

PLANNING COMMISSION

September 8, 2026

The September 8, 2026 Planning Commission meeting was called to order at 7:30 p.m. in the fire bay at the Safety Building by Kyle McColly, Chairperson. Planning Commission members present were Kyle McColly, Tom Karcher, Nancy Johnson, and Jordan Treadway. Brian Kummerer was absent.

Others present included: Greg Moon, Zoning Inspector; Ben Buckland, Law Director; Heidi Moore; Carrie Rinderknecht; Jean Grove; Marsha Thomas; Bruce Kuenzli; Mark Johnson; Brett Kuhn; Steve Swihart; Bob Smith; Jim Karg; Mark Kimmel; Kathy Kimmel; Craig Swartz; Trish Frazzini; Cathy Kavanagh; Patricia Cortez; Amy Cox; Mark Walton; Marcina Mason; Joey Dannenhauer; Ken Wessler; Rae Wessler; Kevin Moon; Amanda Watson; Graham Treadway; Julia Lemire; Kate Niederkohr; Jessica Moon; John Walker; Aaron Korte; Scott Moore; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

Chairperson McColly gave visitors the opportunity to address the Planning Commission now or later in the meeting. Ms. Carrie Rinderknecht submitted a Statement for the Record regarding Citizen Legislative Authority, Zoning, and Proposed Data-Center Charter Amendment. Mr. Brett Kuhn inquired about the size of the proposed data center and the long term impact to the area.

Planning Commission members reviewed an application from J. Worthington LLC for lot splits to create three (3) lots from Lots 5, 7, 8 and 9 located in the plat of Monocue, now in the City, along the north side of Berry Street and west of Evergreen Lane. Tract 1 would be 1.714 acres with a portion of Lot 5, a portion of Lot 8, and a portion of Lot 7, and all of Lot 9; Tract 2 would be .447 acres in part of Lot 5; and Tract 3 would be .333 acres in part of Lot 7 and Lot 8. Mr. Moon indicated that Tract 3 would be an adjoiner only parcel, with Tract 1 and Tract 2 meeting the City's minimum lot size requirements.

A motion was made by Mrs. Treadway, to approve the lot split request from J. Worthington LLC for his properties located along the north side of Berry Street and west of Evergreen Lane. Upon Roll Call, all members voted Yes. The Chairperson declared the motion carried.

Planning Commission members reviewed a request from Mr. Robert Smith, 529 North Hazel Street, to place a new 8' x 40' accessory building in the rear (southeast) corner of his property to be located 2' from the side (south) and rear (east) property lines. Mr. Moon indicated that the proposed setbacks and lot coverage exceeding twenty-five percent (25%) of the rear yard conflict with the City's Zoning and Building Regulations, therefore a variance is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Mr. Smith apply for a variance with the Board of Zoning Appeals for his accessory building request. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

Planning Commission members reviewed a request from Mr. Bruce Kuenzli, 436 Clilar Drive, to construct a new front porch attached to his residence and be located approximately 30' from the front property line to the south. Mr. Moon indicated that the City's Zoning and Building Regulations require a 35' setback, therefore a variance is required.

A motion was made by Mrs. Treadway, seconded by Mrs. Johnson, to have Mr. Kuenzli apply for a variance with the Board of Zoning Appeals for his front porch request. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

Discussion was held regarding the procedure for adopting amendments to the City's zoning regulations. It was noted that a public hearing before the Planning Commission is required with a fifteen (15) day notification in the newspaper required, then a public hearing before City Council is required with a thirty (30) day notification in the newspaper required, and then City Council would need to adopt the amendments by Ordinance as a non-emergency measure that would take effect thirty (30) days later.

Mr. Ben Buckland, Law Director, explained that if the proposed Charter amendment to ban data centers that will be decided on by the registered voters residing in City at the November 3, 2026 General Election passes it does not eliminate the need for the City to address regulations for data centers and power generation facilities.

Draft zoning amendments to regulate high resource demand facilities including data centers was presented and shared with the visitors to the meeting. Mr. Moon indicated that the draft zoning amendments presented were based on legislation from Findlay, Plain City, and Canton. Considerable discussion was held regarding the draft zoning amendments. An extension to the moratorium was requested and discussed. Mrs. Heidi Moore presented information she obtained regarding distance and sensory receptors. Mr. Brett Kuhn inquired about the City obtaining additional legal advice. It was noted that additional discussion will be held at future Planning Commission meetings concerning the draft zoning amendments.

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

Sarah J. Bennett, Clerk

Kyle McColly, Chairperson