



MINUTES

**Carbondale Planning Commission
Wednesday, May 2, 2018
Room 108, 6:00 p.m.
City Hall/Civic Center**

Ms. Litecky called the meeting to order at 6:03 p.m.

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

Members Absent: Miller, Burnside, and Love

Staff Present: Taylor and Lawrence

1. Approval of Minutes:

Dr. LeBeau moved, seconded by Dr. Hamilton, to approve the minutes for March 21, 2018.

The motion to approve the minutes passed with a unanimous voice vote. Mr. Sheffer abstained from the vote.

2. Citizen Comments or Questions

There were none

3. Report of Officers, Committees, Communications

There were none

4. Public Hearings

PC 18-13, 6:05 pm- Regions Bank is requesting the rezoning of properties located at 814, 816, and 818 West Main Street from a PAR, Professional Administrative Office, Residential District to a PA, Professional Administrative Office, District

Ms. Litecky declared Public Hearing PC 18-13 open and asked Mr. Taylor to read the legal notice.

Travis Taylor, Senior Planner for the City of Carbondale, read the legal notice.

Ms. Litecky asked Ms. Lawrence to present the staff report.

Sarah Lawrence, Planner for the City of Carbondale, was sworn in and read parts A and B of the staff report.

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

Mr. Sheffer asked if there was a mistake in the staff report with its reference to PA district instead of the PAR. Ms. Lawrence stated that there was a mistake that will be corrected.

Dr. LeBeau asked when the data of traffic counts for that location was last updated. Ms. Lawrence stated that she obtained the information from IDOT's website and Mr. Henson stated that he thinks it is updated every few years. Mr. Henson also asked Ms. Lawrence if she was aware of the ADT (Average Daily Traffic) on Poplar Street. Ms. Lawrence stated she was not aware of that number.

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

Lovell Foushee of the Roberts Group in Lexington, Kentucky came forward to speak on behalf of Regions Bank. Mr. Foushee stated that Regions Bank wanted to acquire the property on Main Street to construct a 3,600 square foot banking facility with a drive thru. The location will have 25 parking spaces.

Ms. Litecky asked if there were any questions of the applicant.

Dr. Hamilton asked Mr. Foushee what would happen with the current Regions banking location on Main Street. Mr. Foushee stated that at this time he was unsure of what would happen at that location.

Mr. Henson asked Mr. Foushee where the egress and ingress would be located for the facility. Mr. Foushee stated that there would be an access off of the one way of Main Street and an access off of Oakland Avenue. The access off of West Main will be located at 814 West Main and the current access on North Oakland is going to be reused. Mr. Henson asked about how far the access will be from the current intersection on Oakland. There was discussion that it is at least a half a block from the Main Street/Oakland intersection.

Ms. Litecky asked if anyone wished to speak in favor.

There was no one.

Ms. Litecky asked if anyone wished to speak in opposition.

There was no one.

Ms. Litecky asked Ms. Lawrence to read the analysis.

Ms. Lawrence read Parts C and D of the staff report for PC 18-13, with a recommendation of approval.

Ms. Litecky asked if the Commissioners had questions for staff.

Ms. Litecky asked what kind of signage the facility could have. Mr. Taylor stated that the PA district is limited to residential signage. Mr. Henson asked about upgrades to the sidewalks and if it would be required. Ms. Lawrence stated that it would be required.

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

There were none.

Ms. Litecky declared PC 18-13 closed and asked for a motion on the findings of fact.

Mr. Sheffer moved that the Commission accept as findings of fact Part A and B of the staff report for PC 18-13, the applicant was present, and no one spoke in favor or opposition, seconded by Ms. Lilly.

The motion was passed with a unanimous voice vote.

Mr. Sheffer moved that the Commission recommend approval of the rezoning and send PC 18-13 to City Council, seconded by Mr. Henson.

Roll Call Vote:

Yes – 6 (LeBeau, Sheffer, Hamilton, Henson, Lilly, Litecky)

No – 0

Mr. Taylor stated that the item would move forward with recommendation for approval of PC 18-13 and that the item would be on the City Council agenda for discussion at their meeting on May 22, 2018.

5. Old Business

There was none.

6. New Business

A. Mr. Taylor stated that City Planning would like to submit a request to initiate a text amendment relative to allowed retail uses in the PAR, Professional Administrative Office, Residential Zoning District. Mr. Taylor stated that it was initiated last year but never moved forward with and it was discussed to open the request back up.

Mr. Sheffer asked if this would add more retail space in residential areas. Mr. Taylor stated that it is open-ended and that it would be exploring what retail uses are allowed

in PAR districts. There was then discussion about what would take place if the initiation would pass and what would happen in the PAR districts. Mr. Taylor stated that the table that was provided would be reviewed and discussed in staff's report. Ms. Litecky asked if more retail space is needed within the City of Carbondale since there are already so many vacancies within the City.

Mr. Sheffer asked if this is something that the City Staff needs to be working on right now with all of the other items that need attention at this time. There was then discussion about the time that would be spent gathering this information. Ms. Litecky also discussed those areas being buffers for the residential areas and if that would cause issues in the future. Mr. Henson asked if this would cause residential structures to come down and business structures to go up. Mr. Taylor stated that would depend on the type of business within the district, but the PAR requires all structures remain residential in appearance. Mr. Henson then went on to discuss the possible need for mixed structures within neighborhoods to promote walkable communities. Ms. Litecky also expressed concern about all of the vacancies currently within the City at the current strip malls located close to residential areas.

Mr. Taylor stated that even if the Planning Commission does not want to initiate a text amendment at this time, it is possible that the City Council will want it initiated at a later time. It was then discussed when and how this topic was brought up at a City Council meeting.

Dr. Hamilton asked about tabling the discussion until a later date. Mr. Sheffer stated that instead of tabling it he would rather just deny the initiation.

Mr. Sheffer moved that the Commission approve the request to initiate a text amendment, seconded by Dr. LeBeau.

Roll Call Vote:

Yes – 1 (Henson)

No – 5 (LeBeau, Sheffer, Hamilton, Lilly, Litecky)

Mr. Taylor stated that the motion to approve the request to initiate a text amendment for retail uses in the PAR district, was denied.

B. City Council Agenda from March 27, 2018 and April 10, 2018.

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

7. Adjournment

Ms. Litecky adjourned the meeting at 6:45 p.m.