

PLANNING COMMISSION

July 6, 2026

The July 6, 2026 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Kyle McColly, Chairperson. Planning Commission members present included: Kyle McColly, Tom Karcher, Brian Kummerer, Nancy Johnson, and Jordan Treadway.

Others present included: Greg Moon, Zoning Inspector; Ben Buckland, Law Director; Julia Lemire; Kate Niederkohr; Kenneth Wessler; Rae Wessler; Deb Michener; Bob Michener; Kayla Weaver; Jill Thiel; Jenni Jury; Pat Riedel; Sharon Huffman; Josh Beechum; Randall Besecker; Heidi Moore; Scott Parsons; Robert Waxlax; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the June 1, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

At this time Ms. Sharon Huffman addressed the Planning Commission and voiced her concerns regarding the previously proposed power generation facility and data center. Ms. Huffman stated that God has charged us with being good stewards of this land and we're doing a really poor job. Ms. Huffman stated that the long term devastation caused by data centers including noise pollution, water supply, and depletion of resources needs to be considered.

Planning Commission members reviewed a request from Mr. Josh Beechum for the construction of a 40' x 32' accessory building on a vacant lot he owns that is adjacent to his residence located at 469 Summit Street. Mr. Moon indicated that under Section 1111.01 Definitions, of the City's zoning regulations, an accessory building, meaning a detached subordinate building, be located on the same lot as a principal building; and since Mr. Beechum's proposed accessory building will be located on a separate lot a variance with the Board of Zoning Appeals is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Mr. Beechum 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.

Mr. Moon indicated that the petition received in May 2026, and reviewed at the June 1, 2026 Planning Commission meeting, from Smartland Energy, LLC for a Similar Use Designation for the construction of 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) has been withdrawn. It was noted that City Council, at their meeting held earlier this evening adopted Ordinance No. 77-14 to place a temporary moratorium for a period of six (6) months on the acceptance and processing of applications for new data center developments, accessory power generation facilities intended primarily to serve data centers, and related uses within the City to allow for a comprehensive review of the City's zoning regulations. Mayor McColly stated that representatives from Smartland Energy have expressed an interest in possibly having meetings to educate the community about data centers.

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

Sarah J. Bennett, Clerk

Kyle McColly, Chairperson