



MINUTES

Carbondale Planning Commission
Wednesday, May 14th, 2025
Room 108, 6:00 p.m.
City Hall/Civic Center

Ms. Litecky called the meeting to order.

Members Present: Litecky, Allee, Sheffer, Love, Carrier, Schilling, Brown

Members Absent: Shukites, Lilly

Staff Present: Lenzini, Maxwell

1. Approval of Minutes:

There were none.

2. Citizen Comments or Questions

There were none.

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings/Plan Review

- a. Vote to reschedule the following hearings to the June 11th, 2025 Planning Commission meeting:

PC 25-10: Development Services staff are initiating the rezoning of property on parcel number 15-17-327-023 from PUD, Planned Unit Development, to AG, General Agriculture, in accordance with §15.2.15.16.C of Carbondale Revised Code. As the property was never developed as a PUD, the Code calls for it to revert back to its previous zoning district designation.

PC 25-11: Arena Knight 1 Solar, LLC is requesting a Special Use Permit to construct, operate, and maintain a 3.8 Megawatt (MW) utility-grade solar project on parcel number 15-17-376-013 at 1914 Sycamore Street in an AG, General Agriculture-zoned District.

PC 25-12: Arena Knight 2 Solar, LLC is requesting a Special Use Permit to construct, operate, and maintain a 3.0 Megawatt (MW) utility-grade solar project on parcel number 15-17-376-013 at 1914 Sycamore Street zoned AG, General Agriculture, and parcel number 15-17-327-023 at the terminus

of Baine Drive zoned PUD, Planned Unit Development, contingent on the approval of rezoning parcel 15-17-376-023 from PUD to AG (PC 25-10).

Ms. Litecky asked for a motion to postpone the meeting until June 11th, 2025.

Mr. Sheffer made a motion to postpone the hearings of PC 25-10, PC 25-11, and PC 25-12 until the meeting date of June 11th, 2025, seconded by Mr. Carrier.

Roll Call Vote:

Yes – 7 (Allee, Sheffer, Love, Carrier, Schilling, Brown, Litecky)

No – 0

The vote was passed unanimously.

5. Old Business

There was none.

6. New Business

There was none.

7. Adjournment

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