

PLANNING COMMISSION

September 22, 2026

6:30 p.m.

The September 22, 2026 special 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, and Jordan Treadway. Nancy Johnson was absent.

Others present included: Greg Moon, Zoning Inspector; Ben Buckland, Law Director; John Walker; Kenneth Wessler; Julia Lemire; Carrie Rinderknecht; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The purpose of this meeting was to review draft zoning amendments to regulate high resource demand facilities.

Planning Commission members reviewed the following sections of the proposed draft zoning amendment along with suggestions received from the public:

**SECTION 1.
AMENDMENT TO §1111.01 — DEFINITIONS**

HIGH RESOURCE DEMAND FACILITY (HRDF)

DATA CENTER

DATA CENTER CAMPUS

SENSITIVE RECEPTOR

MAXIMUM COINCIDENT ELECTRICAL DEMAND

ON-SITE ELECTRICAL GENERATION

CO-LOCATED ELECTRICAL GENERATION

GROUNDWATER

**SECTION 2.
AMENDMENT TO §1123.01 — PRIMARY USES**

**SECTION 3.
AMENDMENT TO §1123.03 — SIMILAR USES**

**SECTION 4.
NEW CHAPTER 1129 HIGH RESOURCE DEMAND FACILITIES**

1129.01 PURPOSE AND INTENT.

1129.02 APPLICABILITY.

1129.03 LOCATION AND SPECIAL USE REQUIREMENT.

1129.04HRDF SPECIAL USE APPLICATION REVIEW.

1129.05 AGGREGATION OF FUNCTIONALLY RELATED FACILITIES.

1129.06 RESOURCE AND INFRASTRUCTURE IMPACT ANALYSIS.

1129.07 REQUIRED SUBMITTALS.

1129.08 ELECTRICAL INFRASTRUCTURE AND GENERATION.

1129.09 WATER SUPPLY AND GROUNDWATER PROHIBITION.

1129.10 WASTEWATER.

1129.11 STORMWATER.

1129.12 EMERGENCY RESPONSE.

1129.13 SETBACKS.

1129.14 NOISE AND VIBRATION.

1129.15 SCREENING AND BUFFERING.

1129.16 FENCING.

1129.17 LIGHTING.

1129.18 ON-SITE ELECTRICAL GENERATION.

1129.19 BATTERY ENERGY STORAGE SYSTEMS.

1129.20 DATA CENTERS.

1129.21 DATA CENTER COOLING SYSTEMS.

1129.22 DATA CENTER BACKUP GENERATION.

1129.23 DATA CENTER ELECTRICAL EQUIPMENT.

1129.24 DATA CENTER BUILDING DESIGN.

1129.25 DATA CENTER CAMPUS EXPANSION.

1129.26 RESOURCE DEMAND DETERMINATION.

1129.27 INFRASTRUCTURE IMPROVEMENTS AND RESPONSIBILITY.

1129.28 THIRD-PARTY TECHNICAL REVIEW.

1129.29 DECOMMISSIONING.

1129.30 SPECIAL USE APPROVAL FINDINGS.

1129.31 CHANGE IN OWNERSHIP.

**SECTION 5.
CONFLICT WITH OTHER ZONING REQUIREMENTS**

**SECTION 6.
SEVERABILITY**

It was agreed that a Public Hearing before the Planning Commission will be held on this matter on Monday, October 26, 2026 in Council Chambers beginning at 5:30 p.m., with a Planning Commission meeting to be held at 6:00 p.m. following the Public Hearing.

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

Sarah J. Bennett, Clerk

Kyle McColly, Chairperson