



MINUTES

Carbondale Planning Commission
Wednesday, August 17, 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, Lilly and Doherty (ex-officio)

Members Absent: Love and Burnside

Staff Present: Lenzini, Maxwell

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 23-01: The City of Carbondale is initiating a Text Amendment to Title 15 of the Carbondale Revised Code to create and designate an Overlay District for the University Mall campus.

Ms. Litecky declared Public Hearing PC 23-01 open and for Ms. Maxwell to review PC 23-01.

Ms. Litecky asked Ms. Maxwell to read the staff report. Ms. Maxwell read part A of the staff report.

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

There were none.

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

There were none.

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.

Ms. Maxwell read Parts B and C of the staff report for PC 23-01, with a recommendation of approval.

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

There was a discussion on what in in the Mall currently. There was a clarification on if this case is just for the text amendment or for a text amendment and an overlay district. Ms. Maxwell stated this is just for the text amendment. There was a discussion on the wording of the proposed text amendment. There was a discussion on what will be permitted in the proposed text amendment.

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

Mr. Mitchell gave clarification on some of the permitted uses. Ms. Litecky asked Mr. Mitchell if the new proposed list of permitted uses can be used to bring in new business. Mr. Mitchell stated yes.

Ms. Litecky declared PC 23-01 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 23-01, 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 Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the PC 23-01, seconded by Ms. Lilly.

Roll Call Vote:

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

No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 23-01 for the September 13, 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.

7. Adjournment

Ms. Lilly adjourned the meeting at 7:14 p.m. seconded by Dr. LeBeau.