



Celina Planning Commission

January 14, 2021 Meeting Minutes

Location: 2nd 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 Curt Williams spoke to the board their desire to place a sign that is “not so outdated and cluttered” looking.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

Location: 2nd 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

Location:	2 nd 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



Celina Planning Commission

April 22, 2021 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Tom Hone, Mike Overman, and SSD Hitchcock
Members Absent: Mayor Hazel and Ralph Stelzer
Others Present: Vince Barnhart and Garret Lutz (City of Celina) Carl Huber, Jeff Bruns and Leslie Gartrell (Daily Standard)

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the March meeting and approved. Tom Hone did inquire about a case reviewed from March 2021 in referencing to parking and SSD Hitchcock confirmed parking would be four spots need for off street parking.

First item on the agenda is the City of Celina is requesting a re-plat change to the right-of-way width on Braun Dr. Current zoning is M-1. SSD Hitchcock explained the reason for the request was due to the drawing submitted for an expansion to VersaPak, the roadway and property line got placed in the wrong area. It was taken to City Council and they felt it best to go to Planning Commission while allowing the expansion to continue.

Hone asked “So this is basically just a clean up to follow proper channels?” Hitchcock replied yes. Hone asked if this was an issue with other departments like “fire”. SSD Hitchcock said no that it was just a change in the grass area on south side of the road. There was no further discussion and SSD Hitchcock made motion to accept with Overman seconding the motion. All in favor.

Second item on the agenda is Rockford Construction Services requesting a preliminary drawing review for proposed zoning and lots in Section 7 Phase II of Eaglebrooke Estates. The current zoning is R-1. The meeting is for informational discussion purpose only. Carl Huber was present to represent RCS and started off by explaining the development would be built to be “similar to standards along Majorki Place” He referenced the zoning back in 1993 and 1994 when that of Eaglebrooke was being developed was more of a “community feel”. Huber went on to say that the area would not be referred to as Eaglebrooke but rather “Woodland”. “We are looking for more of a community feel with a walking area. Where resident can walk to the park provided or sit on their porch and visit with neighbors as they walk by.” He felt this would attract senior citizens who are not wanting bigger yards or even young married couples not interested in apartments or condos. This type of community he felt would get people “engaged with each other as neighbors”. The square footage of the proposed housing would range from 1100 square feet to 1700 square feet. Furthermore, they would have a variety of styles (he referenced his renderings he handed out) of single story to story and half. Some with basements, crawl spaces or on slabs.

There was a brief discussion on zoning changing in 1999 and lot sizes for R-1 and R-2 were discussed. Hone said he felt this was a “substantial” amount smaller lot than allowed in both R-1 or R-2. Huber stated they had checked into other communities and are seeing “good results” in the Beaver Creek and Columbus area. Huber went on said yes they are smaller and 10 foot setbacks from front but this where they felt the “community feel” is achieved. Huber said the homes would range in the \$200,000 to \$300,000 range.

A brief discussion about the rising cost of building amongst residential and commercial structures ensued. Hone then stated he felt the area should “dovetail” with the other areas of Eaglebrooke and he gets the concept of costs rising but at same time more information needs to be looked at as well. SSD Hitchcock spoke up and said City Law Director Moore is looking into Planning Commission role in this request. He was not sure Planning Commission had authority to approve

any zoning setbacks of this magnitude. Huber said he felt this would benefit the City of Celina financially as well with more lots means more revenue with utilities.

Hone said this type of neighborhood “might be the face of the future” but he doesn’t have a “crystal ball”. Hone asked what neighborhood has similar setbacks as the proposed setbacks. Huber felt North Walnut Street would be very similar or even Majorki Place but with a “lot different look” Again Huber mentioned “community” and referenced walking out the backyard to a park. SSD Hitchcock noted that the meeting was for informational reasons and the Commission cannot act or vote until advisement from legal counsel. Huber asked when that would be and SSD Hitchcock said he wasn’t sure of George Moore (City Attorney) schedule but would try and shoot for the next meeting in May. Huber asked about a PUD (planned unit development) and SSD Hitchcock said the city does not have that in their zoning. Huber was questioned about duplexes or more if zoning were changed to R-3. He said they would write up a covenant requiring that only a single family home would be constructed. There was no more discussion and board members agreed to adjourn the meeting.

