

MINUTES
CARBONDALE PLANNING AND ZONING COMMISSION
Thursday October 25, 2018

Commissioners Present:

Michael Durant, Chair
Ken Harrington
Jay Engstrom
Marina Skiles
Tristan Francis (2nd Alternate)
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Nick Miscione
Jade Wimberley
Jeff Davlyn

Other Persons Present

None

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

October 11, 2018 Minutes:

Marina made a motion to approve the October 11, 2018 minutes. Tristan seconded the motion and they were approved with Ken & Jay abstaining.

Public Comment – Persons Present Not on the Agenda

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

Resolution 5, Series of 2018, approving ADU at 418 Garfield Avenue

Ken made a motion for approval of Resolution 5, Series of 2018 approving the ADU at 418 Garfield Avenue. Jay seconded the motion and it was approved unanimously.

Resolution 6, Series of 2018, approving ADU at 275 S. Fourth Street

Janet referenced the change in design for the stairs, which is included in the resolution.

Jay made a motion for approval of Resolution 6, Series of 2018 approving the ADU at 275 S. Fourth Street. Nicholas seconded the motion and it was approved unanimously.

Approval of Special Use Permit for Verizon Cell Antenna at 1150 Highway 133

Ken made a motion to approve the Special Use Permit for the Verizon cell antenna at 1150 Highway 133. Tristin seconded the motion and it was approved unanimously.

UDC Update

Janet said that she has been working on the modeling with Clarion for the R/MD and R/HD zone districts. She said that they have been reviewing pervious surface, common open space, landscaping, private outdoor space and how the overlapping pervious spaces work. She said that another question is whether we need the minimum lot area per dwelling unit in the R/HD zone district. Janet said that we had selected three properties to model. She said what they are finding is that the zoning parameters, parking setbacks, pervious surfaces, etc. control the density, which makes the lot area useless per dwelling unit. She said that Clarion would be showing their presentation and the tools they used to determine how many units are possible on a parcel. Janet said that they will be making recommendations on how we can make changes if needed. She explained that the landscaping requirement duplicates pervious. Janet stated that Clarion would be drafting a memo with recommendations for code adoptions. She noted that R/MD would still have 3000 square feet of lot area per dwelling unit.

Nicholas asked how the language would be worded for the pervious areas that were not actually landscaped, i.e., Astroturf, decorative pavers etc.

Janet answered that the code states all areas that are not impervious.

Further discussion ensued regarding pervious/impervious.

Election of Vice-Chair

Jay made a motion to elect Ken Harrington as Vice-Chair. Marina seconded the motion and he was approved unanimously.

Staff Update

Janet said that the Admin report for the planning department is in the packet. She said that the report outlines all of things that we have been very busy doing. She pointed out all of the approvals that have been completed at Staff level.

Janet stated that we received the letter of credit for Thompson Park and that it came from their new LLC, which is moving forward with this project.

Janet explained that City Market has allocated and released funding for the roads and utilities for their project, which will be started soon.

Janet said that the building permit application for 1st Bank was submitted. She stated that based on the elevations that the design and materials have changed from what was originally approved by both the P&Z. Janet explained that there will be a public hearing November 15, 2018 for an amendment to the Minor Site Plan Review so the P&Z can consider the revised elevations.

Janet noted that the Kiernan case was still in District Court.

Janet said that the Stein Development rights are not quite approved because the Ordinance and Development Improvements Agreement were not complete.

Jay told Janet nice work.

Commissioner Comments

Nicholas asked if there were design guidelines for downtown.

John explained that there were standards for the HCC zone district in the UDC.

Janet added that the current standards allows for design flexibility.

Motion to Adjourn

A motion was made by Ken to adjourn. Marina seconded the motion and the meeting was adjourned at 7:35 p.m.