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MINUTES
PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JUNE 18, 2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**
Chair Bain called the meeting to order at 5:01 PM, and led those present in a salute to the United States and Texas flags.

Members Present:
Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Ryan Samuelson
Commissioner Alan Upchurch

Members Absent:
None

Staff Present:
Director of Development Services, Dusty McAfee
Assistant Director of Development Services, Madhuri Mohan
Director of Engineering, William Janney
Long Range Planning Manager, Melissa Kleineck
Planning Manager, Craig Fisher
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
Senior Planner, Haley Yansky

II. **OPEN FORUM:**
No one wished to speak during Open Forum.

III. **WORKSESSION:**
No items were presented.

Moved to Item V. A., then VI. A.

IV. **PRESENTATIONS:**

A. Presentation of the 2025 Tree City USA & Growth Award.

Melissa Kleineck, Long Range Planning Manager, presented the 2025 Tree City USA & Growth Award.

B. Discussion regarding Water Conservation.

Dusty McAfee, Director of Development Services, presented the Water Conservation report.

Moved to Item VII.

V. CONSENT AGENDA:

A. Minutes Approval:
1. Minutes from the May 21st, 2026, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Laumer and a second by Chair Bain, the Commission voted six (6) for and none (0) opposed to approve the minutes of the May 21st Planning & Zoning Commission meeting. The motion carried 6-0.

VI. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center, Primary use on approximately 2 acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City Limits. (Lightbridge Academy Daycare – Specific Use Permit)

Sandra Green, Principal Planner, presented the staff report. Mrs. Green indicated one letter was received in opposition.

Chair Bain opened the Public Hearing at 5:22 PM.
Sathyan Arjunan spoke and asked questions regarding the project.
Chair Bain closed the Public Hearing at 5:26 PM.

Upon a motion by Chair Bain and a second by Vice Chair Poche, the Commission voted five (6) for and none (0) opposed to approve the item. The motion carried 6-0.

Moved to Item IV. A., then IV. B.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:14 PM.

Approved on the 23rd day of July 2026.

Chair

Staff Liaison