PLANNING COMMISSION

October 5, 2026

The October 5, 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; Kayla Weaver; Heidi Moore; Kate Niederkohr; William Knapp; Brett Kuhn; Chad Baker; Christina Baker; Amanda Watson; Dawn Voorheis; Andy Voorheis; Randall Besecker, Louis Dreyfus Company; John Walker; Graham Treadway; Bryan Pino; Suzy Cross; Ken Wessler; Scott Moore; Todd Jenkins, Peterman Associates; Aaron Korte; Carrie Rinderknecht; Mark Johnson; Anita Costello; Mircea Handru, North Central Behavorial Health; Julia Lemire; Trish Frazinni; Mark Albert; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the September 8, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

The minutes of the September 22, 2026 (6:15 p.m.) special Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

The minutes of the September 22, 2026 (6:30 p.m.) special Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Visitors to the meeting, including Upper Sandusky and Wyandot County residents (including: Kayla Weaver, Heidi Moore, Brett Kuhn, Chad Baker, Suzy Cross, and Carrie Rinderknecht) addressed the Planning Commission regarding issues and concerns they have of a data center locating within the City and proposed zoning regulations for high resource demand facilities and data centers. Ms. Kayla Weaver voiced her concerns for issues including water, emergency response, and decommissioning. Mrs. Heidi Moore inquired about making the email addresses of the three (3) non-elected members of the Planning Commission available to the public. Mrs. Moore presented information from the City of Canton, Ohio regarding their newly enacted resident protective zoning regulations, and requested the Planning Commission refer to this information or contact representatives from the City of Canton to discuss this information further. Mr. Brett Kuhn inquired if the City has sought outside legal counsel in dealing with this matter. Mr. Chad Baker asked about extending the existing six (6) month moratorium and referenced articles he dropped off today containing information he has asked about including turbines, natural gas, human health, bribes, and pollution. Mr. Baker inquired about a hydrology study of the proposed area. Mrs. Suzy Cross inquired about the proposed zoning regulations provided by Ms. Carrie Rinderknecht. Ms. Carrie Rinderknecht presented a print copy of her 42 page proposed amendments to strengthen the City's draft zoning regulations for high resource demand facilities, and she requested the Planning Commission review her document prior to voting on any zoning regulations.

Planning Commission members reviewed a similar use petition from Ms. Tyonna Marie Treadway for a professional tattoo and body piercing studio to be located at 1878 East Wyandot Avenue. Ms. Treadway's petition contained information regarding suitability of the proposed location and impact on surrounding business; health, safety, and sanitation responsibilities; policies regarding minors; proposed hours of operation; and benefits to the community. It was noted that the property is zoned Limited Business (LB) and the similar usage being suggested is "Beauty and Barber Shops" which is allowable in a LB District. Mr. Moon explained that the Planning Commission has the authority to approve similar use designations.

A motion was made by Mr. Kummerer, seconded by Mrs. Johnson, to approve the similar use designation request from Ms. Tyonna Treadway to allow a professional tattoo and body piercing studio to be located at 1878 East Wyandot Avenue. Upon Roll Call, all members, except Mrs. Treadway, voted Yes; Mrs. Treadway abstained. The Chairperson declared the motion carried by a 4-0-1 vote.

Planning Commission members reviewed the most recent draft of the proposed zoning regulations to regulate high resource demand facilities and data centers. It was noted that this information was updated following the September 22, 2026 (6:30 p.m.) special Planning Commission meeting. Additional discussions at this meeting included the topics of sound and noise levels including low wave noise and setbacks. Mrs. Treadway and Mr. Kummerer explained the process to enact the proposed regulations including public hearings before the Planning Commission and City Council, and that a non-emergency Ordinance will have to be adopted by City Council.

It was decided that a special Planning Commission meeting will be held on Monday, October 26, 2026 beginning at 5:00 p.m. to continue discussions of the proposed zoning regulations for high resource demand facilities and data centers. Mayor McColly indicated that the updated proposed zoning regulations will be posted online prior to the special Planning Commission meeting for the public to review.

Planning Commission members thanked Mr. Moon for his years of service as the City's Zoning Inspector.

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

Sarah J. Bennett, Clerk

Kyle McColly, Chairperson