Meeting was adjourned by Hone at 7:26 pm.

Minutes Submitted By: Vince Barnhart, Planning Commission Secretary



Celina Planning Commission

May 27, 2021 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Tom Hone, Mike Overman, and SSD Hitchcock
Members Absent: Mayor Hazel and Ralph Stelzer
Others Present: Vince Barnhart and Garret Lutz (City of Celina) Ronda Pabst, Tim Tuttle, Randy Coonts, Bill Kanney, William Kincaid, Jaime Delzeith and Harold Compso

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the April meeting and approved. Tom Hone did inquire about Eaglebrooke plat that was discussed at previous meeting and Hitchcock said they were awaiting legal advice from city attorney.

First and only item on the agenda is Thiemann Tailgate (Tomar Investment Group LLC) of 600 E Wayne St requesting a site plan review for an expansion to their facility towards Wayne St. Bill Kanney and Randy Coonts were present to discuss the plans. They explained the addition meets the zoning setbacks and meeting with the city officials went “well and were no real issues”. Coonts spoke that he wished to bring on ten (10) new employees but was having difficulty in finding applicants.

BM Hone asked if there were any from the crowd wanting to voice their concerns or questions. A lady from neighboring street was concerned about noise from fans and trash being emptied into a dumpster. Coonts explained the fans she hears are exhaust fans and he wasn't aware of any complaint of noise. She said it is a nice neighborhood and Coonts agreed and said he wants to continue to be a good neighbor, “In fact we see neighborhood kids playing ball in our grassy area a lot. And we have no issue.” She felt the factory originally had not been “transparent” and accused Thiemann Tailgate of lying about their operation. Coonts went on to say the painting area is now on a day operation so the sound should be a minimum. Mayor Hazel felt that Barnhart could down and get a reading with the City of Celina's decibel meter. Coonts asked if he could be involved when the test is performed. At this time Hone reiterated the fact that what is being proposed meets the zoning and asked how long the residences had lived there versus the time frame the factory had been there. Coonts said he was third generation and Thiemann had been there for over 34 years. No residence spoke up to being there longer than that. Hone said that a sound buffer could be mitigated and mentioned possibly planting arborvitae to help with sound and visibility. Mayor Hazel spoke about Thiemann Tailgate being a wonderful company in the city and made a motion to accept the site plan with a second by BM Stelzer. All were in favor.

Meeting was adjourned by Hone at 7:26 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary

Note V Barnhart performed two (2) sound studies. One was with G Lutz of the city and second involved Coonts of Thiemann Tailgate. The study revealed that Thiemann Tailgate was not in violation of the noise ordinance. The charts are attached with these minutes.



Celina Planning Commission

July 22, 2021 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Tom Hone, Mike Overman, Mayor Hazel and SSD Hitchcock
Members Absent: Ralph Stelzer
Others Present: Vince Barnhart and Garret Lutz (City of Celina) James Myers, Sharon & Bob Poor, Carl Marsee, Bob Rishere, Jane Patterson, Eric Baltzell, Ryan Steinbrunner, Cody Wagner, Brian May, Tom & Kathy Kimmel

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the May meeting and approved as long as corrections were made to attendance of board members.

First item on the agenda is final plat approval requested from RCS Services, Investacorp Services for Eaglebrooke Estates Section VII, Phase I. Brian May (Access Engineering) was present to speak about the plat and how the four lots that previously were on the drawing had been eliminated due to lack of lot size. He explained through conversation with board members and people from the public, the drawing was a final approval of a preliminary approval with those changes noted. John Irmischer then stood up and talked to the board giving a talk concerning deed restrictions and a history of Eaglebrooke. Cody Wagner voiced his concern about lot sizes he had been hearing and how this “doesn’t even meet current zoning”. Then a lady (?) from the public voiced her concern about the safety of only one way in and out of Eaglebrooke. This caused a stir amongst the crowd and conversation broke out into many different ways, all negative towards RCS handling the lots and proposed lots. After this subsided, May was asked if he could answer some of the concerns, to which he could not. May had been asked about a curb that was broke and water standing. He assured it would be taken care of soon. Mayor Hazel spoke about safety and this was his utmost concern about ingress/egress for emergency vehicles to Eaglebrooke. With that, the board felt they were in position to approve the final plat and send on to city council and therefore chose to table the matter until more information and possible representatives from RCS could address the safety concerns and future plans of developing.

