



# Celina Planning Commission

## August 22, 2024 Meeting Minutes

---

Location: 2<sup>nd</sup> floor of Administration Building  
Time: 7:00 PM  
Members Present: Tom Hone, Mayor Hazel, Mike Overman  
Members Absent: SSD Hitchcock and Sharon Poor  
Others Present: Vince Barnhart (City of Celina), Mike Kerns, Greg Bockrath and representative of Symphony Development

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

The first item on the agenda is a conditional usage applied for by Michael Kerns allowing the sale of vehicles at 225 S Main St. Zoning is B-2 and requires conditional use. Kerns was present to speak and gave the board a brief update on the fire that has caused his need for a temporary location for him to sell vehicles. Kerns explained that through the Ohio BMV he was allowed to sell vehicles on the empty lot but was seeking city approval as well. A discussion ensued about the area of downtown being of historical district. BM Hone expressed he really would like the city to look into other entities and how they handle historic districts. Mayor Hazel felt this could be done. Kerns explained he would have only 10-20 cars on the lot of the "less expensive nature" due to lack of cameras in use. Hone said he was fine and asked Kerns how long he needed a "temporary" lot? Kerns explained Chevrolet Corporate is in the process of changing their building design and he needs to adhere the new design. Mayor said he understood this and then a short discussion of the new location of Kerns being on W Logan St (current Ford dealership). Hone then said is 12 months feasible? Kerns felt so and Mayor made motion to allow the conditional use seconded by Mike Overman. Vote was unanimous in favor.

The second item is a site plan review and approval from Symphony Development Partners to build medical urgent care facility. The also seeking a lot split and zoning change to be conducive to the conditional usage. The lot is currently M-2 and requesting change to B-3. The lot directly across Industrial Dr. is currently B-3. The lot split is for one acre from JES Foods. The board looked over the lot split in conjunction with site plan. Greg Bockrath was the engineer who designed the layout and explained he had sat down with city officials in regard to utilities and board felt this was a nice layout. Hone spoe the he was especially glad to see "no drive onto Havemann Rd". Mayor Hazel inquired about if it would have "specialized doctors on hand". The rep from Symphony Development said no. He said it is in the Mercy Health organization and his company works with numerous facilities like "St. Rita's and Mercy Health" to name a few. Mayor Hazel explained the process that they (the planning commission) can act upon the lot split and site layout and then after they vote on zoning change the request goes to three readings to city council. Overman made motion to accept seconded by Mayor Hazel with all in favor.

The third item was not discussed due to lack of information submitted by Stock Development Co for apartments for senior living in the 500 block of W. Livingston St.

Meeting was adjourned by Hone at 7:49 pm.

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary