

Town of Christiana

Plan Commission Meeting

November 26, 2024

The public meeting was called to order at 7:00 p.m. by Plan Commission Chairman, Tom Jelinek. In attendance were Plan Commission members Steve Kriedeman, Jim Lowery, and Dawn Redford. Adam Travis was absent.

PROCEDURAL:

The meeting was properly noticed and posted.

PUBLIC COMMENT:

Discussion was had regarding the Town Plan and where commercial zoning can occur. The Barth's gave their input on this rezone as the potential sellers. Part of the parcel was zoned Commercial prior to the HWY 73 and 12/18 interchange construction. In full favor of South Central Landscaping, believe it to be a good use of the property. They discussed some of the operating of the business with the owners of the business.

Matt Schultz discussed the plan commission his desire to get a CUP to allow for his operation of the business inside of a building on the property. He is the sole employee, and feels he fits the requirements of the business well.

NEW BUSINESS:

Minutes: 10/22/2024; 07/23/2024; 02/27/2024; 12/26/2024; 11/28/2023

Jim moves to table the minutes for the following meeting. Dawn Redford seconded the motion.

MOTION PASSES 4-0

A request by South Central Landscaping LLC for a rezone of parcel #0612-032-8701-0 from RM-16 to HC in order to accommodate the future construction and operation of a landscaping business.

Dawn Redford moved to approve the request of South Central Landscaping LLC. Jim Lowrey seconded the motion.

MOTION CARRIED 3-1

A request by Matt Schultz for a Conditional Use Permit for parcel #0612-362-8060-0 in order to build an accessory building and operate a limited family business.

Jim Lowrey moved to approve the request by Matt Schultz. Dawn Redford seconded the motion.

MOTION CARRIED 4-0

Discussion/possible action regarding a Rezone regarding parcel #0612-102-9500-7 by Christiana AD1 LLC on behalf of Duane Hinchley, to divide and rezone 20 acres to FP-B.

Vanguard Renewables showed a presentation to the commission members. The commission members discussed some continuing questions with Vanguard Renewables and their representatives.

Dawn Redford moved to table to get clarification on the zoning. Steve Kriedeman seconded.

MOTION CARRIED 4-0

ADJOURNMENT:

Jim Lowrey moved to adjourn. Dawn Redford seconded the motion.

MOTION CARRIED 4-0