The second item on the agenda was a request from Danop LTD of East Milan, OH requesting a site plan review for 1914 Havemann Road to place a Dunkin’ Donuts on the lot. The developer and architect stepped forward and said he had met with city officials and discussed all utilities and had changed, per city request, the drive entrances to be only into the parking area to what is now Menard’s. SSD Hitchcock spoke about the drawing was “corrected” the next day to show the drives were updated and not going near the intersection and traffic light. Mayor Hazel spoke about the possible issue of the drives and inquired if the business had permission to have their drives going into a private drive/parking area. Ryan Stroup, architect, said he would look into and felt this would not be an issue. (7/27/2021 City received an email from Paul Rubenstein and Mark Coriell of the Coles Group from East Milan, Ohio giving documentation of not needing approval). Motion to grant contingent upon drive approval was given by Hitchcock and seconded by Mayor Hazel. All in approval.

The third item was for a site plan review and conditional use from Mitch and Elizabeth Leugers for 1301 Irmischer Blvd. The request is for a retail neighborhood business (eyebrow/nail salon) in a R-2 district. Eric Baltzell from Garmin Miller spoke at first about the drawings submitted and how the building would fit “nicely” with how Irmischer has business and residential in the area. He said it would be an all brick facility just over 1700 sf. Parking was to be 11 spots but he had met previously with the city and had shown a drawing with only seven but since revamped the drawing and was providing 9 parking spots. Hitchcock spoke up and said the city had went around looking at similar businesses and the parking was anywhere from seven (7) spots to thirteen (13). There was one concern from a neighbor(?) who felt allowing a business in a residential neighborhood would drive her property value down. She stated she wasn’t against the Leugers but was “concerned about the value of her duplex”. Elizabeth Leugers spoke up and said that the building is going to follow “pretty

much the same concept” of what is already in place. MS. Leugers went on to say it would be a very small scale operation with two (2) clients in at a time. The question came up about whether a HOA need to approve and the Leugers responded that “Randy Bruns had given consent and he is the president of the HOA”. John Irmischer gave another talk about deed restrictions but wasn’t sure about the HOA when questioned. BM Hone inquired about sidewalks and Baltzell said yes they would be installed. With that, SSD Hitchcock made motion to accept the business and parking provided they can show HOA is cleared up. (Documentation was given to city with signatures from Bruns and Stachler from 8-3-2021 approving). BM Overman seconded the motion with all in approval.

A short discussion between members and Barnhart about date for getting RCS on the docket and Barnhart mentioned August 5th might work but then found out this date conflicted so the date of August 12th was spoken to hear the tabled case.

Meeting was adjourned by Hone at 8:27 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary



Celina Planning Commission

August 12, 2021 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Tom Hone, Mike Overman, Mayor Hazel, Ralph Stelzer and SSD Hitchcock
Members Absent:
Others Present: Vince Barnhart and Garret Lutz (City of Celina) Bob & Sharon Poor, Jane Patterson, Bob Risher, Tom & Kathy Kimmel, John Irmscher, Jim Edmonds, Randy Bruns, Carl Huber, Jim & Beth Miller

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the July meeting and approved as long as corrections were made to first item on agenda. Last sentence needs the word “not” added to: *the board felt they were **NOT** in position...* Hone then inquired about a previous case on Irmscher (Mitch Leugers) if a HOA approved their request. Barnhart informed him he had a copy of the approval and signatures with the file.

