



MINUTES

Carbondale Planning Commission
Wednesday, December 13th 2023
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order at 6:00 p.m.

Members Present: Litecky, Allee, Sheffer, Lilly, Carrier, Shukites

Members Absent: Love, Weiss, Doherty (ex-officio)

Staff Present: Lenzini, Maxwell

1. Approval of Minutes:

Ms. Litecky pointed out an error in the November 15th meeting minutes in which her name was spelt incorrectly. There were no other corrections requested. Ms. Litecky asked for a motion to approve the November 15th, 2023 minutes. Ms. Allee moved to approve the minutes of November 15th, 2023, seconded by Mr. Carrier. There was a unanimous voice vote to approve the minutes.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 24-05: The Carbondale Park District is requesting a Special Use Permit for a Recreational Building in an R-1-15, Low-Density Residential, District, for property at 925 South Giant City Road.

Ms. Litecky declared Public Hearing PC 24-05 open and asked for Ms. Maxwell to review PC 24-05

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

Trey Anderson, Executive Director of the Carbondale Park District was present and made a statement.

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.

Ms. Sadonna Lenox, a resident of Lakeland Lane, spoke in opposition.

Ms. Shirlita Dreaux, a resident of Lakeland Lane, spoke in opposition.

Ms. Litecky asked if the Commissioners had questions of those who spoke in opposition.

Mr. Shukites asked if the opposed that complained of excessive noise whether or not the issue was continuing into the night.

Ms. Lenox said it is largely dependent on when the building is rented out for an event and who is renting the facility for the event, but that it has continued into the night on numerous occasions.

Mr. Lenzini asked if implementing a neighborhood parking pass system for the street would alleviate any of the issues that the residents of Lakeland Lane faced in terms of visitors to the Park District facility parking along the street.

Ms. Lenox stated she did not believe it would be an adequate solution.

Ms. Litecky asked Ms. Maxwell to read Part C and Part D of the staff report.

Ms. Maxwell read Part C and Part D of the staff report for PC 24-05, with a recommendation of approval.

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

There were none.

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

Mr. Sheffer asked the Park District to provide a statement to assuage the concerns of the nearby residents concerned about noise, litter, and parking issues.

Mr. Anderson apologized on the behalf of the Park District for the issues that the neighboring residents have endured due to Park District activities.

Ms. Litecky asked what type of programs were offered by the Park District.

Mr. Anderson stated that there were a wide array of programs offered for all age groups, from child to elder.

Ms. Litecky asked if there were any outside activities that took place.

Mr. Anderson stated that during some of the day camps offered, children have been permitted to play outside on the north side of the property.

Mr. Shukites asked if the facility was rented to members of the public for private events.

Mr. Anderson stated that they have and do but it is not a normal practice.

Mr. Carrier asked if the Park District would be willing to erect additional signage to prevent some of the parking issues observed by neighboring residents.

Mr. Anderson agreed that the Park District would be willing to do so.

Ms. Litecky again asked if anyone had a question for anyone.

Ms. Dreaux stepped forward and expressed her displeasure with the parking at the Park District facility and the issues of people parking along Lakeland Lane.

Mr. Richard Etherton, a resident of East Grand Avenue, spoke on his concerns of traffic and child safety, and asked why another location was not selected due to these concerns.

Mr. Anderson stepped forward and explained how and why the Park District came about leasing the building from District 95 and using the facilities.

Mr. Carrier stated that he attended Lakeland School when it was operating as a Kindergarten, and there was never an issue of children being in danger from traffic.

Mr. Shukites asked a hypothetical to the neighboring residents, on whether or not they would prefer the building fall into disrepair and vandalism such as the former Carbondale High School did.

Mr. Lenzini answered that the building likely would be put to use in another fashion as it is desirable. Mr. Lenzini stated that the City would work with Mr. Anderson and the Park District on the issues of parking and lighting along Lakeland Lane.

Ms. Allee asked if it were possible to close the access to the facility on Lakeland Lane and make the entrance and exit both on Giant City Road.

Mr. Lenzini said it was possible and discussed options the Park District had for alternative parking and driveway solutions.

Ms. Janiece Blake, Chief School Business Official for School District 95, stepped forward and asked how recently the neighboring residences have experienced parking issues.

Mr. Lucian Dreaux, resident of Lakeland Lane, stepped forward and stated that as recently as this summer he experienced issues of attendants of Park District functions parking and being too near his property for his comfort.

Ms. Dreaux stepped forward and asked when the last time School District 95 had a meeting at the facility.

Ms. Blake stated that School District 95 held their last school board meeting at the Park District facility in June of 2023 and had not held a meeting at the facility since.

Ms. Litecky declared PC 24-05 closed and asked for a find of fact.

Mr. Sheffer moved that the applicant was present, zero people spoke in favor of the applicant, four people spoke in opposition of the applicant, and that there are no letters or petitions of support for the applicant be acceptable as a finding of fact, seconded by Mr. Carrier.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 7 criteria together as one or individually.

Mr. Sheffer moved that the Commission vote on all 7 criteria as one, seconded by Mr. Carrier.

Roll Call Vote:

Yes – 5 (Carrier, Shukites, Sheffer, Allee, Litecky)

No – 1 (Lilly)

The vote passed to vote on all 7 criteria as one.

Ms. Litecky asked for a motion on whether all 7 criteria had been met.

