

PLANNING COMMISSION

August 3, 2026

The August 3, 2026 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Kyle McColly, Chairperson. Planning Commission members present were Kyle McColly, Tom Karcher, Brian Kummerer, Nancy Johnson, and Jordan Treadway.

Others present included: Greg Moon, Zoning Inspector; John Walker; Kate Niederkohr; Julia Lemire; Aaron Korte; Kenneth Wessler; Scott Moore; Kayla Weaver; Jean Grove; Sharon Huffman; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the July 6, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from Michelle Montz, 467 Shafer Drive, to replace an existing 10' x 10' accessory building on her property with a new 10' x 16' building that will occupy mostly the same space in the rear yard and be located on the property line to the south. Mr. Moon indicated that the City's zoning regulations require accessory buildings to maintain at least a 10' setback from any alley, street, or lot line, or shall be at least 25' from any alley, street, or lot line when the accessory building contains a garage door on the side of the building facing an alley, street, or lot line. It was noted that this request requires a variance, and considerable discussion was held regarding the request for the building to be located on the property line.

A motion was made by Mrs. Treadway, seconded by Mr. Kummerer, to have Michelle Montz apply for a variance with the Board of Zoning Appeals for her accessory building request, and recommend to the Board of Zoning Appeals that the accessory building maintain a minimum 2' setback from the property line. Upon Voice Vote, the Chairperson declared the motion carried by a 4-1 vote, Mrs. Johnson voted No and stated that she would prefer a greater minimum setback.

Planning Commission members reviewed a request from Douglas Murrell, 113 South Fifth Street, to replace an existing 20' x 20' garage on his property with a new 24' x 30' garage that will occupy mostly the same space in the rear yard and be located approximately 2' from the side property line to the south. Mr. Moon indicated that the City's zoning regulations require accessory buildings to maintain at least a 10' setback from any alley, street, or lot line, or shall be at least 25' from any alley, street, or lot line when the accessory building contains a garage door on the side of the building facing an alley, street, or lot line, therefore requiring a variance.

A motion was made by Mrs. Johnson, seconded by Mr. McColly, to have Douglas Murrell apply for a variance with the Board of Zoning Appeals for his request for a new garage. Upon Roll Call, all members voted Yes. The Chairperson declared the motion carried.

Mr. Moon reported that he is currently waiting for feedback from Mr. Ben Buckland, Law Director, regarding items submitted for possible zoning amendments as Mr. Buckland was going to further research this information. More information will be presented at the next Planning Commission meeting.

Mayor McColly reported that three (3) representatives from the City will soon be touring a data center in New Albany at the invitation of the State.

Mayor McColly also reported that Smartland Energy, the company who previously submitted an application for a similar use designation for a megawatt power generation facility paired with a separate co-located data center and subsequently withdrew the application, is planning to hold a community event in early September that will be open to the public.

There being no further business, the Chairperson declared the meeting adjourned.

Sarah J. Bennett, Clerk

Kyle McColly, Chairperson