

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday August 15, 2019

Commissioners Present:

Ken Harrington, Vice-Chair
Jeff Davlyn
Jay Engstrom
Jade Wimberley
Nicholas DiFrank (1st Alternate)

Staff Present:

John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Michael Durant, Chair
Nick Miscione
Tristan Francis (2nd Alternate)
Marina Skiles

Other Persons Present

Mark Chain

The meeting was called to order at 7:00 p.m. by Ken Harrington.

July 11, 2019 Minutes:

Nicholas made a motion to approve the July 11, 2019 minutes. Jade seconded the motion and they were approved unanimously.

CONTINUED PUBLIC HEARING – REQUEST FOR CONTINUANCE

Crystal Acres PUD Amendment
Applicant: Jerome and Donna Dayton
Location: 315 Oak Run Road

Jeff made a motion to continue the public hearing for a PUD Amendment for the Crystal Acres PUD to August 29, 2019. Nicholas seconded the motion and it was approved unanimously.

Resolution 9, Series of 2019 - Approving RVR Minor Plat Amendment – 403 & 417 Crystal Canyon Drive

Nicholas made a motion to approve Resolution 9, Series of 2019, approving the Minor Plat Amendment at 403 and 417 Crystal Canyon Drive. Jay 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.

PUBLIC HEARING – Final Subdivision Plat/Resubdivison

Location: Lot A, Crystal Village PUD Filing No. 3

Applicants: CBS Village Lane, LLC

John said that this is an application to resubdivide Lot A, Crystal Village PUD into 7 townhome units located in two buildings. He said that the Planning Commission is required to hold a public hearing and to recommend approval of the application or recommend to deny it. He said that the Commission may also continue the public hearing.

John stated that the development of Lot A was approved by Ordinance No. 14 series of 2017 after public hearings before the Planning Commission and the Board of Trustee's. He said that the Ordinance approved a Major Site Plan Review and Major Plat Amendment for the construction of two buildings, housing 7 residential units. He said that two of these units are restricted per the Recorded Community Housing Mitigation Agreement dated July 25, 2017(attached). He said that this agreement restricts one three-bedroom unit to be an AMI Category 2 and one other unit to be RO, or Owner Occupied.

Mark Chain gave the history of this application and project. He said that the Rockford Ditch has been changed and relocated. He said that not all of the final documents have been completed yet as it is complicated.

There were no members of the public to speak on this application.

Motion to Close Public Hearing

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

Jade commented that the corner of Main Street and Hendrick Drive seems to be flooding after the ditch was covered.

Motion

Jay made a motion to recommend approval of the Village Lane North Townhomes Resubdivision/Final Plat with the suggested findings and conditions. Nicholas seconded the motion and it was recommended unanimously.

Mark Chain suggested that the seating in the Board room be arranged so that there is more seating for the public. He said that at the old Town Hall there was a lot more seating for the public.

Staff Update

John said that the quarterly report for the Planning Department was included in the packet. He said that it's busy along Highway 133.

Mary said that the City Market building permit was issued yesterday.

Commissioner Comments

Jade asked about the lighting codes in the UDC. She wanted information regarding the cobra lights on Second Street and the possibility of a petition to get the lights changed.

Motion to Adjourn

A motion was made by Jeff to adjourn. Nicholas seconded the motion and the meeting was adjourned at 7:25 p.m.