

Heather Hanover
Chair

James Eshelman
Vice-Chair

Commissioners

Scott Dzurka, *Mayor*
Eric Hufnagel, *Commissioner*
Mark Holden
Eric Harger
Brian Mills
Todd Krajniak
Vacant



PLANNING COMMISSION

NOVEMBER 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 5:30 p.m.

Members Present: Heather Hanover, Mark Holden, Brian Mills, Scott Dzurka, Todd Krajniak, Eric Harger
Members Absent: Eric Hufnagel, James Eshelman
Staff Present: Chad Gamble, City Manager; Mindy J. Seavey, City Clerk; Chris Khorey, 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, Harger

NAY: None

Motion carried.

3. APPROVAL OF MINUTES – OCTOBER 8, 2025 MEETING

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

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

NAY: None

Motion carried.

4. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Chairperson Hanover asked if there were any public comments.

There were no public comments.

5. PUBLIC HEARINGS: None

6. NEW BUSINESS:

A. Sidewalk Waiver: Glanbia, 1640 Technical Drive

Chris Khorey, McKenna, discussed: the site plan review committee met and approved a new accessory building; conditions associated with approval; requirement for sidewalk along Walker Road frontage of site and that can only be waived by the planning commission; portion of Walker Road that is on the Glanbia site; and key waiver provisions. In McKenna's analysis, the concerns are not sufficient to grant a waiver.

Chairperson Hanover said the committee approved the new building (site plan).

There was a discussion of:

- The property line.
- Walker Road.
- Lot split remediation.

Chris Schultz, Glanbia/MWC, was present. He discussed safety aspect with the trucks that go in and out.

Matt Vanic, Site Director for Glanbia/MWC, was present. He discussed: sidewalk on Walker Road is where 200 trucks come in every day; it would be a sidewalk to nowhere; 24/7 there are trucks and the safety aspect; everything there is zoned industrial; it would be blurring the lines between residential and industrial; none of the other properties there have sidewalks; the cost of 200 yards of sidewalk would be about \$40,000; and they always want to be a good steward to the community and discussed their donations to the Basic Needs Center.

There was a discussion of:

- Commercial areas vs. industrial.
- Delay until there is more residential development.
- Area around the Glanbia parcels.
- Building a walkable community.
- The credit union and storage facility put in sidewalks.
- The County was granted a waiver on Townsend Road for a period of time.
- Having a Master Plan of where we would like to see sidewalks.
- Exemptions in other communities.
 - Fairly common; discussion this body should have.
- Employees in the industrial park.
- Master planning gaps.

Tim Fair, Director of Clinton County Catalyst, was present. He said Glanbia is a member of Catalyst. He said he had been on the planning commission of Dewitt Township for 15 plus years and they discussed sidewalks that didn't go anywhere and waivers. He questioned whether this is a good thing for St. Johns. He encouraged them to pass this waiver.

There was a discussion of the language the Planning Commission passed for the Clinton County waiver/postponement.

Motion by Commissioner Dzurka seconded by Commissioner Holden that the planning commission waive the sidewalk until which time an adjacent property was developed in such a way a sidewalk should be required.

Commissioner Mills said he has diligently tried to see how to get to a yes on this and wondered if a better resolution is not to tie it to some term of years like a sunset on the waiver. Is that possible?

Chris Khorey said it is doable; there are some communities that put sunsets on SUP's (special use permits). It's an option, but it comes with institutional memory concerns. He said this facility is large enough that it ends up in front of the site plan review committee frequently.

Mayor Dzurka said we want to be consistent with past practice.

City Manager Gamble said if a motion were to pass, it would need to be on the deed.

Chris Khorey said he recommends language that is not a permanent waiver.

Commissioner Harger suggested an amendment to the motion to strike the previous language and insert it would be exempt until this parcel comes with a new site plan review.

Chairperson Hanover asked for a vote on the amendment to the motion.

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

NAY: None

Motion carried.

7. OLD BUSINESS:

A. Zoning Amendment: Outdoor Cafes

Chris Khorey, McKenna, discussed broader amendments to the outdoor café language: it eliminates the special use provision, additional text designed to address regulations. He said it is not ready for recommendation yet. They could move forward for a public hearing in January if there is a consensus.

There was a discussion of:

- Specifications from the downtown design committee.
- Paragraph J, placement of cafes on public property.
- Removal of furniture December 1st.
- The DDA hasn't seen the recent changes.
- The draft changes.

8. COMMITTEE SITE PLAN APPROVALS:

A. Glanbia, 1640 Technical Drive

Chris Khorey, McKenna, said the site plan review committee handled the approval with some conditions. There are a few things they will be working through with our office.

Commissioner Mills said he doesn't understand the stormwater approval process.

City Manager Gamble discussed the process and review. He said we will be working with staff on that part of the process.

There was a discussion of stormwater management and the importance of it.

Chris Khorey discussed site plan review committee and the timelines.

9. CITY COMMISSION UPDATE – MAYOR DZURKA:

Mayor Dzurka discussed: the last city commission meeting had the annual report; they kicked off the feedback for the 5-year master plan, there was a lot of conversation on the silo area and the redo of Old 27 and the options; and the city commission is still trying to work through the fire code and it will be back on our agenda for the next meeting. He thanked Chad for the sidewalk map and said it tells the story of where we have been successful.

10. COMMISSIONER COMMENTS

Commissioner Krajniak said he is in favor of completing sidewalks across the city, but we need a comprehensive plan, and he wants to get the end goal going.

Chairperson Hanover said she appreciated the commission looking into the fire code and discussed some of her concerns with it.

Commissioner Mills thanked Chad for the sidewalk map. He asked what priority 1 and 2 were.

City Manager Gamble said those are areas where we want to repair. The missing sidewalks are yellow, and the map was updated as of mid-summer. We are working on safe routes to school with the school district.

Commissioner Mills said he thinks we made progress on sidewalks. He discussed making the waiver conditional on the next site plan. He said he saw the National news about golfcarts in St. Johns. He asked how many permits have been issued.

City Manager Gamble said around 30 permits. That is also inclusive of non-city residents that are going to drive on city streets. The permit process has been going very smoothly. The police stopped a couple that did not have permits, one was a quad runner on Halloween that had no lights, it was operating in the dark, and it was very dangerous.

Mayor Dzurka said a resident that secured a permit said it was an easy process.

11. ADJOURNMENT

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

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

NAY: None

Motion carried.

The meeting was adjourned at 7:00 p.m.