

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

FEBRUARY 12, 2025
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: Heather Hanover, Mark Holden, Brian Mills, James Eshelman, Scott Dzurka, Eric Hufnagel
Members Absent: Melvin Renfrow, Eric Harger
Staff Present: Chad Gamble, City Manager; Mindy Seavey, City Clerk; Chris Khorey, McKenna

2. APPROVAL OF AGENDA

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

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

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – DECEMBER 4, 2024 MEETING

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

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

NAY: None

Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chairperson Hanover asked if there were any public comments.

City Commissioner DeLiso was present and introduced himself. He said he was trying to get up to speed on things as fast as he can.

8. COMMITTEE SITE PLAN APPROVALS - NONE:

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

Mayor Dzurka discussed:

- Ordinances will be revisited by the city commission in February.
 - Noise ordinance, corner restrictions, and height restrictions were discussed.
 - The noise ordinance had timing issues that required a delay.
- Rezoning of Property on Townsend Road
 - The city commission decided to keep the property zoned as R1 and explore marketing it as such.
 - The property has not been marketed aggressively as R1.

Commissioner Mills discussed:

- There should be a way to inform property owners about the commission's decision.
 - Property owners were opposed to the rezoning.

City Manager Gamble discussed:

- The city is implementing a web-based system for public notifications and updates.
 - Discussion on using technology to update individuals on meeting outcomes.
- The city will be putting together an RFP to market the Townsend Road property.

Commissioner Mills asked if there was any movement on golf carts.

Mayor Dzurka said no.

10. COMMISSIONER COMMENTS

Chairperson Hanover said we still have a vacant spot on the Planning Commission. She talked to someone that works at Spicer who would be a great addition to the planning commission.

There was a discussion of:

- The vacancy and potential candidates are being considered.
- Chairperson Hanover contacting Melvin Renfrow.

Commissioner Eshelman discussed receiving a notice of violation for an RV storage permit. He said he worked through the system and answered questions on the website. He commended the city on this. He said an offer was made to call, if needed.

City Manager Gamble said he appreciated that. He discussed the video created by our intern on YouTube that communicates that topic.

Commissioner Hufnagel mentioned state legislation that being proposed on chickens regarding Avian Flu. He discussed feral cats and the conversation with the individual from The Humane Society and we should explore their Trap, Neuter and Release Program that is free.

Chris Khorey arrived at 5:53 p.m.

5. PUBLIC HEARINGS: NONE

6. NEW BUSINESS: NONE

7. OLD BUSINESS:

A. Master Plan Update – Full Draft and Mobility Discussion

Mr. Khorey discussed:

- Key elements: Future Land Use; Redevelopment; Housing Capacity; Mobility
 - Future Land Use
 - Searles Estates
 - Townsend Road
 - North Downtown
 - Redevelopment
 - North Downtown
 - Rail Trail
 - Housing Capacity
 - Mobility/Transportation
 - Street designations
 - Trails/bike lanes/sidewalks
- Next Steps
 - Full Draft
 - Presentation to City Commission – February 24th
 - Outreach to stakeholders
 - Adoption process

Commissioner Eshelman said a lot of county employees don't really have a way to walk or ride their bike there. He said there is an easy solution here, but he doesn't see a proposed solution that is walkable for county offices that are located on Townsend Road.

11. ADJOURNMENT

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

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

NAY: None

Motion carried.

The meeting was adjourned at 7:05 p.m.