

Heather Hanover
Chair

James Eshelman
Vice-Chair

Commissioners

Scott Dzurka, *Mayor*
Eric Hufnagel, *Commissioner*
Mark Holden
Melvin Renfrow
Eric Harger
Brian Mills
Vacant



PLANNING COMMISSION

JUNE 12, 2024

REGULAR MEETING MINUTES

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:30 p.m.

Members Present: Heather Hanover, Mark Holden, Eric Harger, Scott Dzurka (arrived at 5:39), Eric Hufnagel (arrived at 5:31), James Eshelman, Brian Mills

Members Absent: Melvin Renfrow

Staff Present: Chad Gamble, City Manager; Mindy Seavey, City Clerk; Chris Khorey, McKenna

2. APPROVAL OF AGENDA

Motion by Commissioner Eshelman seconded by Commissioner Holden to approve the agenda as presented.

YEA: Hanover, Holden, Harger, Eshelman, Mills

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – APRIL 10, 2024 MEETING

Motion by Commissioner Mills seconded by Commissioner Eshelman to approve the minutes as presented.

YEA: Hanover, Holden, Harger, Eshelman, Mills

NAY: None

Motion carried.

Commissioner Hufnagel arrived at 5:31 p.m.

4. PUBLIC HEARINGS - NONE

5. NEW BUSINESS:

A. CATS Maintenance Garage – Site Plan Approval

Chris Khorey, McKenna, discussed: permitted use; no special land use; received an updated site plan this week, but proceed with what is in your packet; conditional approval; and a lot of confidence they will be met.

MaLissa Schutt, Executive Director, of Clinton Transit was present and introduced herself.

John, architect from Hobbs & Black, was present. He discussed: adding maintenance facility to existing main facility; adding space to park vehicles inside; pre-engineered building; taken into account drainage issues; traffic patterns will not change; not adding additional staff or vehicles; doing some site grading and adding asphalt; accounted for all of the drainage. He said he would be happy to answer questions.

There was a discussion of:

- Fantastic and valuable service to the city and county.
- Stormwater drainage issues seem to come at the tail end of application process.
 - Aligning timeline and reviews with public services departments early in the process.
- Any complaints from neighbors on south side of property.
 - We haven't heard anything in relation to this.
 - There is going to need to be some more landscaping.
 - Not a lot of residential except on the south side.
- A lot of movement at night or lights?
 - Ms. Schutt said they intend to be good neighbors.

Mayor Dzurka arrived at 5:39 p.m.

There was a discussion of:

- Updated version that was received on Monday has stormwater and runoff.
 - Recommend they stay in your motion.
- Lack of increase of vehicles; they all don't come and go at the same time.
- Indoor space to transition to EV vehicles and get them out of the weather.
- Sidewalk is there.
- The five recommendations from McKenna.
- Gap that will be filled in with 7 new trees (already on plans in the packet).

Motion by Commissioner Eshelman seconded by Commissioner Dzurka that the Planning Commission approve the site plan with the 5 conditions as listed in the packet.

YEA: Hanover, Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills

NAY: None

Motion carried.

B. Noise Ordinance

Chris Khorey, McKenna, discussed: current noise ordinance is insufficient; current noise ordinance with redline; not zoning, it is ordinance 93.

City Manager Gamble commended Chris & Jeff. It said it was a completely subjective ordinance and this would make enforcement and compliance more firm, fair and consistent. He discussed very minor editorial things; construction activity, beginning of noise reduction is around 8:00 p.m.; 8 pm – 7 am excluding Sunday.

There was a discussion of:

- How it would affect establishments downtown, such as Sirens?
 - Somewhat self-contained; if outdoor seating and music being emanated from that.
 - Complaints from Castle residents about Sirens.
 - Is it defined whether public space only or emanating from private space?
- Prohibitions regarding construction
 - Permissible levels in 93.22 lists; would be very objective.
- Also relating to public space?

