

**Heather Hanover**  
*Chair*

**James Ensign**  
*Vice-Chair*

**Commissioners**

*Vacant, Mayor*  
**Scott Dzurka, Vice Mayor**  
**Mark Holden**  
**Melvin Renfrow**  
**Wendy Ward**  
**Eric Harger**  
**To Be Filled**

**Kristina Kinde**  
*Interim City Manager*



**CITY OF ST. JOHNS  
PLANNING COMMISSION**

**MAY 10, 2023  
REGULAR MEETING MINUTES**

**1. CALL TO ORDER**

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:32 p.m.

Members Present: Hanover, Dzurka, Holden, Ward, Harger

Staff Present: Kristina Kinde, Chris Khorey

**2. APPROVAL OF AGENDA**

A motion was made by Vice Mayor Dzurka and supported by Commissioner Ward to approve the agenda as presented.

Yes: Hanover, Dzurka, Holden, Ward, Harger  
Nay: None

Motion carried

**3. APPROVAL OF MINUTES**

Vice Mayor Dzurka recommended Commissioner Hanover supported to approve the minutes as presented.

Yes: Hanover, Dzurka, Holden, Ward, Harger  
Nay: None

Motion carried

#### **4. PUBLIC COMMENT FOR NON-AGENDA ITEMS**

James Eshelman, 504 S. Traver St. discussed development policy and practice. In other communities are coming to the plate and putting in active policies for golf cart usage. Suggested a policy for golf cart usage.

Vice Mayor Dzurka addressed an issue that came forward to the Commission. It has gained attention on social media that there was a question raised regarding having the chair also be the DDA Director. A letter from our attorney was provided. Legal opinion the Act does not prohibit the DDA Director from serving on the Planning Commission. Also, no intergovernmental contracts between the DDA and the Planning Commission so no conflict of interest. Planning Commission shall elect a chair from their members. No restrictions on who that individual can be. That is referenced by MPEA and the City Code.

Chair Hanover commented about how she appreciates the clarification.

#### **5. PUBLIC HEARINGS - NONE**

#### **6. NEW BUSINESS**

##### **A. 510 N. Lansing Street Outdoor Display**

Chris Khorey explained the business would like to display some small engine type vehicles outside of their building. The zoning ordinance allows with a Planning Commission approval. Also, it requires a 15 ft setback and landscaping. The landscaping was previously approved by the Planning Commission. Recommends the Planning Commission vote to approve.

There was discussion of display of vehicles, storage of vehicles, setback requirements, activity on both Lansing and Steele Streets, time restrictions, limitation on vehicles, and enforcement.

A motion was made by Vice Mayor Dzurka and supported by Commissioner Ward to amend the site plan for outdoor display, restricting 6 vehicles on Lansing Street and no vehicles on Steele Street, only during business operating hours.

Yes: Hanover, Dzurka, Holden, Ward, Harger

Nay: None

Motion carried

##### **B. Zoning Amendment Discussion: Section 155.433 Psychological Patients**

Chris Khorey explained the way the zoning ordinance combines psychiatric and incarcerated patients as the same there is a concern. Psychiatric patients that are not incarcerated does not feel necessary to limit them to 20% of the total beds. Cedar Creek is 100% psychological patients that exists, so having this provision is contradictory. On agenda for discussion. If there is consensus to move forward than we will move forward.

There was discussion regarding zoning changes, the worst-case scenario, and definition of incarcerated per the zoning ordinance. Discussion regarding bringing it back as a public hearing and with a definition of incarcerated so that if recommended it can be taken to the full commission for approval.

C. Zoning Amendment Discussion: Section 155.341. F-G RV Parking

Chris Khorey stated this is an open-ended discussion related to current RV Parking regulations. He gave a summary the current ordinance. Asked for thoughts from public and Planning Commission members.

James Eshelman, 504 S. Travers discussed his history and discussions with the last two city manager. He discussed the definition of RV. He also discussed how the city's current ordinance compares to five surrounding communities. Asked for consideration of environmental approved surfaces that allow grass to grow that doesn't disturb drainage. Recommended an education program due to lots of non-compliance that is currently occurring.

Discussion regarding the current ordinance, how our current ordinance is applicable to corner lots, if we have looked at other communities' ordinances, the definition of RV and the length of the list, number of RV's allowed per lot and the approach such as percentage of lot coverage, and the environmental approved surfaces.

Discussed having Chris Khorey bring revised language and policy options to the next meeting.

D. Leslie Salemi: Acceptance of Resignation

Chair Hanover discussed that the long-time chair of the Planning Commission, Leslie Salemi, provided her resignation.

A motion was made by Commission Ward and seconded by Vice Mayor Dzurka to accept the resignation of Leslie Salemi.

Yes: Hanover, Dzurka, Holden, Ward, Harger

Nay: None

Motion carried

**8. OLD BUSINESS – NONE**

**9. COMMISSIONER COMMENTS**

Chair Hanover discussed issues getting a quorum for Planning Commission meetings and no policy for attendance.

Discussion regarding the County's policy, the Planning Commission putting together a policy as a part of the bylaws, whether we have this issue on any other committees.

Discussion regarding the vice chair and how to remove a member. Request of Vice Mayor Dzurka to take to the City Commission for non-feasance.

**10. ADJOURNMENT**

A motion was made by Commission Ward and supported by Vice Mayor to adjourn the meeting at 6:23 pm.

Yes: Hanover, Dzurka, Holden, Ward, Harger

Nay: None

Motion carried