PLANNING COMMISSION

November 2, 2026

The November 2, 2026 Planning Commission meeting was called to order at 6:00 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: Deb Michener; Bob Michener; John Walker; Mark Johnson; Andy Voorheis; Dawn Voorheis; Becca Stover; Amanda Watson; Kayla Weaver; Kate Niederkohr; Julia Lemire; Nickie Coppler; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the October 5, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

The minutes of the October 24, 2026 special Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Discussion was again held regarding draft zoning amendments to address regulations for high resource demand facilities and data centers. Mayor McColly indicated that that two separate requests were received after the October 6, 2026 special Planning Commission meeting requesting 1000' setbacks. Mrs. Treadway noted sample regulations that were reviewed that require 200' setbacks from residential areas, schools, hospitals, and other sensitive locations and 50' setbacks from adjacent highways. Mayor McColly stated that the proposed zoning amendments will be submitted to legal counsel to obtain their feedback and recommendations on regulations including setbacks. Mayor McColly noted there is no timeline on the opinion of legal counsel. Mr. Kummerer inquired if the City will still have the option to make changes to the proposed zoning amendments. It was noted that the Planning Commission and City Council will need to hold Public Hearings and changes to the proposed zoning amendments are still possible.

A motion was made by Mr. Kummerer, seconded by Mrs. Treadway, to move the proposed zoning amendments on to legal counsel for review. Upon Roll Call, all members voted Yes. The Chairperson declared the motion carried.

Mayor McColly stated that getting a new zoning inspector is a high priority of his.

Mayor McColly reported that Mr. Ethan Korte, Administrative Assistant, has been working on updating sidewalk regulations following the recent sidewalk assessment performed by Precision Safe Sidewalks.

Mrs. Treadway inquired about the possibility of proceeding with discussions in the near future of other zoning amendments that were previously being discussed earlier in 2026. It was noted that these discussions and amendments can proceed at any time.

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

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Sarah J. Bennett, Clerk Kyle McColly, Chairperson