PLANNING COMMISSION

June 1, 2026

The June 1, 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, Nancy Johnson, and Jordan Treadway. Ross Niederkohr was absent.

Others present included: Greg Moon, Zoning Inspector; Steve Jackson, Beca House; Richard Hubbard, Smartland Energy, LLC; Julia Lemire; Kate Niederkohr; Aaron Korte; John Walker; Andy Voorheis; Jessica Moon; Brian Kummerer; Mark Johnson; Katie Treadway; Robert Waxlax; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the May 4, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Moon reported that he, Mrs. Jordan Treadway, and Mr. Ben Buckland, Law Director, met following the May 4, 2026 Planning Commission meeting to discuss possible revisions to the City's zoning code.

Planning Commission members reviewed a request from Mr. Steve Jackson, Beca House located at 965 East Wyandot Avenue, for consideration of a similar use designation to allow the coffee roasting aspect of his business to be permitted at 105 Evergreen Lane which is currently a vacant lot. Mr. Jackson provided pictures of a building he would like to build on the vacant lot for this purpose. It was noted that the property located at 105 Evergreen Lane is zoned Highway Business (HB) and the similar usage being suggested is "Bakery, Dairy, Ice Cream, Dairy Retail" which is allowable in a HB District. Mr. Moon explained that the Planning Commission has the authority to approve similar use designations.

A motion was made by Mrs. Treadway, seconded by Mrs. Johnson, to approve the similar use designation request from Mr. Jackson to allow coffee roasting at 105 Evergreen Lane provided the building to be built is under 5,000 square feet. Upon Roll Call, all members voted Yes. The Chairperson declared the motion carried.

Mr. Richard Hubbard, Engineer with Smartland Energy, LLC, addressed the Planning Commission regarding a similar use designation. Mr. Hubbard indicated that Smartland Energy, LLC is proposing to build a 150 megawatt power generation facility paired with a separate co-located large-scale computing and digital infrastructure facility (commonly referred to as a data center) to be built as a single integrated industrial campus on approximately 146 acres of land located within the City to the north and zoned as General Manufacturing (GM). Mr. Hubbard indicated during construction there will be approximately four hundred (400) to five hundred (500) temporary construction jobs and once operational the facilities would generate approximately one hundred (100) permanent jobs. Planning Commission members questioned the amount of daily water usage and Mr. Hubbard indicated that approximately one hundred thousand (100,000) gallons of water would be needed each day. Questions were raised about a site plan and noise that would be generated from the operation of this facility, and Mr. Hubbard stated that he will have a site plan soon and the noise from the facility would be low and he pointed out that there is currently noise in the area from the highway. Mr. Hubbard was asked what the benefit to Upper Sandusky would be if the facility were to locate here, and Mr. Hubbard responded that jobs would be created and the facility would bring natural gas and fiber into this location which could also benefit adjacent neighbors. Mr. Hubbard was also asked about the life cycle of the company and if they would be willing to invest in the City's infrastructure, and Mr. Hubbard responded that the company's life cycle is approximately twenty (20) years and it is a possibility that the company would invest in the City's infrastructure. Additional questions were asked about training for the City's Fire Department for such a facility and Mr. Hubbard noted that the company does not provide training for Fire Departments. Planning Commission members requested more information regarding use of diesel fuel, more accurate information on the noise decibels to be generated and water supply needed, and a site plan. Mr. Hubbard indicated he would return to a future Planning Commission meeting and provide more detailed information about the project.

Mayor McColly reported that Mr. Ross Niederkohr has indicated that he will be resigning from the Planning Commission due to numerous other obligations.

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

Sarah J. Bennett, Clerk	Kyle McColly, Chairperson