

Heather Hanover
Chair

James Eshelman
Vice-Chair

Commissioners

Scott Dzurka, Mayor
Eric Hufnagel, Commissioner
Mark Holden
Melvin Renfrow
Eric Harger
Brian Mills
Todd Krajniak



PLANNING COMMISSION

JUNE 9, 2025
REGULAR MEETING MINUTES

1. CALL TO ORDER

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

Members Present: Heather Hanover, Mark Holden, Eric Hufnagel, Brian Mills, Scott Dzurka, Todd Krajniak, Eric Harger (left at 6:39), James Eshelman
Members Absent: Melvin Renfrow
Staff Present: Chad Gamble, City Manager; Mindy Seavey, City Clerk; Eric Ensey, McKenna

2. APPROVAL OF AGENDA

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

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

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – MAY 14, 2025 MEETING

Motion by Commissioner Dzurka seconded by Commissioner Holden to approve the minutes as presented.

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

NAY: None

Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chairperson Hanover asked if there were any public comments. She said the city planning commission did a long study of golf carts and came up with a plan, sent it up to the city commission and it didn't get enough votes. We were the ones that sent it there, you need to convince the city commission.

Alex Shinabarger said he is trying to get the golf carts here. He discussed: there are no issues with golf carts in town; a PILOT program; was told by a police officer he couldn't have his golf cart on the road; and he was going to keep driving it.

Mayor Dzurka asked how many people here are interested in golf carts. He discussed mobility issues and a state permit.

Those in attendance regarding golf carts were Beverly Masarik; David Andrews; Cathy Kochensparger; and Connie Skorna.

Commissioner Eshelman said the majority of the Planning Commission sent this up to the city commission.

There was a discussion about golf carts and the interest in them.

It was stated that the city commission meeting is June 23rd at 6:00 p.m.

5. PUBLIC HEARINGS - NONE:

6. NEW BUSINESS:

A. 901 N. Old US-127 – Brandon Rotary Glass Site Plan Review

Chris Khorey, McKenna, discussed the demolition and site plan for a new Rotary Glass on the site.

Brandon from Rotary Glass was present. He said his parents started Rotary Glass in 1990. He said the building is in pretty bad shape and they would like to grow as a company and are proposing to build a new facility. They wish to operate out of the existing building while construction happens.

Chris Khorey discussed setbacks, circulation and parking, sidewalk, landscaping (already fence and trees), no reason for additional shrubs, front of property (trees and shrubs), recommend adding 434 square feet of greenspace.

There was a discussion of:

- New building will be larger: moving from two 10x20 foot bays to three 12x50 foot bays, plus a small office.
- Plan includes demolition of the old building and construction of the new one within 10 feet of the current site.
 - Operation will continue in the old building during construction, with a move to the new building within a week of occupancy permit.
- Setback requirements, circulation, and parking are all met.
- Sidewalk addition is appreciated.
- Landscaping: 34 trees and 12 shrubs proposed (requirement is 14 trees and 28 shrubs if no fence); fence and existing trees provide sufficient screening.
- Frontage landscaping: 3 trees and 8 shrubs proposed (requirement is 6 trees, no shrubs); limited space cited.
- Building landscaping: 10% of building area (434 square feet) required; not shown on plans yet.
- Parking: 13 spaces proposed (requirement is 9).
- Lighting: concerns about fixture allowing uplighting (not allowed), photometric plan shows possible dark areas in parking lot, need for downward-facing lights and possibly additional lighting for safety.
- Fence ownership and maintenance discussed; fence is on residential property, but sufficient trees provide screening if fence is removed.
- Drainage has been addressed with DPW.
- Minor concerns and suggestions for improvement
 - Suggestion to move shrubs away from ingress/egress for better visibility and pedestrian safety.
 - Lighting plan may need revision to avoid dark spots in the parking lot.

- Consider mounting additional downward-facing lights on the building instead of installing a pole.
- Fence conditions could be made a condition of approval but are not recommended.
- Landscaping area of 434 square feet adjacent to the building must be added.

Motion by Commissioner Dzurka seconded by Commissioner Eshelman that the planning commission recommend conditional approval on site plan: photometric plan, stormwater management, final removal of the building, and landscaping to work out with McKenna.

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

NAY: None

Motion carried.

7. OLD BUSINESS:

A. Zoning Ordinance Amendment Discussion – Draft Regulations for Vendor Trucks

Chris Khorey, McKenna, said this is an updated version.

There was a discussion of:

- The draft ordinance is a creative and fair solution balancing food truck operations and brick-and-mortar business interests.
- Requiring additional parking spaces for transient customers (e.g., 5 spaces) may be an unnecessary burden for property owners.
 - Food truck customers often make quick stops (10-15 minutes).
 - Example: If a business has 30 required spaces, 35 actual, and a truck blocks 3, they have 32 left and would need 37 if the 5 extra are required.
- Parking requirements should be based on minimums plus the impact of the food truck, not an arbitrary extra 5 spaces.
 - Calculation could be based on square footage added by the truck (e.g., 400 square feet).
- Public parking within 300 feet can help meet requirements; off-site parking is a benefit.
 - 300 feet is the standard length of a city block.
- Enforcement could be handled by code enforcement or zoning, depending on the violation.
 - Examples: Vendor truck blocking spaces without replacement is a zoning violation; illegal customer parking is a code enforcement issue.
- Ease of application and administrative handling is important; inspections should ensure compliance without excessive burden.
 - Modeled after right-of-way permit process.
- Parking burden should not be excessive for existing businesses; the ordinance should encourage food trucks as an option for businesses.
- Parking impacts are self-regulating to some extent; if there are too many trucks or not enough customers, the market will adjust.
- There is a need to balance public complaints (e.g., residents losing street parking) with the benefits of increased commerce.
 - In other cities, food trucks parked in front of houses caused complaints.
- Restrooms.

Chris Khorey discussed zoning, noise ordinance, liquor control or other ordinances.

Commissioner Harger left at 6:39 p.m.

The ordinance will be revised per discussion and prepared for public hearing at the next meeting.

8. COMMITTEE SITE PLAN APPROVALS - NONE:

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

City Manager Gamble discussed MDOT (through Clinton County Road Commission) alerted us late last week they have extra maintenance dollars for milling and resurfacing the center turn lanes on 27.

Mayor Dzurka discussed the commission held the first hearing on the rezoning for State Street.

10. COMMISSIONER COMMENTS

Commissioner Hufnagel welcomed Todd.

Commissioner Holden asked if it would be possible for the city to make a map of possible locations for the food trucks.

Commissioner Mills discussed having a sub-committee and said that it would be great to have an update on the rental inspections.

Mr. Khorey said Mr. Skunda is available that night.

City Manager Gamble said we will finish the first cycle of the rental inspections this year and we can do an annual report in conjunction with that.

Commissioner Mills said this is the second application we have seen where the stormwater regulation, we kind of punt on it and it puts the stormwater person in a bad spot. He discussed having that with the application.

Commissioner Mills asked if there were any updates on Melvin.

City Manager Gamble said the city commission is preparing to have a public hearing at the next city commission meeting in regard to that. He discussed the efforts to communicate with him.

Commissioners Eshelman discussed walkability and bike ability. He discussed golf carts, permitted for mobility issues, and using them in place of a bicycle.

Mayor Dzurka thanked the people who are passionate about the golfcarts for coming this evening and sharing their thoughts.

There was a discussion of meeting for a committee site plan approval on June 13th at 1:00 p.m.

11. ADJOURNMENT

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

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

NAY: None

Motion carried.

The meeting was adjourned at 7:21 p.m.