

PLANNING COMMISSION

September 2, 2025

The September 2, 2025 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Kyle McColly, Chairman. Planning Commission members present were Kyle McColly and Tom Karcher. Nancy Johnson, Ross Niederkohr, and Jordan Treadway were absent.

Others present included: Greg Moon, Zoning Inspector; Kate Niederkohr; John Walker; Laura Stoneburner; Janeen Heilman; Allene North; and Sarah Bennett, Clerk

The minutes of the July 7, 2025 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Moon presented a lot split request from Karen Shumaker and Darlene Shumaker, 606 Polaris Drive. It was noted that the Shumaker sisters' property consists of three (3) tracts of land, being #22B to the north, #23B in the middle, and #24B to the south, and they are proposing to split a small east/west strip from the front to the back of tract #23B and add that to #24B, which is currently a vacant lot, to add acreage for a proposed future building lot. Mr. Moon indicated that the lots will still meet the lot size requirements for the Residential 2 (R2) zoning designation of these lots. It was noted that due to there being a lack of quorum a special Planning Commission meeting will need to be held to address this request.

Mr. Moon also presented a request from James and Carol Minehart, 461 North Sandusky Avenue, for the construction of a new 35' x 43' accessory building, following the removal of an existing accessory building, with the new building to be larger and maintain a 6' setback from the side property lines to the north and south and a 10' setback from the rear property line to the east with the garage doors to face the alley at the rear of the property. It was noted that a variance is required for this request as the zoning regulations require accessory buildings to maintain at least a ten (10) foot setback from the side property lines and at least a twenty-five (25) foot setback from the alley to the rear of the property when such accessory building contains a garage door in the side of the building facing the alley. This request will be forwarded to the Board of Zoning Appeals for their consideration.

Mr. Moon stated that proposed changes to the City's zoning regulations are still subject to review including short term rental properties. Mr. Moon noted that he has obtained sample regulations from Marion, Ohio referring to these rentals as a "Tourist House".

There being no quorum, the Chairman declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Kyle McColly, Chairman