



**Carbondale
Planning & Zoning Commission
Regular Meeting**

September 14, 2023, at 7:00 pm

Carbondale Town Hall, Room 1 and Virtually

Join the meeting via Zoom:

<https://us02web.zoom.us/j/86036880477?pwd=WFM3cFRUb0d3K3VpNTFnOEYwY0FhQT09>

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1. Call to Order

2. Roll Call

3. 7:00 p.m. - 7:05 p.m.: Consent Agenda

Consent Action

3.1 Minutes of the August 24, 2023, Meeting

[8 24 2023 Draft \(1\).pdf](#)

3.2 326 S. 3rd Street Approval Document

[326 S 3rd St Packet for P&Z 091423.pdf](#)

Review and Approve

4. 7:05 p.m. - 7:10 p.m.: Public Comment for Persons Not on the Agenda

5. 7:10 p.m. - 8:50 p.m. Action Items

5.1 7:10 p.m. - 8:45 p.m. PUBLIC HEARING: ANB Bank Mixed-Use Project - Rezoning, Major Site Plan, Alternative Compliance, and Conditional Use Permit

[P&Z Memo 091423.pdf](#) 

[Attachment A - Site Photos.pdf](#) 

[Attachment B - Combined Application Packet.pdf](#) 

[Attachment C - 2022 Carbondale Comprehensive Plan MU Excerpts.pdf](#) 

[Attachment D - Referral Comments 082423.pdf](#) 

[Attachment E - ANB Referral Response 081823.pdf](#) 

[Attachment F - Tree Board Minutes 081723.pdf](#) 

[Attachment G - Public Comment.pdf](#) 

5.2 8:45 p.m. - 8:50 p.m. CONTINUED PUBLIC HEARING: Impervious Lot Coverage Code Text Amendments

[Lot Coverage Public Hearing 091423.pdf](#) 

[Attachment A - Lot Coverage Public Hearing Packet 082423.pdf](#) 

6. 8:50 p.m. - 9:00 p.m.: Staff Update

7. 9:00 p.m. - 9:05 p.m.: Commissioner Comments

8. 9:05 p.m. Adjournment

Upcoming P & Z Meetings:

9-28-2023 -- Meeting Cancelled

10-12-2023 – CONTINUED PUBLIC HEARING: Impervious Lot Coverage Code Text Amendments

ATTENTION: All meetings are conducted in person and virtually via Zoom. If you wish to comment concerning an agenda item, please email kmcdonald@carbondaeco.net by 4:00 p.m. the day of the meeting.