



City of Celina, Ohio

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January 8, 2021

Jason King
City Council President
City Hall
Celina, OH 45822

Dear Mr. King,

The Celina City Planning Commission met on August 20, 2020 and reviewed a petition by abutting property owner for a proposed alley vacation. The proposed vacation is for the portion of alley that runs east/west between Stella and Zillah streets. North of 725 W Logan St (Friendly Market) and south of 314 Stella St (Geisige owner). There are public utilities in the platted alley, which requires that there be an easement in place.

The Planning Commission is recommending to Council at this time that the alley be vacated with a utility easement in place for the protection of existing utilities at this location. Documentation and drawing has been given City Law Director George Moore.

A copy of the Planning Commission's minutes is attached.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Barnhart", is written over a horizontal line.

Vince Barnhart, Secretary
Celina City Planning Commission



Celina Planning Commission

August 20, 2020 Meeting Minutes

Location: 2nd floor of Administration Building
Time: 7:00 PM
Members Present: Ralph Stelzer, Tom Hone, Mike Overman, Mayor Hazel and SSD Hitchcock
Members Absent: none
Others Present: Vince Barnhart (City of Celina), Drew Charlson, Forest Runnels, Andy Charlson, William Kincaid, Dan Snider, Bruce Miller, Bill Montgomery, Gary Kuess, Sue Kuess, Keith Beyke, Dave Bruns, Brianna Obringer, Mike McKirnan, John Dieringer, Carl Huber, Tom Giesige, Dave Giesige and Chad Lewis

The Planning Commission meeting is called to order at 7:00pm by Tom Hone. Stelzer motioned to accept minutes previous month minutes seconded by Overman. All voted in favor except Mayor Hazel who abstained.

First item on the agenda is a request by Mid-America Properties of Celina, OH. They are proposing to add six structures at The Meadows at Grand Lake Phase III. This would add 28 more units to the development. The parcel is zone R-O and on Meadowview Drive. Hone addressed he felt the plans look pretty straight forward and asked if the city had any issues. Both Barnhart and Hitchcock said the city had met with Access Engineering and all department heads felt everything was in order with the exception about a fence. Hitchcock said he did see a pic of the fence and felt it looked nice. Charlson explained the materials and all felt fence looked very nice. Hone inquired drainage and whether or not any flooding. SSD Hitchcock replied the detention pond was built previously and is handling the storm water. Hone asked what a blanket easement was as it was in the notes. Hitchcock explained it was all private lines. All units are going to be one and two bedroom units with garages. Hitchcock asked about sidewalks and Charlson explained that they will be installed. Dan Snyder of Kensington Ave was present and asked if a traffic light was going to be considered. SSD Hitchcock how the state controls traffic studies and if they warrant a light, yes the city will do just that but not till a traffic count and study is done after project. Mayor Hazel made motion to accept seconded by Stelzer with all in favor.

Second item on the agenda is a request by National Mutual Insurance of Celina, OH. They are requesting to split off a parcel of land at 638 N. Walnut St. The area requested is 0.038 acres and zoning is R-2. Bruce Miller approached the board stating that Celina wants to take care of the whole parking lot but an employee of Celina Insurance is interested buying the house next door (owned by Celina Insurance). Hone mentioned he felt the work performed on the area was top notch and looked very nice. Mayor made motion to approve seconded by Overman and all in favor of lot split. Bill Montgomery thanked the group from Celina Insurance and on behalf of "young employee" who is buying the house.

Third item on the agenda is a request by James Chilimigras of Bay St. Louis, MS. Requesting a lot split(s) for parcel of land at 6301 US 127 (old racquet club) Current zoning is B-1. Keith Beyke of Access Engineering was present to represent party involved. The request is for three parcels be split from one. One would contain the old racquet club. The second one is to the south of building and be turned into agriculture use with the third he wanted for future use but no current plans. SSD Hitchcock inquired how to separate lots are going to work when pump station drains the building area but would be on a separate tract. Beyke agreed and asked if it could be a drainage easement. Stelzer inquired about city limits and was informed this was the last parcel to the south. Hone spoke about flood zones and Hitchcock said it was indeed in the flood zone. Hitchcock spoke briefly about FEMA Forms deal with building and farming would be much better than what is being done with it right now. Mayor said he would like to table with a motion with favor of split and drainage. Board agreed to table until lot split showed an easement for pump station acquisition and who is paying electric for pump. All board members were in favor of this tabled decision.

*Note: An updated survey was drawn and given to City of Celina Engineering Department. SSD Hitchcock gave his approval on survey and board can act upon in September meeting.

Fourth item on the agenda is a request by Summit Locations. They are requesting to put a digital billboard at 1845 E Market St (Store & Lock facility). Current zoning is B-1. A representative for Summit Locations came forward and explained the billboard is for “off premise” advertising. SSD Hitchcock questioned if they were leasing the sign or the ground. The sign will be owned by Summit and they would be leasing ground from Store & Lock and then selling advertisement for the sign. Board discussed whether or not this is considered a business or “what?” There was a discussion as to whether or not any other billboards were in city limits. Hone felt it would be “prudent” to get the opinion of the law director on this matter. Mayor Hazel agreed and made motion to table until law director researched and gave legal opinion which was seconded by Overman with all in agreement.

