

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday June 27, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jay Engstrom
Nicholas DiFrank (1st Alternate)
Marina Skiles

Staff Present:

John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Tristan Francis (2nd Alternate)
Jeff Davlyn
Jade Wimberley
Nick Miscione

Other Persons Present

Carlo Angelini
Alan Feldman

The meeting was called to order at 7:00 p.m. by Michael Durant.

May 16, 2019 Minutes:

Ken made a motion to approve the May 16, 2019 minutes. Jay seconded the motion and they were approved unanimously with Marina abstaining.

Resolution 7, Series of 2019 - Approving Minor Site Plan & Special Use Permit for 417 Sopris Avenue

Jay made a motion to approve Resolution 7, Series of 2019, approving the Minor Site Plan Review and Special Use Permit at 417 Sopris Avenue. Ken seconded the motion and it was approved unanimously.

Public Comment – Persons Present Not on the Agenda

There were no persons present to speak on a non-agenda item.

CONTINUED PUBLIC HEARING – Condominium Exemption

Location: 718 Lincoln Avenue

Applicant – Carlo Angelini

John said that this is an application to divide a 4-unit apartment building into a 4-unit condominium complex. He stated that the Planning Commission is required to hold a

public hearing and approve the application or deny it. He said that the Commission may also continue the public hearing.

Marina asked for clarification on Carbondale's short term rental policy.

John stated that short term rentals are required to have a lodging tax license. He said that the topic is possibly going to be a future agenda item.

Alan Feldman introduced himself and said that he was representing Carlo Angelini. He apologized for the typos in their draft of the covenants and bylaws. He said that these units would be for the worker bees. He asked if there were any questions.

There were no further questions.

There were no members of the public present

Motion to Close Public Hearing

A motion was made by Ken to close the public hearing. Marina seconded the motion and it was approved unanimously.

Marina stated that short term rentals put long term rentals in danger of having no vacancies. She asked how many units will be rented.

Carlo explained that there were not any tenants currently as they have been giving them a cosmetic redo, which is still in process.

Motion

Jay made a motion to approve the 718 Lincoln Avenue Condominium Exemption Plat with the suggested findings and conditions indicated in the Staff report. Nicholas seconded the motion and it was approved unanimously.

Staff Update

John said that Janet had a meeting this week regarding the Stein lot. He said that there will be an application coming before the P&Z soon.

John said that City Market was planning on doing a ground breaking on July 1.

Commissioner Comments

A Commissioner asked the whereabouts of the Crystal Acres PUD.

John pointed it out on the zoning map and explained the amendment that would be before the Commission at the next meeting.

Marina complemented the school district housing on Third Street and said that it looked fantastic as it is in her neighborhood.

Motion to Adjourn

A motion was made by Ken to adjourn. Nicholas seconded the motion and the meeting was adjourned at 7:17.