First and only item on the agenda is final plat approval requested from RCS Services, Investacorp Services for Eaglebrooke Estates Section VII, Phase I. Barnhart gave a brief summary of the last meeting and discussion that took place concerning Eaglebrooke. With that, Carl Huber came forward to represent RCS and mentioned he and others from RCS had contacted City of Celina to discuss an “access road” from Staeger Road for safety issues. Huber referenced that a dedicated right of way goes from Eaglebrooke all the way to Staeger Road. Mayor Hazel that dedication was completed in 2010. Mayor Hazel spoke about the right of way going all the way to Staeger Road except for last 300 feet “or so” that is in the township. At this point of the meeting there was a clarification of maps to be looking at so all members were clear in referenced area to be discussed. After this clarification, Mayor Hazel mentioned the main focus of the meeting was the final plat drawn up showing 15 building lots (2 lots are access for golf course) and if approved to move on to city council for their approval or disapproval. Mayor Hazel emphasized again the meeting was to approve what had already been approved in a preliminary drawing the 15 building lots but the “necessity of a means of egress/ingress in the next phases should be addressed”.

Fire Chief Doug Wolters spoke about 2010 that the safety concern of a road to Staeger had “come up and discussed”. Chief Wolters mentioned how he follows the fire code and the appendixes in accordance with building roads in the city. “This is just a good guide to follow”. Chief Wolters then went on to say that in 2019 city council adopted these measures (fire code for roadways) in January of 2019. He then stated you can go past for future development the 30 building lots in a subdivision but that needs approval by the fire official and as far as he knew he had not approved it (In Eaglebrooke for over 30 lots). “But again I want to work with them (RCS) but we need to get an agreement of how we are going to get this road done. We started this project in ’94 and twenty plus years later here we are and still no road” Wolters said. Hone felt that moving forward with the request before the board “hinges on” that road going out to Staeger. “Am I correct?”, asked Hone. Huber spoke up and disagreed that what they were at the meeting for (approval of Section VII, Phase I) did not apply but “future development” yes. Hone then asked “But what is the future date?”

The meeting then went into discussion of the property ownership and who would have to build the road. Huber stated RCS does not own the property going out to Staeger Road (owned by Springer) and “so we are not willing to pay \$500,000 to develop a road.” He did say RCS has been discussions with city and county about seeking grant money to build a road, but so far nothing. Hitchcock said they could build it because the land is public right of way but they just couldn’t build any lots off the road since they don’t own the land. Huber said the agreement back in 2010 when lot splits occurred there would be future development. Sharon Poor then asked about right of way and placement of silos. Huber said the silos were in the right of way. Poor went on to mention the plat she was given when she bought her property in Eaglebrooke showed access to Staeger Road. Huber explained that that development had been “phased out” as plans had changed. Huber went on to give example of other subdivisions in Celina that exceeds the fire code (of 30 building lots with means

of ingress/egress). Chief Wolters stated one was right at 30 (Brooke Ave) and the others were below that amount. "While Eaglebrooke is well over 40 now." BM Stelzer directed a question to Fire Chief if road was useable now from Staeger Road? Chief Wolters referenced the fire code that a road must be pavement that would support fire vehicles.

Mayor Hazel then spoke in the direction that the meeting was for the sole purpose of the drawing of the approval of the plans submitted. He reiterated he was absolutely concerned about the safety of the citizens and having a road but that would have to be in the next stage of development. Mayor Hazel said he understands the frustrations of construction traffic and machinery but "after all, this is a developing subdivision and this goes along with that". The mayor referenced the plans (preliminary) were approved in a November 2020 meeting and now must be approved for final and move onto city council for approval. Randy Bruns said his engineer was at the last meeting (Brian May) who "drew up and designed" the plans" and Bruns expressed his displeasure in having to come to another meeting that further delayed the development.

