



MINUTES
Carbondale Zoning Board of Appeals
Wednesday, November 16, 2022
Room 108, 6:00 p.m.
200 South Illinois Avenue

MEMBERS PRESENT: Sheffer, Hamilton, Lilly, Litecky,

MEMBERS ABSENT: Love, Burnside, Carrier, LeBeau

STAFF PRESENT: Maxwell, Lenzini

1. Call to Order and Roll Call

Roll call was completed and the determination of a quorum was made.

2. Approval of Minutes:

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

The motion was approved by a unanimous voice vote.

3. Citizen Comments or Questions:

None

4. Hearing:

ZBA 23-03: Shariff Shakir of AES Solar, on behalf of Emriver Inc., is requesting a variance from Section 15-3.4.6.B.2 of the Carbondale Revised Code, which outlines the City's setback regulations for ground-mount solar energy systems.

Ms. Litecky opened the Public Hearing at 6:15 p.m. and asked Ms. Maxwell to read the Legal Notice.

Ms. Maxwell, Planner for the City of Carbondale, read the Legal Notice.

Ms. Litecky asked Ms. Maxwell to present the staff report.

Ms. Maxwell read part A of the staff report for ZBA 23-03.

Ms. Litecky asked if the applicant was present.

The applicant, Shariff Shakir of AES Solar, is present and will to answer any questions.

Ms. Litecky asked if the Board had any questions for the staff.

There were none.

Ms. Litecky asked if the Board had any questions for the applicant.

Dr. Hamilton asked what would be the cost of replacing the roof to add solar panels on top.

Jim King of Emriver Inc. stated that there was an estimate for a coating on the roof of \$35,000 to \$40,000.

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. Litecky asked Ms. Maxwell to read the staff analysis.

Ms. Maxwell read Part B and C of the staff report for ZBA 23-03, with a recommendation of approval.

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

Dr. Hamilton asked if there will be any changes to the code to the commercial or industrial zones.

Mr. Lenzini stated that if the need arises then the City would propose an amendment to the code to allow changes to the commercial or industrial zones.

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

There were none.

Ms. Litecky declared ZBA 23-03 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the ZBA has jurisdiction over the matter being requested second by Ms. Lilly.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that applicant has the standing to make this application second by Dr. Hamilton.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved that Parts A and B and the applicant and zero people spoke in favor, zero people spoke in opposition, and zero letters in favor or opposition were submitted all be accepted as the findings of fact, second by Dr. Hamilton.

The motion was approved by a unanimous voice vote.

Mr. Sheffer moved to make a motion to consider all five criteria as one and that they have all been met, seconded by Ms. Lilly.

Roll Call Vote

Yes –5 (Sheffer, Hamilton, Lilly, Litecky)

No – 0

Ms. Litecky stated the motion carries and all criteria will be considered as one.

Mr. Sheffer moved that the applicant has met all five criteria, seconded by Ms. Lilly.

Roll Call Vote

Yes – 5 (Sheffer, Hamilton, Lilly, Litecky)

No – 0

Ms. Litecky stated that the Board finds the applicant has met all five criteria for granting a variance.

Mr. Sheffer moved to grant the variance of ZBA 23-03 with the conditions that are recommended by staff, seconded by Ms. Lilly.

Roll Call Vote

Yes – 5 (Sheffer, Hamilton, Lilly, Litecky)

No – 0

Mr. Lenzini stated that the variance has been approved.

5. Old Business:

None

6. New Business:

None

7. Adjournment:

Ms. Litecky adjourned the meeting at 6:40 p.m.