MINUTES

Carbondale Planning Commission
Wednesday, January 29th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Sheffer, Love, Carrier, Shukites, Schilling, Brown, Doherty (ex-officio)

Members Absent: Allee, Lilly

Staff Present: Lenzini, Maxwell, Mueller

---

1. Approval of Minutes:

Mr. Love made a motion to approve the minutes from the October 16th, 2024 meeting, seconded by Mr. Carrier. The minutes were approved by unanimous voice vote.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

4. Public Hearings/Plan Review

PC 25-06: Douglas J. Baker, DDS, is requesting to rezone property on 305 S Oakland Ave, 309 S Oakland Ave, and 311 S Oakland Ave from R-2, Medium Density Residential District, and R-1-5, Low Density Residential District to PAR, Professional Administrative Office, Residential District, in order to expand his parking lot.

Ms. Litecky declared Public Hearing PC 25-06 open and asked Mr. Mueller to read the staff report. Mr. Mueller 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.

The applicant, Douglas Baker, was present and willing to answer questions.

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 Mr. Mueller to read Part C and Part D of the staff report.

Mr. Mueller 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.

Mr. Shukites asked if the parking lot could be expanded further than the current proposal in the future.

Mr. Mueller confirmed that it could but that it would go through the City's development review process before being approved.

Mr. Shukites asked why 311 S Oakland was included in the rezoning request.

Mr. Mueller stated that 311 S Oakland is one of the three parcels owned by the applicant, and the rezoning request submitted by the applicant included the parcel, therefore staff wrote the staff report per the applicant's request.

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

There were none.

Ms. Litecky declared PC 25-06 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, that zero people spoke in favor or opposition, that there was one inquiry, and there were no letters or petitions of support for applicant to be acceptable as a finding of fact, seconded by Mr. Love.

The motion was passed with a unanimous voice vote.

Ms. Litecky asked for a motion on the recommendation to City Council for PC 25-06.

Mr. Sheffer moved that the Planning Commission recommend City Council approval of the rezoning proposed in PC 25-06, seconded by Mr. Love.

Roll Call Vote:

Yes – 7 (Brown, Schilling, Shukites, Carrier, Love, Sheffer, Litecky)
No – 0

The vote was passed unanimously.

Mr. Lenzini stated that the case will go to City Council on February 11th

5. Old Business

Mr. Doherty provided an update on City Council business.

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

6. New Business

Vote: Consider the nomination of a Comprehensive Plan subcommittee, or continue receiving regular updates as the Commission does currently – The Commissioners discussed their preferences on how the Commission should receive updates on the Comprehensive Plan. It was decided that the Commission will meet regardless if there is a case to be heard so that they can receive updates on the progress of the Comprehensive Plan and give feedback to staff. The Commission agreed to meet at the February 26th meeting date for a work session regarding PLAN Carbondale, 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.