



MINUTES

Carbondale Planning Commission
Wednesday, November 2, 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: Sheffer, Hamilton, Litecky, Carrier, Love, Lilly and Doherty (ex-officio)

Members Absent: Burnside and LeBeau

Staff Present: Lenzini, Maxwell

1. Approval of Minutes:

Ms. Lilly moved, seconded by Dr. Hamilton, to approve the minutes for October 12, 2022.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 23-04: Still Woods LLC is requesting a Special Use Permit for a drinking place (alcoholic beverages) and a Special Use Permit for a restaurant in order to operate a food truck venue in an NB, Neighborhood Business District.

Ms. Litecky declared Public Hearing PC 23-04 open and for Ms. Maxwell to review PC 23-04.

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.

Dr. Hamilton asked for clarification on why the special use permit for 2017 is not applicable and the need for a new special use permit. Ms. Maxwell stated that the work for the special use permit was not used within the allotted time of 18 months and if work is not completed within that time it become void. Also the applicant is changing the plan for the property so there are different uses in the proposed special use permit than the previous special use permit.

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

John Deas is present and spoke about the background of the property and its future use.

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

Dr. Hamilton asked what the plan is for the destroyed coffee truck. Mr. Deas stated they are waiting for the insurance company to assess the damage then cleanup will begin.

Mr. Carrier asked what work has been done on the building so far. Mr. Deas stated the electric has been upgraded and the inside of the building has been remodeled.

Ms. Litecky wanted confirmation that the coffee shop will go inside of the fire station and what other business will be inside of the fire station. Mr. Deas stated that the coffee shop will be inside the fire station and there is plans for a commissary kitchen for the food vendors and most of the vendors will be outside of the building. Ms. Litecky asked how many food trucks will be outside of the building. Mr. Deas stated that ideally he would like 4-6 food trucks that are stationary and 1-2 mobile visiting trucks. Ms. Litecky asked how much parking is available. Mr. Deas stated that for now the parking lot will be shared with the food trucks and there will be about 22 parking spots available for customers and in the future possibly looking to see if Schnucks will be willing to share some unused parking. Ms. Litecky asked if the space in front of the bay doors could be used for parking. Mr. Deas stated he is wanting to have seating in front of the bay doors.

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

Margaret Polovitch from 304 S. Oakland, spoke in favor of the additional business in the area.

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 23-04, with a recommendation of approval.

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

Dr. Hamilton asked how many houses on S. Oakland are rental vs. family homes. Mr. Lenzini stated that most of the properties on S. Oakland are owner occupied.

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

Mr. Doherty asked staff if the curb service is a requirement of the City code. Ms. Maxwell stated that yes for a restaurant special use permit in a neighborhood business district.

Ms. Litecky declared PC 23-04 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 23-04, the applicant was present, one spoke in favor, zero spoke in opposition, and zero letters/emails were read in opposition or support, and seconded by Dr. Hamilton.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission consider all 13 criteria as one, seconded by Dr. Hamilton.

Roll Call Vote:

Yes – 6 (Sheffer, Carrier, Hamilton, Love, Lilly and Litecky)
No- 0

Mr. Sheffer moved that the Applicant has met all 13 criteria, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 6 (Sheffer, Carrier, Hamilton, Love, Lilly and Litecky)
No- 0

Mr. Sheffer moved that the Commission recommend approval of the Special Use Permit of PC 23-04, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 6 (Sheffer, Carrier, Hamilton, Love, Lilly and Litecky)
No- 0

Mr. Lenzini stated that the item will move forward with recommendation for approval of PC 23-04 for the November 15, 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 Mr. Sheffer.