- Need to clearly refer to parks and parking lots also.
- Caution regarding decimeter.
 - Typically, handheld decibel meter.
 - Can add additional language: police or code enforcement.
 - Exemption for construction that has been issued a permit, section 23 #7.
- Section 93.21 (c) (5), 100 feet to yards.
 - #4 says yards; work together.
- Item E. - verb tense on handle.
- How are fireworks addressed under this.
 - Would also be subject to decibel.
 - In cities there is generally waiver on certain dates.
 - When the state adjusted, we also did.
 - Make sure this isn't in conflict with that.
 - Fireworks ordinance language.
 - Fireworks doesn't allow for decibel level.
 - Need to put exemption in this ordinance for fireworks.
- Repairs that are necessary or safer when performed at night during low traffic conditions.
- Distances: 11 and 2k reference feet; need to have it consistent throughout the document.
- Better to quantify it and remove subjectivity such as unreasonably loud.
- Less restrictive, but easier to enforce.
- Reference the table the whole time.
- Distance from property line or physical structure?
- Whether someone is directing a sound to a property for annoyance purpose.
- Bell system in school: exemptions for schools.
 - Could add schools to bells exemption.
 - Church bells.
- Consistency on times.
 - Sections 7 & 9 have 6 am; others have 7 am.
- Sundays.

C. Corner Lot Regulations

Chris Khorey, McKenna, discussed: the way zoning ordinance treats corner lots differs based on topic; areas of potential concern in red; what is the front on a corner lot (designated by property owner).

There was a discussion of:

- In construction, you don't get a building permit without a house number and it is based on the driveway.
- Inconsistencies on setbacks.
- Get recommendations from the zoning administrator.
- Chicken coops – allowed in street side yards. Continue to allow?
- This will be brought back in August for discussion.

6. OLD BUSINESS - NONE:

7. COMMITTEE SITE PLAN APPROVALS - NONE:

8. PUBLIC COMMENT FOR NON-AGENDA ITEMS

There were no public comments.

9. COMMISSIONER COMMENTS

Commissioner Harger said there was concerns about gravel driveways at prior meetings. He discussed a concern about gravel on the offroad park west of the middle school.

City Manager Gamble said we don't have gravel driveways in our database, he thinks maybe 50 plus or minus. He said our street sweeper goes around 4 times per year in the spring, summer and fall and the Central Business District is weekly. He discussed addressing drive approaches accordingly.

Mayor Dzurka discussed the proposed golf cart ordinance and said the city commission decided not to act on it. He said there is still a lot of concerns regarding public safety; streets that were exempt; when to allow; mint festival; and we don't feel that we have the full votes and support for this.

Chairperson Hanover said we asked before we went into the in-depth study.

Mayor Dzurka said when it did come back, he shared there were several concerns at that time. He said the other consideration was how much demand is there really. He said the arguments against outweighed the arguments for.

Commissioner Mills said will not be here next month. He said he asked a question via email regarding noises (siren) on Saturday and Sunday at noon and he swears it is every weekend. He said with golf carts: don't let perfect get in the way of good. If you don't try something it will never happen. He asked if there is, administratively, a way we can institute a process that we collect and send them information on what they provided public comments to so they can stay informed. They deserve better.

Commissioner Eshelman said hats off to the city for the completion of the trail down Scott Road; it is first class. He said there are a lot of bicycles out and about these days and maintaining lines on some of the streets we have designated (lines on bike lanes). He said he still thinks we need north of the cemetery to have a cut into the trail (west side of the cemetery) and access with a side access path.

Chairperson Hanover said Dave Kudwa thought it helped with thinning of traffic and dampen traffic and a little bit of a lane for bicycles.

10. ADJOURNMENT

Motion by Commissioner Dzurka seconded by Commissioner Holden that the Planning Commission adjourn the meeting.

YEA: Hanover, Holden, Harger, Dzurka, Hufnagel, Eshelman, Mills

NAY: None

Motion carried.

The meeting was adjourned at 6:55 p.m.