Mr. Sheffer moved that the applicant has met all of the 7 criteria, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 6 (Shukites, Carrier, Lilly, Sheffer, Allee, Litecky)

No – 0

The vote to approve all 7 criteria passed with unanimous vote.

Ms. Litecky asked for a motion on the granting of the special use permit.

Mr. Sheffer made a motion that the Planning Commission recommend the approval of the special use permit for PC 24-05, seconded by Mr. Carrier.

Roll Call Vote:

Yes – 5 (Shukites, Carrier, Sheffer, Allee, Litecky)

No – 1 (Lilly)

The vote to recommend the approval of the special use permit passed.

Ms. Litecky announced that the next hearing would begin shortly. Ms. Litecky recommended that the residents that spoke in opposition speak with the Park District to solve the issues they spoke of.

PC 24-06: Carbondale School District #95 is requesting a Map Amendment for property at 925 South Giant City Road. They would like to rezone a portion of the property from R-1-15 to AG, General Agriculture, District, in order to retain the existing building there as a government office with a Special Use Permit.

Ms. Litecky declared Public Hearing PC 24-06 open and asked for Ms. Maxwell to review PC 24-06.

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

Ms. Litecky asked if the Commissioners had questions for staff

Mr. Sheffer asked why the building was permitted to be there currently if its use as a primary structure was not permitted under the current zoning.

Ms. Maxwell explained that currently the building was still considered an accessory structure until the parcels were split, at which point the structure would be considered primary on the lot it was on, which is the purpose of rezoning to AG (General Agriculture).

Ms. Lilly asked what the purpose of the rezoning from R-1-15 (Low Density Residential) to AG was.

Ms. Maxwell explained that the reason was because a government office is not permitted in the R-1-15 district, special use permit or otherwise, and that the School District already owned a significant amount of AG zoned land to the east of this parcel, which permits government offices with a special use permit and would allow them to continue using it as they have been.

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

Ms. Janiece Blake of School District 95 stepped forward and made a statement for the case.

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

Mr. Shukites asked if there were hazardous materials or chemicals kept at the site.

Ms. Blake stated that they are not allowed to use anything hazardous and all supplies used have to be approved by the State Board of Education and the EPA.

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 Part C and Part D of the staff report.

Ms. Maxwell read Part C and Part D of the staff report, with a recommendation of approval.

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

There were none.

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

There were none.

Ms. Litecky declared PC 24-06 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the applicant was present, that zero people spoke in favor, zero people spoke in opposition, and there was one letter of support for the applicant to be acceptable as a finding of fact, seconded by Mr. Carrier.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked for a motion on the recommendation to the City Council.

Mr. Sheffer moved that the Planning Commission recommend the approval of PC 24-06 to the City Council, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 6 (Shukites, Carrier, Lilly, Sheffer, Allee, Litecky)

No – 0

The motion passed with a unanimous vote.

PC 24-07: Carbondale School District #95 is requesting a Special Use Permit for a government office in an AG District.

Ms. Litecky declared Public Hearing PC 24-07 open and asked for Ms. Maxwell to review PC 24-07.

Ms. Litecky asked Ms. Maxwell to read the staff report. Ms. Maxwell read Part A and Part B 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 would like to speak.

Ms. Blake of School District 95 was present and stated that the facility will have its own address and will not interfere with Park District activities.

Ms. Allee asked about the Park District using School District 95's property as a driveway to their existing parking and if there were issues anticipated.

Ms. Blake stated that the Park District did have to use the driveway of School District 95's maintenance building to access their rear lot, but that there were no current issues and she did not anticipate one that could not be solved with a conversation between the two entities.

Ms. Lilly asked if the maintenance building had dedicated parking.

Ms. Blake confirmed it does.

Ms. Litecky asked if anyone would like to speak in favor.

There were none.

Ms. Litecky asked if anyone would like to speak in opposition.

There were none.

Ms. Litecky asked Ms. Maxwell to read Part C and Part D of the staff report.

Ms. Maxwell read Part C and Part D of the staff report, with a recommendation of approval.

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

There were none.

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

There were none.

Ms. Litecky declared PC 24-07 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the applicant was present, that zero people spoke in favor, zero people spoke in opposition, and there were no letters or petitions of support for applicant to be acceptable as a finding of fact, seconded by Mr. Carrier

The motion was passed with a unanimous voice vote.

Ms. Litecky asked whether the commissioners wished to vote on the 7 criteria together as one or individually.

Mr. Sheffer moved that the Commission vote on all 7 criteria as one, seconded by Mr. Carrier.

Roll Call Vote:

Yes – 6 (Shukites, Carrier, Lilly, Sheffer, Allee, Litecky)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on whether all 7 criteria had been met.

Mr. Sheffer made a motion that the applicant met all 7 criteria, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 6 (Shukites, Carrier, Lilly, Sheffer, Allee, Litecky)

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC

24-07.

Mr. Sheffer moved that the Planning Commission recommend that City Council approve the special use permit for PC 24-07, seconded by Ms. Allee.

Roll Call Vote:

Yes – 6 (Shukites, Carrier, Lilly, Sheffer, Allee, Litecky)

No – 0

The vote was passed unanimously.

Mr. Lenzini stated that the City Council will vote on the three cases at the January 9th, 2024 meeting.

5. Old Business

There was none.

6. New Business

Ms. Litecky gave a brief on the City Council updates.

7. Adjournment

Ms. Lilly moved to adjourn the meeting, seconded by Mr. Shukites.