



# Celina Planning Commission

## September 26, 2024 Meeting Minutes

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Location: 2<sup>nd</sup> floor of Administration Building  
Time: 7:00 PM  
Members Present: Tom Hone, Mayor Hazel, Mike Overman, SSD Hitchcock and Sharon Poor  
Members Absent:  
Others Present: Vince Barnhart (City of Celina), Garrett Lutz (City of Celina), Bill Kincaid (media) Katilyn Browder, Jordan Slusher, Drew Charlson, Brian May, Andy Charlson, Dan Snider, Brad Thobe, Dave S, and Betty Dubry

The Planning Commission meeting is called to order at 7:00pm by Tom Hone.

The first item on the agenda is a site plan review by Master Precision Machining Co. LLC requesting place a machine shop at 457 Grand Lake Road (old Ergo Desktop). They are requesting a zoning change from R-O to M-1. Jordan Slusher spoke on behalf of his current business being ran out of 7556 Harris Road and an agreement with Brad Thobe (owner) to rent current facility. Hone mentioned he googled the property and was wondering just all entailed the property. It two parcels both owned by Sharkey Holding (Brad Thobe family owned). Hone asked about the detention pond to the north and found out was owned by property owner. Slusher explained he manufactures parts “all kinds of stuff!” Slusher added he currently makes parts for Crown and with them right across street it’s a perfect location. Mayor Hazel felt it “is a great fit” and made motion to go to council with Sharon Poor seconding the motion. All in favor.

The second item is a site plan review by Mid-America Properties Inc to build a new 18 unit 3 story apartment building (matching current building plans) at 1400 Meadowview Dr. Zoning is R-3. Brian May (Access Engineering) produced drawings to the board showing the proposed apartment building will be “exactly” built to what is already in place. Hone inquired if all department heads had reviewed plans. Barnhart said all department heads had reviewed plans and other than a “few items not involving a zoning or building decision” all was okay. Hone asked if Fire Chief was okay and city he in fact was fine with proposal. May said all access was internal, meaning all parking and flow was in and out of Meadowview Dr. Andy Charlson then stood up and said this apartment will be 6 one bedroom and 12 two bedrooms. Charlson reiterated internal parking. SSD Hitchcock asked about a sidewalk going north out of building and going to Kensington Lane. May said was just there for because of door in case of fire. SSD Hitchcock understood the door for a means of escape but felt a sidewalk would encourage parking on Kensington and felt the sidewalk was not necessary. Charlson said he understood and asked May to remove the sidewalk from the print. Dan Snider asked if the building was covering two lots. Mayor Hazel explained to him that it is all one lot. Snider also asked if property owners 150 feet were notified. City said yes. May also said they were requesting a conditional use as well since this is R-3 and is zoned for up to 6 units. Mike Overman asked about the traffic “pouring” onto Meyer Road. Mayor said this might call for a traffic study. A brief discussion ensued about ADA compliance. With that Sharon Poor made motion to accept site plan and conditional use and seconded by SSD Hitchcock. All in favor.

The third item is a requested lot split by Celina Commons LLC at 800 N Main St. the southernmost part of the parcel. (.821 acres) Zoning is B-3. Betty Dubry was present to explain the whole parcel was bought by Carl Huber but the area that was requesting to split off had been a lease agreement since 1960. Mayor Hazel discussed with Ms. Dubry access of Magnolia. Overman asked if the building has plans to which Dubry just said “nothing final”. SSD Hitchcock noted setbacks for current building don’t meet zoning, so if the building demolished the new one would have to meet

requirements. Dubry stated there are no plans to demolish. Mayor made motion to accept lot split seconded by Overman with all in favor.

Meeting was adjourned by Hone at 7:33 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary