

Town of Christiana

Plan Commission Meeting Minutes

Tuesday, June 30, 2026

The public hearing was called to order at 7:00 p.m. by Plan Commission Chair Tom Jelinek. In attendance were Plan Commission members Dawn Redford, Kevin Gyland, Adam Travis and Cindy Brady. Various members of the public were in attendance.

PUBLIC HEARING:

Kathleen Bjoin summarized a request by Hepta S Inc. to re-zone parcel number 0612-144-9210-8 from RM-16 to FP-35 which currently contains a vacant residential structure. Ms. Bjoin stated that the structure would be demolished, and the property would be added to the mineral extraction operation already approved and in operation. The operation was recently approved for an extension of the Conditional Use Permit which included this parcel and the re-zone request was inadvertently overlooked.

PROCEDURAL:

Plan Commission Chair Tom Jelinek called the regular meeting to order at 7:15 p.m. The meeting was properly noticed and posted.

APPROVAL OF MINUTES:

Dawn Redford moved to approve the minutes of the May 26, 2026, meeting. Adam Travis seconded the motion. The motion carried.

NEW BUSINESS:

A request by Hepta S Inc., agent Kathleen Bjoin, to re-zone parcel number **0612-144-9210-8** from RM-16 to FP-35 to shift property lines between adjacent parcels.

Dawn Redford noted that the parcel was already approved for addition into a Conditional Use Permit for mineral extraction under the current zoning at the May 26th meeting and there didn't appear to be any negative consequence in rezoning to FP-35.

Cindy Brady moved to approve the re-zone. Adam Travis seconded the motion. The motion carried unanimously.

Dawn Redford provided an update from the Smart Growth Committee sharing the results of the land use survey conducted April – May of 2025. The commission then discussed the best method for sharing the results with the public, suggesting that an executive summary and link to the results be posted to the Town of Christiana web site.

ADJOURNMENT:

Dawn Redford moved to adjourn the meeting. Adam Travis seconded the motion. The motion carried.