



# Celina Planning Commission

## January 14, 2021 Meeting Minutes

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Location: 2<sup>nd</sup> floor of Administration Building  
Time: 7:00 PM  
Members Present: Tom Hone, Mike Overman, Ralph Stelzer, Mayor Hazel and SSD Hitchcock  
Members Absent: none  
Others Present: Vince Barnhart (City of Celina), Benjamin Braun, Linda Monroe, Curt & Angie Williams, Keith Beyke, Dave & Ann Gossman, Terrie Miller

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the November meeting and approved as were the minutes from the September. These minutes could not be approved previously due to no quorum. Overman recalled there was no issues within the minutes and the board voted to accept them. Hone spoke briefly to SSD Hitchcock and Barnhart concerning Friendly Market on West Logan St and how the vacating of the alley was coming. Hitchcock mentioned it was in council and Law Director Moore was working on the paperwork to finalize.

**First** item on the agenda is a site plan review of a sign at 404 W Logan St that is currently in city right of way. New sign will be in same location but smaller with a LED message board. Zoning is B-1. Curt Williams spoke to the board their desire to place a sign that is “not so outdated and cluttered” looking. He went on to explain it will be three signs incorporated into one with message board in between the beauty salon and their tenant. Williams further explained the LED has the ability to adjust brightness and is just wording not moving animation. He referenced other signs on W Logan St where the intensity of the sign was “overwhelming”. As far as sign on right of way Hone checked with Barnhart to see if any issues from city aspect. Barnhart mentioned other businesses in area are in right of way. Williams explained the existing pole is going to be used. Mayor Hazel spoke up and felt they have a “great plan and it will look very nice”. Stelzer questioned whether or not multiple businesses on the signage. Mayor Hazel mentioned the location itself would be “grandfathered” but as far as signage the businesses will be “encapsulated into one sign”. With that Stelzer made motion to accept quickly seconded by the Mayor, and after vote all were in favor.

**Second** item was a request by David Gossman of 140 S Enterprise St for a lot split. Zoning is R-3. Gossman spoke that he had bought the property and gave a brief history on the vacated alley that runs through there and how they want to swap out a portion or “strip” of land. Stelzer inquired about city council approved alley vacation and Mayor said that had been approved years ago. Hone inquired about the building that had been built on the lot. Gossman stated it was in fact a “home” with kitchen, bedroom, bathroom and living room area. The Mayor then explained to board members that survey and showing the drive for the Moose and the strip of land as a drive to the existing condo and now have a direct, public access. Mayor feels this will resolve all the issues. Linda Monroe spoke on behalf of the Moose and was concerned about the drive access for the Moose and if the Moose would ever decide to put up a fence. A discussion ensued and after showing her the proposed survey she understood. The discussion was concerning to Moose parking and where people are to park and where the turnaround is for people. Resident Miller of 117 S Enterprise she agrees with the proposal. All agreed with proposal. After a brief discussion about the alley with a city lift station and that portion of the alley has never been vacated. Mayor then made motion to accept seconded by Overman. All in favor.

Meeting was adjourned by Hone at 7:31 pm.

Minutes Submitted By: Vince Barnhart, Planning Commission Secretary



# Celina Planning Commission

## February 18, 2021 Meeting Minutes

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Location: 2<sup>nd</sup> floor of Administration Building  
Time: 7:00 PM  
Members Present: Tom Hone, Mike Overman, Ralph Stelzer, Mayor Hazel and SSD Hitchcock  
Members Absent: none  
Others Present: Vince Barnhart (City of Celina) Brian Miller, Henry Hoskins and Michael Brunswick

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the January meeting and approved.

**First** item on the agenda is a site plan review of Jeff Bruns of Versa Pak 500 Staeger Road. They are wanting to build an additional 56,049 sf building. Existing zoning is M-1. Michael Brunswick was present to represent VersaPak. He is the president of the company. Brunswick mentioned they are out of room, operating at full capacity. So the need for expansion is evident as he stated they will be spending around 15 million dollars on new equipment and lines. Also around 20 full time jobs with around \$700,000 in payroll added. Hone stated that sounds exciting and asked if the city departments heads had a chance to look at drawings. Barnhart said they had a meeting to discuss drawings and made a few final changes but all was good from city standpoint. Stelzer mentioned tax credit and Brunswick answered it was “pending”. Mayor praised the plans and felt VersaPak is a “great company” and immediately made motion to accept review seconded by Stelzer. All in favor by vote.

**Second** item was a request by WeldTec LTD (Henry Hoskins) at 325 Leona St for a zone change request. Current zoning is R-2 and requesting M-1. Hoskins is requesting this to have the current building on lot be used for a small engine repair shop. A brief history of the property was discussed and Hoskins stated he had owned the building since 1998. Hone had mentioned the zoning map was created in 1999 and many updates were done then. Hone went on to say that this “is just an oddball one” and looked to the Mayor and Safety Service Director for guidance as he felt no one was going to use the building as a residence. Mayor said that this not spot zoning as M-1 is directly across the street. Stelzer felt too there should be a remedy as this “is currently an enigma”. Mayor spoke on the 1999 zoning and referenced several properties that also fall into same situation that the city has had to visit and rezone. Hone mentioned “overlay” and Mayor stated it was not but Hone admitted he might not be using the correct terminology. Hone went on to say he wondered if council had the ability to change these properties or if the planning commission had the ability to “surgically look at the spot” and act upon thereof. Mayor said only city council had that “power”.

