

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

MAY 14, 2025
REGULAR MEETING MINUTES

1. CALL TO ORDER

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:31 p.m.

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

2. APPROVAL OF AGENDA

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

YEA: Hanover, Holden, Mills, Dzurka, Krajniak

NAY: None

Motion carried.

Todd Krajniak was welcomed as a new member and introduced to the group.

3. APPROVAL OF MINUTES – APRIL 9, 2025 MEETING

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

YEA: Hanover, Holden, Mills, Dzurka, Krajniak

NAY: None

Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chairperson Hanover asked if there were any public comments.

There were none.

5. PUBLIC HEARINGS - NONE:

6. NEW BUSINESS:

A. Discussion on June 11, 2025 Meeting – Possible scheduling conflicts and determination of cancellation or rescheduling

Chairperson Hanover said June 11th is St. Johns Day at the Lugnuts Stadium.

There was a discussion that both Chairperson Hanover and Mayor Dzurka will be there and also Commissioner Holden will be unable to attend that meeting.

Eric Ensey, McKenna, said right now the only item would be a public hearing on the zoning ordinance. He said it could be moved to the next scheduled meeting.

There was a discussion of the zoning ordinance regarding food trucks.

City Manager Gamble said even if got approved in June at the planning commission it would go to the city commission for two meetings. Right now, we handle it as a \$40 zoning permit, and he doesn't think it is really pressing.

There was a consensus of opinion to cancel the June 11th Planning Commission meeting.

7. OLD BUSINESS:

A. Site Plan Approval – 1201 S. US 127 BR/Red Wing Retail Plaza

Eric Ensey, McKenna, spoke about the site plan discussion at the last meeting: there were a number of items the planning commission asked them to address, and they addressed some: ingress/egress to site, discussion of 3rd access point; parking; and landscaping. He said they recommend approval per the recommendation of conditions.

The applicant, Luk Dedvukaj, was present and discussed the 3 access points. He said if the 3rd access point was not already there, he did not want it.

There was a discussion of:

- 3rd access.
- Trash receptacle enclosure.
- Landscaping.
- Drive thru location (move to the north).
- Barrier from sidewalk to drive thru traffic on east side.

Chairperson Hanover said: get rid of northern access drive; adding shrubs along the east, make sure landscaping around drive thru is substantial, curb between sidewalk and drive thru, and move up the order window as the conditions for approval.

Motion by Commissioner Mills seconded by Commissioner Dzurka that the planning commission approve the site plan with the conditions discussed (*as summarized above by Chairperson Hanover*).

YEA: Hanover, Holden, Mills, Dzurka, Krajniak

NAY: None

Motion carried.

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

Eric Ensey, McKenna, discussed fees for review of vendor trucks.

There was a discussion of:

- An administrative review or process.

- Current food truck fees in the fee & rate schedule.

Eric Ensey, McKenna, discussed hours of operation; licensing requirements (taken from the state statute); and exemptions for city festivals.

Revisions to the draft regulations will be brought back to the next meeting.

8. COMMITTEE SITE PLAN APPROVALS - NONE:

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

Mayor Dzurka discussed budget season; water rates; Main Street Program through MEDC presentation; received a grant through LEAP for the city and DDA for restoration of railcars at depot area and more of the façades downtown; kudos to Heather Hanover and the city.

Chairperson Hanover discussed the Gill-Roy's façade project.

10. COMMISSIONER COMMENTS

Commissioner Mills said he went to the Spring Fling and discussed the social district. He said it was a great event with the vendors.

Commissioner Holden said he was approached by a company out of Lansing that has what they used to call, roach coaches, and wondered if it would be the same permit as an ice cream truck. He said they would move from location to location.

11. ADJOURNMENT

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

YEA: Hanover, Holden, Mills, Dzurka, Krajniak

NAY: None

Motion carried.

The meeting was adjourned at 7:13 p.m.