Fire Chief Wolters said he has been working with RCS and felt the need to have an access road be done sooner than later cause "we are way over the 30 building lots". He went on to say that "just in the circle (EagleBrooke) we are at 49 lots". "We have been pushing the can down the road for too long now and we have to figure out a way to get this done." Hone mentioned he felt that no further development should be approved until the city sees plans for a road to Staeger to which Stelzer referenced the Fire Chief remark of "just pushing the can down the road". Huber said they (RCS) have been working with city and county but did not see how this was going to be accomplished without ownership of the property. Both Stelzer and Hone felt the language needed to be in notes that future development "hinges" upon a road going to Staeger Road. Huber said that development would only go up to only RCS land that "they own". A brief discussion was about Staeger Road currently under construction and whether or now would handle heavy trucks. Mayor stated he felt it would as "semi-trucks go up and down it now and it holds up just fine". Citizen spoke up and asked, "What about the current residents living out there? Don't you feel something needs to be done in getting this road in?" Hone said he agreed and that was what would have done but "this meeting was for what is currently before them in the drawing in a prior meeting". Another citizen (lady) spoke up concerned if the city puts a stop to further developing that the road will never go in. Hitchcock said that will not stop development but that the "last one would be the last phase, so one more phase would have to go to Staeger Road". Hitchcock was asked by Ms. Poor how he felt about the construction traffic on his road and surrounding him. He mentioned this is the nature of it when under the developing stage and city might have to do build or overlay the road in 10-15 years as "this is the norm". Again the conversation went to owned the land for future devopment (along the "proposed" road to Staeger). Huber said the (RCS) would build a road for sure but if they don't own it then no they would not. MS. Poor said she thought RCS did own the land and Huber explained that they sold it to Springer under a court settlement agreement litigation.

Mayor Hazel made motion to accept the final plat as drawn for 15 building lots on Section 7 Phase 1 as drawn with Section 7 Phase II be only for 3 additional lots that meet or exceed R-1 zoning setbacks and footage. Seconded by Stelzer. All in favor by vote of 5-0. The plat approval will now move onto next step which is approval by Celina City Council.

Meeting was adjourned by Hone at 8:27 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary



Celina Planning Commission

August 26, 2021 Meeting Minutes

Location:	2 nd floor of Administration Building
Time:	7:00 PM
Members Present:	Tom Hone, Mike Overman, Mayor Hazel, and SSD Hitchcock
Members Absent:	Ralph Stelzer
Others Present:	Vince Barnhart and Garret Lutz (City of Celina) Garret Giesige and Michelle Salazar

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the August 12th meeting and approved. Hone briefly discussed previous meeting of Eaglebrooke and his discussion at Celina City Council concerning planning commission and its role in the decision in coordination in working with Chief Doug Wolters of the fire department in getting a road to Staeger Road.

First item on the agenda is a request from Michelle Salazar of 401 E. Market St. to have a 336 sf building for storage and overflow office in the rear of the property. Current zoning is B-1. Ms. Salazar was present to discuss her request. Hone referenced the building has already been constructed at meeting time. Salazar gave her apologies as she “was not aware of the process”. Parking was discussed and seen there was adequate parking off street and she also had parking available at a parking lot across street. Hone asked about if the lot size was okay for size by adding this structure. It does meet the lot coverage. Mayor Hazel asked about the future for her business and she said “Quite frankly not sure. With the pandemic, we see our numbers going up.” Mayor Hazel made motion to accept the request seconded by Overman. All in favor.

Second item is a request from USA Modular to replace an existing 700 sf trailer with a new 700 sf pre-manufactured metal building at 1851 Industrial Dr. (UPS facility) zoned M-2. Representative (no sign in) for UPS local facility discussed that building existing is in “very bad” shape. He went on to say the new building will have belts instead of rollers to get packages to vehicles. And that “heat, yes, a much needed creature comfort is heat!”. All agreed this would be a much needed addition or rather “upgrade”. Mayor Hazel made motion to accept seconded by Overman and all were in favor.

Third item is a request from GLEC2 LLC (Grand Lake Eye Care) to build a new facility on the lot north of Good Will. Address will be 2024 Holiday Drive. Zoning is B-3. Conditional use to be sought under “clinic”. Dan Heitkamp the builder and his assistant were present to discuss how they have met with city officials discussing utilities and were appreciative of their “willingness to work with them”. It was brought up what the old building would become and they thought it was being bought by Mercer Health. Hone asked if city did in fact meet along with fire chief to go over the logistics of site layout. Barnhart confirmed they had indeed. Mayor Hazel made motion to accept the proposal and was seconded by Overman. All in favor.

Fourth item was to be a case heard for Celina City Schools and the placing of a greenhouse on their property. No one was present for the case to be heard so SSD Hitchcock made motion to table the item until next meeting and all were in favor.

Meeting was adjourned by Hone at 7:23 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary