



MINUTES

Carbondale Planning Commission
Wednesday, July 3rd, 2024
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Love, Shukites, Doherty (ex-officio)

Members Absent: Carrier, Lilly

Staff Present: Lenzini, Becker, Maxwell

1. Approval of Minutes:

Mr. Sheffer made a motion to approve the minutes from the May 15th, 2024 meeting, seconded by Mr. Love. The minutes were approved with unanimous voice vote.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings/Plan Review

PC 25-02: Applicant Matt Marjanovich, owner of SI Pawn, LLC has submitted an application requesting a Special Use Permit to operate retail services within the Wholesale and Automotive District (BWA). This Special Use Permit would allow the applicant to relocate his business from 217 West Walnut St. to the property he has purchased and restored at 319 North Illinois Ave.

Ms. Litecky declared Public Hearing PC 25-02 open and asked Ms. Becker to read the staff report. Ms. Becker 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.

Mr. Marjanovich was present and spoke in favor of his application.

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

There were none.

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. Becker to read Part C and Part D of the staff report.

Ms. Becker 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 25-02 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that Part A and B of the staff report, that the applicant was present, and 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 Ms. Allee.

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. Love.

Roll Call Vote:

Yes – 6 (Litecky, Allee, Sheffer, Love, Shukites)

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 Mr. Love.

Roll Call Vote:

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

No – 0

The vote was passed unanimously.

Ms. Litecky asked for a motion on the recommendation of granting the special use permit for PC 25-02.

Mr. Sheffer moved that the Planning Commission recommend approval for special use permit for PC 25-02, seconded by Mr. Shukites.

Roll Call Vote:

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

No – 0

The vote was passed unanimously.

5. Old Business

Mr. Doherty provided an update on recent City Council business.

6. New Business

a. Vote on Bylaws Update

Ms. Maxwell read a memorandum answering previous Commissioners' questions regarding the Bylaws Update. Mr. Sheffer made a motion to approve the proposed bylaws, seconded by Ms. Allee

Roll Call Vote:

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

No – 0

The Bylaws Update was passed and will be brought to City Council for final approval.

b. Comprehensive Plan Update

Ms. Maxwell gave an update on the Carbondale Comprehensive Plan.

7. Adjournment

Mr. Sheffer moved to adjourn the meeting, seconded by Mr. Love. The meeting was adjourned with unanimous voice vote.