

Request for City Council Action

Date: December 11, 2012

Agenda Section: Consent No. 4	Originating Department: Planning Services
Item: Planning Commission’s Annual Report for Fiscal Year 2012 No. 4.5	Approved by:

Background and Summary:

Section 15-1-2 of the Carbondale Revised Code requires the Planning Commission to submit an annual report to the Mayor and City Council. The report includes Planning Commission activities during the 2012 Fiscal Year occurring May 1, 2011- April 30, 2012. The report was presented to the Planning Commission at the December 5, 2012 meeting, at which time the Commission reviewed the report and recommended that it be forwarded to the City Council.

The Annual Report indicates that in Fiscal Year 2012 the Planning Commission reviewed fourteen requests relative to Zoning designations, text changes, and Special Use requests. The report also summarizes the Commission’s non-case activities including the ongoing updates to the Zoning Ordinance. Information from previous years is also included in the report which details the case activity over the past ten years.

Recommended Motion:

It is recommended that the City Council “move to accept the Planning Commission’s Annual Report for Fiscal Year 2012”.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

FY 2012 Annual Report

Carbondale Planning Commission

This report is a review of the activities of the Carbondale Planning Commission during the 2012 Fiscal Year. This report includes Planning Commission activities during the 2012 Fiscal Year occurring May 1, 2011 - April 30, 2012.

The Commission's total case load is examined and broken down by type of case. The annual report compares this information with data from previous years. The Planning Commission's non-case activities are also summarized in the report. An attendance record (Attachment I) and a Commission case record (Attachment II) are included with the report.

Planning Commission Cases

FY 2012

The Planning Commission case record (Attachment II) lists the fourteen Planning Commission cases initiated in the 2012 Fiscal Year. Staff recommended approval on nine of the fourteen cases that were presented before the Planning Commission. The Planning Commission agreed with staffs recommendation on thirteen of the fourteen cases. Only once did the Planning Commission deviate from staffs recommendation. In this case staff recommended approval while the Planning Commission recommended denial. For the 2012 Fiscal Year, the Planning Commission followed staff's recommendation 93% of the time compared to only 69% in FY 2011.

Of the fourteen cases brought before the Planning Commission, the City Council voted on twelve of the cases, while two were withdrawn by the applicant prior to Council consideration. The City Council agreed with staff's recommendation on ten of the twelve cases equaling 83% of the time, while accepting the Planning Commission's recommendation eleven times or 92% of the time.

Types of Cases in FY 2012

The type of cases heard by the Planning Commission in FY 2012 are broken down as follows:

Type of Cases	Number	Approx. Percentage of Total
Rezoning	3	21.4%
Special Use	9	64.3%
Text Amendments	2	14.3%
Total	14	100%

Type of Case by Year

During the years 2002 through 2012, the average number of cases heard by the Planning Commission was 19.5. The Commission handled less than the average number of cases in FY 2012.

The following table breaks down the type of Planning Commission cases over the past ten years. The ten-year average for each type of case is included.

Fiscal Year	'12	'11	'10	'09	'08*	'07	'06	'05	'04	'03	'02	Avg. ('02-'12)
Rezoning	3	9	4	5	3	18	13	13	13	10	12	10
Special Use	9	4	1	6	0	10	2	4	10	7	13	6.6
Text Change	2	0	2	2	3	3	3	2	4	7	4	2.9
Total	14	13	7	13	6	31	18	19	27	24	29	19.5

* The partial year 2008 numbers are not included in the average.

Rezoning Requests

The following table breaks down the rezoning cases by the zoning classification requested. Included are the cases handled in FY 2012, cases handled during the previous four years, and the

percentage of instances each zoning classification was requested over the past five years.

	FY '12	FY '11	FY '10	FY '09	2008*	Calendar 2007	% (‘07- '12)
AG (General Agriculture)	0	0	0	0	0	2	5
RR/R-1/R-1D (Single Family Residential)	1	1	3	2	1	8	38
R-2 & R-3 (Multiple Family Residential)	1	2	0	0	1	1	10
PUD (Planned Unit Development)	1	1	1	0	1	5	21
PA/PAR (Professional Administrative Office/PA-Residential)	0	2	0	1	0	1	10
SB (Secondary Business)	0	2	0	0	0	1	8
BPL/PAD (Planned Business/Airport)	0	0	0	0	0	0	0
BPR (Primary Business)	0	0	0	2	0	0	5
BWA (Business/Wholesale)	0	1	0	0	0	0	2.5
LI/GI (General/Light Industrial)	0	0	0	0	0	0	0
Multiple Classifications	0	0	0	0	0	0	0
Total	3	9	4	5	3	18	

* The partial year 2008 numbers are not included in the percentages.