Stelzer felt that a motion needed to made to accept the motion. Hone mentioned in the interest of being a good neighbor that some conditions need to apply as “you can’t even fit a Chief SuperMarket shopping cart between the two buildings”. He felt a time frame of operating business in reference to noise but SSD Hitchcock said the noise ordinance would go into effect for that. Mayor felt there was no present from the neighborhood in attendance to “speak against” the request. Overman made a second motion. All were in favor by way of vote with Mayor Hazel abstaining from voting.

Meeting was adjourned by Hone at 7:23 pm.

Minutes Submitted By: Vince Barnhart, Planning Commission Secretary



# Celina Planning Commission

## March 18, 2021 Meeting Minutes

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Location:	2 <sup>nd</sup> floor of Administration Building
Time:	7:00 PM
Members Present:	Tom Hone, Mike Overman, Ralph Stelzer, Mayor Hazel and SSD Hitchcock
Members Absent:	none
Others Present:	Vince Barnhart (City of Celina) Ann Hilty, Beth Froning, Janice Grieshop, Rebecca May, Jennifer Kraner, Geoff Swink, Dylan P?, Jacob Poepelman, Steven Muhlenkamp, Cody Muhlenkamp and Meg Irish-Pearson

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the February meeting and approved.

**First** item on the agenda is the revisiting of a previous case filed by John Dieringer for the building of a garage and zoning clarification on his lot at 107 S LeBlond St. The zoning map was drawn with the zoning area splitting the lot between R-2 and B-3. City Engineering sought legal advice from City Attorney George Moore and after research Moore came to conclusion that the lot should be R-2 as there was a residence on the lot but has since been torn down. The case will be directed to city council. SSD Hitchcock made the recommendation to approve the R-2 zoning seconded by Mayor Hazel. All in favor.

**Second** item was a site plan review by The Anchor LLC of 109 S Main St. Current zoning is B-2. Cody Muhlenkamp (one of the owners of The Anchor) took the floor to speak and show architect drawings and renderings of their proposed facility. He mentioned Cally Lange had done the majority of the design work explaining the layout of the interior and exterior. He mentioned he would to bring in food trucks and park them across the alley in the parking lot owned by the insurance company where he is employed. Hone mentioned the fact the drawings and renderings “look amazing”. Muhlenkamp said they want to keep the design to the original as much as possible. He went on to discuss the proposed sign and Hitchcock questioned height, saying it needed to be a minimum of seven foot. Muhlenkamp said it would be over 7 foot. Also sought approval for an 8’ fence in the rear. Mayor Hazel praised the idea and asked about all licenses had been applied for like liquor, health department to which Muhlenkamp said yes. Stelzer inquired vacating alley and SSD Hitchcock explained that it wouldn’t be necessary. Mayor made motion to accept seconded by Overman. All in favor.

**Third** item on the agenda was a zoning change request by Grieshop Properties LLC of 5373 SR 29. Current zoning is S-1 and is seeking to be zoned commercial or business. Janice Grieshop was present to speak on behalf of the request. Mayor Hazel gave a brief explanation of S-1 zoning. After Mayor cleared up S-1 zoning and its function he then asked Ms. Grieshop her plans for the property. She said they are wanting to put an office on the property. Mayor Hazel stated that “well then you definitely want to rezone it to B-1 (offices is a principally permitted use)”. Janice then asked if things changed could she bring another request to the board? The board assured her that “absolutely she could”. Mayor made motion to grant seconded by Hitchcock. All in favor.

**Fourth** item was an application by Jennifer Kraner requesting a conditional use to run a home occupation and an apartment out of the garage at 215 Cory Ave and a “AirBnB” at the residence at 528 E Fulton St (these two addresses or both on the same lot). Current zoning is R-2. Kraner took the floor and explained the layout of the property and her current business is a cleaning operation and she has been doing this “for over 20 years”. She explained further her daughter and family are her employees and only come to residence to get supplies. The house would be used as an AirBnB on short term rental basis. Hone inquired about parking plan for off street parking and this ensued a conversation among board members and the general public. The on street parking was discussed how “narrow and tight it is” on both streets. A neighbor was present and she vocalized her concern for traffic flow as well as parking being a problem. Another discussion

broke out amongst the two neighbor ladies and Ms. Kraner and her family members as to the parking problem. The discussion went to SSD Hitchcock speaking up about other similar cases where the board had denied due to parking issues until a plan was devised. The conversation turned to whether or not state involvement would have to be brought in for submitting drawings for a commercial use of the garage. Hitchcock and Mayor Hazel discussed this procedure with Ms. Kraner. Hitchcock emphasized having a parking plan as well as drawings. Mayor Hazel assured her the business aspect is not in question (cleaning) as that is "grandfathered". Mayor understood the concept but operating a business with residential above that definitely requires more planning. The Mayor wanted it known that the board is "not against her idea" but they (board) need more information. With that the board recommended the case be tabled. Mayor Hazel made motion to table with SSD Hitchcock seconded the motion. All in favor.

Meeting was adjourned by Hone at 7:43 pm. with SSD Hitchcock introducing Garrett Lutz to the board as the new engineering department employee.

Minutes Submitted By: Vince Barnhart, Planning Commission Secretary