

Carbondale Planning Commission
Wednesday, July 6, 2022
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, Hamilton, Litecky, Carrier, Burnside and Doherty (ex-officio)

Members Absent: Lilly, Love

Staff Present: Lenzini, Maxwell

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Dr. LeBeau, to approve the minutes for April 20, 2022 and May 11, 2022.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 22-09: The City of Carbondale is initiating a Text Amendment to Title 15 of the Carbondale Revised Code relative to Overlay Districts.

Ms. Litecky declared Public Hearing PC 22-09 open and for Ms. Maxwell to review PC 22-09.

Ms. Litecky asked Ms. Maxwell to read the staff report. Ms. Maxwell read parts A and B of the staff report.

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

Dr. Hamilton asked what triggered the text amendment change. Ms. Maxwell stated there was a conversation several months ago at the City Council to add different overlay districts to bring in more businesses. Ms. Maxwell stated for this meeting the purpose is to define what an overlay district can be and separate them from the regular districts. Dr. Hamilton asked if the overlay districts enhance the district or does it override the base district. Ms. Maxwell stated that the overlay district adds additional regulations to the base district but it can also allow additional freedoms within that district, for example to create an overlay district for different retail in certain shopping areas.

Dr. Burnside asked if this would be a way to get around the base district that is in place. He also asked what the difference would be in just changing the base district to include additional business instead of using the overlay districts. Ms. Maxwell stated that the base district only allows a very few and would have to have a special use permit for business that want to use retail space other than for retail.

There was then a discussion on what the overlay district does and how it would benefit the City or hurt the City.

There was then a discussion on why use the overlay district instead of changing the base districts.

Dr. Burnside stated he has concerns with the use of the overlay district if there are no limits set for the overlays.

There was a discussion on setting limits for the overlay districts.

There was a discussion on how long it takes to obtain a special use permit versus having the overlay district already in place.

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

Mr. Lenzini was present and gave a brief statement for hopeful redevelopment for the City.

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

Dr. Hamilton asked how business that contribute taxes to the city and business that do not, effect the overlay district. Mr. Lenzini stated with the use of the overlay district it would be possible to have business in certain areas that will create a sales tax revenue for the City.

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. Maxwell read Parts C and D of the staff report for PC 22-09, with a recommendation of approval.

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

There was a discussion on the example in the staff report and how the wording in the example is confusing and how to clarify the example and the wording of the text amendment.

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

There were none.

Ms. Litecky declared PC 22-09 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A & B of the staff report for PC 22-09, the applicant was present, zero spoke in favor, zero spoke in opposition, and zero letters/emails were read in opposition or support, and seconded by Dr. LeBeau.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 22-09 with the following changes in the wording “unless specifically stated in the overlay code” and that the example be removed from the wording, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 6 (LeBeau, Sheffer, Carrier, Burnside, Hamilton, and Litecky)

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 22-09 for the August 23, 2022 City Council meeting.

5. Old Business

There was none.

6. New Business

- A. Mr. Doherty reviewed the City Council meetings as they related to Planning.
- B. Ms. Maxwell stated the commission has been awarded a grant to update the comprehensive plan as the last update was in 2010.

7. Adjournment

Ms. Litecky adjourned the meeting at 7:49 p.m. seconded by Mr. Sheffer.