



MINUTES

Carbondale Planning Commission
Wednesday, March 20, 2019
Room 108, 6:00 p.m.
City Hall/Civic Center

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

Members Present: LeBeau, Henson, Litecky, Love, Lilly and Bradshaw (ex-officio)

Members Absent: Miller, Sheffer, Hamilton, Burnside

Staff Present: Wallace and Brightharp

1. Approval of Minutes:

Mr. Love moved, seconded by Dr. LeBeau, to approve the minutes for February 20, 2019.

The motion to approve the minutes passed with a unanimous voice vote.

2. Citizen Comments or Questions

There were none

3. Report of Officers, Committees, Communications

There were none.

4. Public Hearings

PC 19-09 6:02 pm,- Carbondale Self-Storage Inc. is requesting to rezone 705 East College Street from a PA, Professional Administrative Office, District to an R-3, High Density Residential, District. The applicant is also requesting a Special Use Permit to allow them to operate a self-storage business in an R-3, High Density Residential, District.

Ms. Litecky declared Public Hearing PC 19-09 open and asked Mr. Wallace to read the legal notice.

Chris Wallace, Director for the City of Carbondale, read the legal notice.

Ms. Litecky asked Ms. Brightharp to read the staff report.

Ms. Brightharp read parts A and B of the staff report.

Ms. Litecky asked if there were any questions of staff.

Ms. Litecky asked how close the property is to the flood plain. Ms. Brightharp stated a small portion of the flood plain encroaches on the adjacent property but not enough to prohibit construction.

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

Don Shaffer of 5937 Memory Lane, Bellville IL came forward to speak. Mr. Shaffer stated that there are currently self-storage units on the property and would like to expand and add more units.

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.

There were none.

Ms. Brightharp read Part C of the staff report for PC 19-09, 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 19-09 closed and asked for a motion on the findings of fact.

Mr. Love moved that the Commission accept as findings of fact Parts A and B of the staff report for PC 19-09, the applicant was present, and none spoke in favor, none in opposition and no letters in favor or opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of the rezoning approval request, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission vote on all seven criteria as one, seconded by Ms. Lilly.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission vote that the applicant has meet all seven criteria, seconded by Mr. Henson.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Love moved that the Commission recommend approval of the Special Use Permit PC 19-09, seconded by Mr. LeBeau.

Roll Call Vote:

Yes – 5 (LeBeau, Henson, Love, Lilly, and Litecky)

No – 0

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 19-09 and that the item would be on the City Council agenda for discussion at their meeting on April 9th 2019.

5. Old Business

There was none.

6. New Business

A. City Council Agenda from March 12, 2019.

Ms. Bradshaw reviewed the City Council meetings as they related to Planning.

6. Adjournment

Ms. Litecky adjourned the meeting at 6:20 p.m.