



Celina Planning Commission

July 14, 2022 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), Nancy Tobe, Elizabeth Leugers, Mitch Leugers, Brad Laffin, Kate Laffin and Jeff Nelson

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Previous minutes were reviewed from the previous meeting and approved with corrections to be made SSD Hitchcock and Ralph Stelzer were not present. Mayor Hazel made to accept and seconded by M. Overman.

First item on the agenda is a site plan review for a change to storm water plan that was previously approved by board in July 2021. Nancy Tobe (Access Engineering) presented the board with the plan explaining the pipe was being downsized and detained area of building. Stelzer asked if the cost was the driving factor and would this had been approved originally? Tobe said cost was less expensive and Mayor Hazel said it would have passed as they have shown their storm water calculations. With that Stelzer made motion to accept seconded by Mayor with all in favor.

Second item on the agenda was request by C.J. Nelson Rentals, LLC of Celina, Ohio. He is requesting a zoning change on empty lot parcel on Irmscher Blvd (south of CJ HighMarks and north of hotel). Lot had been to planning commission and lot was granted zoning change from B-3 to R-O. Stipulation was work was to commence within an 18-month window or else lot would revert back to B-3 zoning. No work had been started so this reversal occurred. Nelson spoke to board how he "fired previous developer and going with a new one and a new plan". He showed the board a plan (preliminary idea) but was seeking proposed zoning change first.

Mayor Hazel spoke on the concept of the 18-month was to insure no "lower income" housing would go in if the property would be sold or started then stopped. SSD made motion that lot would be changed to R-O under same stipulation of 18-month window to begin plans. Mayor mentioned this meeting was "just for rezoning" and then more meetings would be held to discuss plans. Motion was then seconded by Overman. All were in favor.

Meeting was adjourned by Hone at 7:21 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary