



## MINUTES

**Carbondale Planning Commission**  
**Wednesday, August 7, 2019**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Mr. Burnside called the meeting to order at 6:00 p.m.

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**Members Present:** LeBeau, Henson, Hamilton, Burnside, Love, and Bradshaw (ex-officio)

**Members Absent:** Miller, Sheffer, Litecky, Lilly

**Staff Present:** Wallace and Burns

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### **1. Approval of Minutes:**

Mr. Love moved, seconded by Dr. LeBeau, to approve the minutes for March 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 20-02 6:02pm,-** John Deas is requesting the rezoning of property located at 801 North Almond from an R-1-5, Low Density Residential, to an NB, Neighborhood Business, District.

Dr. Burnside declared Public Hearing PC 20-02 open and asked Mr. Wallace to read the legal notice.

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

Dr. Burnside asked Ms. Burns to read the staff report.

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

Dr. Burnside asked if there were any questions of staff.

There were none.

Dr. Burnside asked if the applicant was present and wished to speak.

The applicant is present, but did not wish to speak.

Dr. Burnside asked if there were any questions for the applicant.

There were none.

Dr. Burnside asked if anyone wished to speak in favor.

There were none.

Dr. Burnside asked if anyone wished to speak in opposition.

Yolanda Simon of 904 N. Almond, asked what the business would be used for and is expressed concern over more traffic in the neighborhood that the business would cause. Ms. Simon is also concerned with kids using the back door/ ramp area as a skate park.

John Deas came forward to give a description about the business and also stated that he would like to renovate the building so it's not an eye sore in the community. Mr. Deas also said he would like to keep regular business hours Monday thru Friday with one full time employee and three part time employees. Mr. Deas said that his business will not be open to the public and is installing security features to prevent the public from walking in. He also stated that there will be metal gates installed to prevent the local kids from using the back area as a skate park. Mr. Deas stated that the only traffic would be from UPS, USPS and the employee's coming to and from work.

Ms. Simon asked if this business decides to leave, does the zoning stay the same.

Mr. Wallace stated that if the new business does not fall under the new zoning the new owner would have to come back to the Planning Commission.

Donna Glaub, of 815 N. Almond, reiterated the question from Ms. Simon. Mr. Wallace stated that any new business would have to come back to the Planning Commission.

Ms. Burns read Part C of the staff report for PC 20-02, with a recommendation of approval.

Dr. Burnside asked if the Commissioners had questions for staff.

There were none.

Dr. Burnside asked if there were questions from anyone to anyone.

Frances Glaub of 815 N. Almond asked if the Planning Commission had the power to change the zoning outcome within the year or so. Mr. Wallace stated that the only way that the zoning would change would be if the applicant came back to the commission and requested a change.

Dr. LeBeau asked where the business ships to. Mr. Deas stated that they ship all over the world.

Dr. Burnside declared PC 20-02 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 20-02, the applicant was present, and none spoke in favor, none in opposition, three people asked questions and one letter of inquisition, seconded by Dr. Hamilton.

The motion was passed with a unanimous voice vote.

Mr. Love moved that the Commission recommend approval of the PC 20-02, seconded by Dr. LeBeau.

The motion was passed with a unanimous voice vote.

Mr. Wallace stated that the item will move forward with recommendation for approval of PC 20-02 and that the item would be on the City Council agenda for discussion at their meeting on August 27, 2019.

## **5. Old Business**

There was none.

## **6. New Business**

### **A. Review of the FY 2019 Annual Report.**

Mr. Wallace went over the annual report that will go to city council to review.

### **B. City Council Agenda from March 26, 2019, April 9, 2019, April 23, 2019, May 14, 2019, May 28, 2019, June 11, 2019 June 25, 2019 and July 23, 2019.**

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

## **6. Adjournment**

Dr. Burnside adjourned the meeting at 6:20 p.m.