

PLANNING COMMISSION

May 4, 2026

The May 4, 2026 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Tom Karcher, Acting Chairperson. Planning Commission members present were Tom Karcher, Nancy Johnson, and Jordan Treadway. Kyle McColly and Ross Niederkohr were absent.

Others present included: Greg Moon, Zoning Inspector; Ryan Neal, Joe Bayliff's Route 30 Harley Davidson; Julia Lemire; Kate Niederkohr; Randall Besecker; Robert Waxlax; and Sarah Bennett, Clerk.

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

Mr. Ryan Neal, Joe Bayliff's Route 30 Harley Davidson, addressed the Planning Commission indicating that the business is always looking for ways to benefit Upper Sandusky and also their dealership and he proposed the placement of two camping trailers at the dealership during the summer months and they be rented out similar to Airbnbs. Mr. Neal indicated that restroom facilities would be provided with each camping trailer. Mrs. Treadway questioned the restroom facilities to be provided and the use of camping trailers as Airbnbs since they are non-permanent structures. Mr. Moon explained the allowable uses for Tourist Homes as defined in the City's Zoning and Building Regulations. Mr. Moon will consult with Mr. Ben Buckland, Law Director, regarding this request.

Planning Commission members reviewed a request from Ms. Lisa McClain, 299 Orchard Drive, for the construction of a 20' x 20' accessory building in the side yard of her property with the building to maintain an 11' setback from the side property line to the south. It was noted that the building is proposed for construction in the side yard due to there being a ravine in the rear yard. The City's zoning regulations require accessory buildings to be located in the rear yard, therefore requiring a variance with the Board of Zoning Appeals.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Ms. McClain to apply to the the Board of Zoning Appeals for her accessory building request. Upon Voice Vote, all members voted Yes. The Acting Chairperson declared the motion carried.

Mr. Moon reported that he will be meeting with Mr. Ben Buckland, Law Director, on Friday, May 8, 2026 to discuss possible zoning revisions.

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

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Sarah J. Bennett, Clerk

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Tom Karcher, Acting Chairperson