

**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**

**OCTOBER 9, 2024**  
**REGULAR MEETING MINUTES**

**1. CALL TO ORDER**

The meeting of the St. Johns Planning Commission was called to order by Chair Hanover at 5:32 p.m.

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

**2. APPROVAL OF AGENDA**

Motion by Commissioner Hufnagel seconded by Commissioner Mills to approve the agenda as presented.  
YEA: Hanover, Holden, Hufnagel, Harger, Mills  
NAY: None  
Motion carried.

**3. APPROVAL OF MINUTES – SEPTEMBER 11, 2024 MEETING**

Motion by Commissioner Holden seconded by Commissioner Mills to approve the minutes as presented.  
YEA: Hanover, Holden, Hufnagel, Harger, Mills  
NAY: None  
Motion carried.

**4. PUBLIC COMMENT FOR NON-AGENDA ITEMS**

There were none.

**5. PUBLIC HEARINGS**

**A. Noise Ordinance Amendment**

Motion by Commissioner Hufnagel seconded by Commissioner Holden to open the public hearing.  
YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None  
Motion carried.

The public hearing was opened at 5:34 p.m.

Chris Khorey, McKenna, discussed the noise ordinance recommended changes and said it would make it easier to enforce.

Chairperson Hanover asked for public comments.

There were no public comments.

There were no commissioner comments.

Motion by Commissioner Harger seconded by Commissioner Hufnagel to close the public hearing.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

The public hearing was closed at 5:35 p.m.

Motion by Commissioner Mills seconded by Commissioner Harger that the Planning Commission move the noise ordinance up to the city commission.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

## **6. NEW BUSINESS:**

### **A. Clinton County Maintenance Garage Site Plan Review**

Chris Khorey, McKenna, said he passed out a potential sample and the purpose is to give the framework for making the motion. You have the site plan materials as far as the report. He discussed the proposal is an expansion of the maintenance garage; 27 acres of land there; the entire site is subject to the ordinance due to size of the parcel; the parcel of land immediately to the north that is also owned by the county and they will be combining that lot with the lot to the south. He discussed items the Planning Commission needs to resolve: sidewalk is required along Townsend Road (the parcel immediately to the west is zoned for multiple family and is in the city; parcel to the east is not in the city, but planned for development in the future); landscaping, requirements can get pretty hefty, parcel to the north being wooded helps, other landscaping requirements: trees (24) in and around parking lots (there are a few already there), along Townsend Road, they have more trees, but some need to be added; and need another loading and unloading zone and a photometric plan to include lighting. He said they are willing to recommend a conditional approval of the Planning Commission.

Rob Wooten, Clinton County Facilities Director, was present to answer any questions.

Commissioner Mills asked Mr. Wooten about the recommendations and if he had any thoughts: sidewalks, lighting, loading/unloading.

Mr. Wooten said lighting, unloading no problem, and trees no problem. At this point, the county is not excited to put a sidewalk in to nowhere.

Commissioner Mills discussed: thought it was lit pretty well, no concerns with lighting; sidewalk, good information as it relates to future development; personally, he didn't support the ordinance; if it becomes a financial burden for the county, and have we ever granted a contingency on development.

Chris Khorey, McKenna, said they may have in the past, but the new ordinance changes that. He discussed the criteria for a waiver and said it needs an easement, wetland or building in the way for criteria of a waiver.

City Manager Gamble said it is a sidewalk to nowhere now, but in the future there is a high probability of connectivity. He discussed the commercial district and corridor for pedestrian mobility. He said maybe grant them an extended period of time to install the sidewalk such as October 31, 2026. That would allow two fiscal years.

There was a discussion of where the addition is going to be.

Commissioner Harger said it is worth noting the combination of the two properties has already taken place and he has the deed for it. He said he reviewed the entire plan and can see both sides of the fence for the sidewalk and discussed a 10/31/26 extension.

Commissioner Hufnagel said in looking at the length of the sidewalk, it was similar to what was expected on the north side of town for a storage unit. He said he has no problem with pushing out the due date since no development is imminent.

Chairperson Hanover said we already made businesses comply with the ordinance and to make a public entity not comply doesn't look good. She said that is why we have so many missing sidewalks or "sidewalk to nowhere".

There was a discussion of:

- Land to the east in county master plan as residential (in township).
- Discussion of proposals.
- Farm land to the west.
  - In the city limits, zoned R-3.
  - Buffer requirement.
- Old Dairy Queen building.
  - Located in the township.
- County's sidewalk ordinance.
  - Use specific.

Kyle from Hobbs & Black was present. He discussed the 2 unloading zones are already there.

There was a discussion of bullet points #1 and #3 (additional loading/unloading zone; landscape plan)

Chris Khorey, McKenna, discussed the need for the Townsend Road frontage to have sidewalks; and the parking lot trees (not sitewide tree survey); and photometric plan for the whole property for site plan approval.

City Manager Gamble clarified the recommendation to include the extension of time for a sidewalk until October 31, 2026.

Motion by Commissioner Hufnagel seconded by Commissioner Mills that the planning commission conditionally approve the site plan as discussed.

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

## **7. OLD BUSINESS:**

### **A. Noise Ordinance Amendment Recommendation to City Commission**

This was already handled in the previous discussion.

## B. Master Plan Future Land Use Discussion

- i. Walker Road/Scott Road Area
- ii. Townsend Road Corridor
- iii. “Near North Side”

Chris Khorey, McKenna, discussed the 3 sets of maps of different parts of the city; have the current map for context; 3 areas we would like to alter or confirm what the master plan calls for; and the pink boundary (joint planning areas) that the City, Township and County worked together on.

There was a discussion of:

- Walker Road/Scott Road Area.
  - Current zoning.
    - Mismatch with master plan map & zoning.
      - Should we leave it industrial or cut it back.
        - Highest and best use is residential.
          - Single family, multi-family and then industrial on separate parcels.
- Master plan notification and 63-day notice period.
- Near North Side
  - Blocks to west of old Federal Mogul building.
    - Mixed use category.
  - Industrial along the trail.
  - Discussion of extending downtown edge/mixed use.
  - Silo property.
  - Mixed use district and maybe appeal that district.
    - CBD district.
- Townsend Road Corridor
  - Most prominent growth area.
  - County Farm Road & possible re-alignment.
  - Type of development in the area.

## **8. COMMITTEE SITE PLAN APPROVALS - NONE:**

## **9. COMMISSIONER COMMENTS**

Commissioner Mills said he loved the visuals at this meeting.

## **10. ADJOURNMENT**

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

YEA: Hanover, Holden, Hufnagel, Harger, Mills

NAY: None

Motion carried.

The meeting was adjourned at 7:23 p.m.