Special Use Requests

Nine special use requests were heard by the Planning Commission in FY 2012. The Planning Commission recommended approval of seven of the requests and denial of the other two request. The City Council approved six of the request and denied the other three items. The Council concurred with the Planning Commission’s recommendation on eight occasions.

Location of Planning Commission Cases

Eight of the twelve Planning Commission cases requesting a rezoning or a special use were on property located within the City Limits. The other four requests were located on property outside of the City limits but within the mile and one-half zoning jurisdiction. Locations of the cases were fairly evenly distributed throughout the community.

See Attachment II for the location of all FY 2012 Planning Commission cases.

Text Amendments

The Planning Commission reviewed two zoning text amendment in FY 2012. The first amendment added language that would allow a winery, micro-brewery, or micro-distillery as a special use in the AG, General Agriculture district. The second amendment was to allow chickens with the City limits. Text was amended in both the AG district and the RR, Rural Residential district to coincide with proposed changes in Title 3 of the Carbondale revised Code. The Planning Commission recommended approval of both amendments and the City Council agreed.

Non-Case Activities

Zoning Ordinance Update

Work continued on the updated Zoning Ordinance throughout FY 2012. A draft was prepared and reviewed by staff and will be submitted for Planning Commission review early in FY 2013.

Subdivision Review

The Planning Commission did not review any subdivisions in FY 2012.

Attachment I

**Planning Commission and Zoning Board of Appeals
FY 2012 Attendance Report**

Name	06/15/11	07/20/11	08/03/11	08/17/11	09/07/11	10/19/11	11/02/11	11/16/11	12/21/11	01/18/12	03/07/12	4/4/2012	%
Rhett Barke	P	A	P	P	P	A	P	P	P	A	P	A	67%
Michael Brazley	P	A	P	A	A	P	A	P	P	A	P	P	58%
Tom Grant	P	P	P	P	P	P	P	P	A	P	P	P	92%
Carolyn Harvey	P	P	P	P	P	P	P	P	P	P	P	P	100%
Scott Hunsaker	P	P	P	P	A	P	P	P	P	A	A	P	75%
Navreet Kang	A	A	P	P	A	A	A	P	A	A	A	P	33%
Janet Lilly	P	P	P	P	A	P	P	P	P	P	P	P	92%
LaRue Love	P	P	A	P	P	P	P	A	P	P	A	A	67%
Scott McClurg	P	P	A	P	P	P	P	P	A	P	P	A	75%
Corene McDaniel*	A	P	P	P	P	P	P	P	P	P	A	A	75%

* Ex-Officio Member - (Planning Commission Only)

12/7/2012

Attachment II
FY 2012 Planning Commission Cases

Case #	Applicant	Description	Location	Staff	Hearing	Staff	PC	CC
2012-01	Lindsey Fisher	PA to R-2	310-312 W. Monroe	Jones	6/15/2011	D	D	W/D
2012-02	Dona Reese	Special Use for residential uses in the SB district	2331 S. Illinois Ave.	Jones	7/20/2011	A	A	A
2012-03	Lindsey Fisher	Special Use for residential uses in the PA district	310-312 W. Monroe	Jones	8/3/2011	A	A	D
2012-04	John Mills	RR to R-1-15	1121 W. Lake Rd.	Wallace	8/17/2011	A	A	A
2012-05	Karen Sisulak Binder	Text amendment to allow a micro-distillery as special use	N/A	Jones	9/7/2011	A	A	A
2012-06	Southern Sisters Spirits	Specail Use to allow a micro-distillery in the AG district	444 Wood Road	Jones	11/2/2011	A	A	A
2012-07	City of Carbondlae	Text amendment to allow chickens within the City limits	N/A	Wallace	11/16/2011	A	A	A
2012-08	Neophansya Robinson	Special Use for a daycare home II in the R-1-12 district	1170 New Era Road	Jones	12/21/2011	A	D	D
2012-09	Cheryl Bryant	AG to PUD	7035 Old Highway 13	Wallace	3/7/2012	D	D	W/D
2012-10	Paul Jaros	Special Use for residential uses in the SB district	2251 S. Illinois Ave.	Wallace	3/7/2012	A	A	A
2012-11	Andy Wallace	Special Use for residential uses in the SB district	2220 N. Illinois Ave.	Price	4/4/2012	A	A	A
2012-12	Mark Riffle	Special Use for contract construction services in the AG district	1900 W. Sycamore	Price	4/4/2012	A	A	A
2012-13	Carolyn Therriault Smith	Special Use for a home occupation in the R-1-5 district	907 W. Burton St.	Price	5/2/2012	D	D	D
2012-14	Haresh Thakkar	Special Use for residential uses in the PA district	950 S. Brehm Ln.	Price	5/2/2012	A	A	A