



MINUTES

Carbondale Planning Commission
Wednesday, September 21, 2022
Room 108, 6:00 p.m.
City Hall/Civic Center

*Amended 10/25/2022 per PC vote at 10/12/2022 meeting.

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

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

Members Absent: Burnside

Staff Present: Lenzini, Maxwell, Moore

1. Approval of Minutes:

Mr. Sheffer moved, seconded by Mr. Love, to approve the minutes for July 6th, and August 17th.

The motion to approve the minutes passed with a unanimous voice vote.

2. Citizen Comments or Questions

Pepper Holder of 410 James and Thelma Walker Ave asked for clarification regarding the proposed new TIFF District.

Ms. Litecky stated the TIFF does expand into the northeast side of Carbondale

Mr. Lenzini clarified the TIFF district alleviates some tax burdens and homeowners must sign agreements as well as make improvements on their homes to be considered in the official TIFF district.

Pepper Holder asked for clarification on a letter sent to his address regarding public right of way and clear wave.

Mr. Lenzini stated he was unfamiliar with the any letters regarding public right of way and directed Mr. Holder to call him for further clarification.

There was a discussion regarding public right of way boundaries and ownership.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 23-02: Larry's Towing is requesting a Special Use Permit to relocate their towing enterprise to 1325 North Marion Street.

Ms. Litecky declared Public Hearing PC 23-02 open and for Ms. Moore to read the legal notice.

Camela Moore, city staff, read the legal notice.

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

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

Ms. Lilly asked why the 1325 N Marion Street property was chosen for the relocation.

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

Donna Throgmorton, owner of Larry's Towing presented her business plans for the future.

Tyler Bailey spoke on the current business operations.

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.

Marilyn Tipton of 310 E Burke spoke in opposition.

Mary O Hara 104 N Parrish Lane spoke in opposition.

Pepper Holder 410 James and Thelma Walker Ave spoke in opposition.

Rodney Morris 521 E Knight Street spoke in opposition.

Moudie Hamilton 404 E Fisher Street spoke in opposition.

Chastity Mays 107 S Glenview spoke in opposition.

Dr. M Stalls 407 N Robert A. Stalls spoke in opposition.

Jane Cogie 1010 S Oakland spoke in opposition.

Darryl Coxx 1019 W Willow Street spoke in opposition.

Ms. Maxwell read an email in opposition from Tom Redmond of 104 N Parrish Lane.

Commissioner Carrier made a statement.

Commissioner Lilly makes a statement.

Pepper Holder speaks in opposition.

Rodney Morris speaks in opposition.

Moudie Hamilton speaks in opposition.

Commissioner Sheffer asks what use of the property would citizens like to see in the area.

Victor Ludwig of 1200 E Grand Ave speaks in opposition.

Marylyn Tipton speaks in opposition.

M.Stalls speaks in opposition.

Mary O'Hara speaks in opposition.

Commissioner Litecky makes a statement.

Victor Ludwig makes a statement.

Mr. Lenzini makes a statement.

There was a discussion regarding neighborhood character in the Northwest side of Carbondale.

Ms. Moore read Parts B and C of the staff report for PC 23-02, with a recommendation of approval.

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

There is a discussion between Mr. Lenzini and Dr. Hamilton.

Commissioner Carrier makes a statement.

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

Applicant Donna Throngmorton and Larry's towing employee respond to questions from Commissioner Carrier.

There is a discussion between Mary O'Hara and Mr. Lenzini.

M.Stalls asks a question of the applicant.

Donna Throgmorton answers the question from Ms. Stalls.

Rodney Morris asks a question.

Unidentified women asked a question of the applicant.

Moudie Hamilton and Mr. Lenzini have a discussion.

Commissioner Carrier and the applicant have a discussion.

M. Stalls and Mr. Lenzini have a discussion.

Commissioner Carrier makes a statement.

Commissioner Hamilton and Commissioner Sheffer make statements.

Ms. Litecky declared PC 23-02 closed.

Commissioner Sheffer moved that the commission vote on all 7 criteria as one seconded by Commissioner Lilly.

Roll Call Vote

Yes – 2 (Litecky, LeBeau)

No – 5 (Sheffer, Hamilton, Lilly, Love, Carrier)

The Motion failed.

Commissioner Shaffer moved that each of the 7 seven criteria be considered separately seconded by Commissioner Love

Roll Call Vote

Yes – 6 (Litecky, Hamilton, Love, Carrier, Sheffer, LeBeau)

No – 1 (Lilly)

The Motion passed.

Mr. Sheffer moved that the Commission accept Criteria 1 as a finding of fact seconded by Commissioner Love.

Roll Call Vote

Yes – 2 (Litecky LeBeau)

No – 5 (Sheffer, Hamilton, Love, Carrier, Lilly)

Motion failed.

Mr. Sheffer moved that Commission accept Criteria 2 as a finding of fact seconded by Commissioner Love.

Roll Call Vote

Yes – 3 (Litecky LeBeau, Love)

No – 4 (Sheffer, Hamilton, Lilly, Carrier)

The Motion failed.

Mr. Sheffer moved that the Commission accept Criteria 3 as a finding of fact, seconded by Commissioner Carrier.

Roll Call Vote

Yes – 3 (Litecky, LeBeau, Sheffer)

No - 4 (Hamilton, Lilly, Love, Carrier)

The Motion failed.

Mr. Sheffer moved that the Commission accept Criteria 4 as a finding of fact, seconded by Commissioner Love

Roll Call Vote

Yes – 6 (Litecky, LeBeau, Sheffer, Hamilton, Love, Carrier)

No –1 (Lilly)

The Motion passed.

Mr. Sheffer moved that the Commission accept Criteria 5 as a finding of fact, seconded by Commissioner Love.

Roll Vote

Yes – 6 (Litecky, LeBeau, Sheffer, Hamilton, Love, Carrier)

No – 1 (Lilly)

Motion passed.

Mr. Sheffer moved that the Commission accept Criteria 6 as a finding of fact, seconded by Commissioner Love.

Roll Vote

Yes – 6 (Litecky, LeBeau, Sheffer, Hamilton, Love, Carrier)

No – 1 (Lilly)

The Motion passed.

Mr. Sheffer moved that the Commission accept Criteria 7 as a finding of fact, seconded by Commissioner Love.

Roll Vote

Yes – 6 (Litecky, LeBeau, Sheffer, Hamilton, Love, Carrier)

No – 1 (Lilly)

The Motion passed.

Mr. Sheffer moved that the Commission accept the criteria as individual seconded by Commissioner Love.

Roll Call Vote:

Yes – 2 (Litecky, LeBeau)

No - 5 (Sheffer, Hamilton, Lilly, Love, Carrier)

The Motion failed.

Commission took short recess.

Commission returned at 8:45.

5. Old Business

There was none.

6. New Business

There was none

7. Adjournment

Ms. Lilly adjourned the meeting at 8:50 p.m.