Fifth item on the agenda is a request by Friendly Markets of 725 W Logan St requesting a drive thru service on the north side of their business. This was heard at a previous meeting but was tabled due to no quorum. Current zoning is B-1. Dave Giesige of Friendly Markets was present to discuss their plans and ideas. He mentioned in light of the recent COV-19 pandemic their business from their deli was hit and they see the need for a drive-thru. The discussion then went to whether or not to vacate alley or city make the alley a one way alley. Giesige pointed he owned the property to the north of the store so he is in favor of vacating. Overman questioned which way traffic flow would be and Giesige responded from east to west. Giesige then said he had spoken with neighbor and he was on board and fully understood the plan. Hone then brought up the fact that Giesige should have the state involved and get a registered architect to draw up plans for approval from state and City of Celina. This could all be taken then to city council and presented for a possible alley vacation. Mayor agreed and said it would be given to street and alley committee then to council. Mayor then made motion to approve contingent upon city council approval vacation of alley of the west side of the alley and have state approved drawings. This motion was seconded by Stelzer and all were in favor.

Sixth item on the agenda is a site plan review and approval of the properties between 725-905 West Bank Road and US 127 (calling it Boardwalk District). Proposing developing area for cottages and condos and businesses. Area is zoned B-1 and are requesting conditional use. Carl Huber of RCS spoke up and showed board drawings and explained the intent is for condos and cottages with West Bank Road to have retail space/office on first and condos above that. Hone asked if city had met with department heads and had a chance to review preliminary drawings. SSD Hitchcock assured they had indeed. Hone referred to parking and Huber read all the city requirements and stated they were meeting all the stipulations for adequate parking and that it is all private drives within condo district so maintenance and plowing will be done in house. Huber explained they are wanting to fill eight (8) retail spots and have enough parking. Huber also said a community pool is planned for their residents as well. Entrance and egress would be West Bank Road. SSD Hitchcock inquired about sidewalks be in place but for a “cleaner image” felt none should be along 127. Huber agreed and then answered about a timeline and stated they plan to break the project up into phases with first phase being cottages and condos with a pool. Phase 2 will include retail space and then added phase one possibly include a town home or two. In all, will be “two maybe three phases”.

A concern from Gary Keiss was brought up about traffic along West Bank and how retail is going to add traffic to an already existing congested area. He went on said years ago the city had discussed the possibility of making West Bank a one way street. Mayor Hazel quickly said “that would not be a viable idea”. Keiss said he was in favor just wanted to address the traffic. SSD Hitchcock mentioned currently working on signage with RCS that would be in city right of way and go over street in a “canopy” style. Mayor Hazel made motion to accept site plan seconded by SSD Hitchcock and all were in favor.

Seventh item on the agenda is a request from Dave Bruns and John Dieringer to erect a storage building at 107 South Leblond St. Lot is currently zoned R-2/B-1. Bruns approached the board and explained he wants to build a residential garage for personal storage. Hone asked if they was a house on lot. Dieringer said he had it demolished due to its condition and tenants not being “good neighbors”. Discussion turned to lot size and building height and size. Bruns said he wasn’t sure he could meet the 15’ height maximum requirement stating he would need at least 19’ because he wants to put a 10’ door on building. Board said they could approve a 15’ maximum height to peak. Overman made the motion seconded by SSD Hitchcock. As the conversation ensued SSD Hitchcock and Barnhart both questioned the zoning of the property. With the current zoning map showing the lot R-2 or B-1 there is a “huge difference” in setbacks and height requirements.

Overman rescinded his motion to further discuss the case. Mike McKirnan (nearby resident) had previously handed out a list of signatures of residences in the area in opposition to the "rezoning" of the property as they felt businesses were already pushing their "way to the lake". The board discussed how to go about coming up with a decision with a parcel that was zoned with two zoning classifications. Mayor Hazel made motion to table until the city had time to review the parcel and discuss with legal department how to proceed. This table motion was seconded by Stelzer and all in favor.

Eighth item on the agenda is another request from Dave Bruns and John Dieringer requesting to change zoning at 115 S Lake St from R-2 to B-1. Dieringer spoke about the owner of the car wash to the north is interested in lot for parking. McKirnan again spoke up in opposition, stating property values will be affected that he and others do not want to see more business coming towards their properties and the lake. Hone said he feels zoning needs to be cleaned up until city council can come up with a decision. Mayor Hazel addressed Dieringer and Bruns that they are welcome to come to council and explain they want to make the community better with their proposal. Dieringer withdrew his petition until further notice and he hears back from Jason of the car wash and city council. Hone felt the pulse of the community was against and Dieringer reiterated he wasn't sure what future of lot. McKirnan did compliment Dieringer he appreciated what he had done so far to the lots.

Meeting was adjourned by Hone at 9:26 pm.

Minutes Submitted By: Vince Barnhart, Planning Commission Secretary