

PLANNING COMMISSION

February 2, 2026

The February 2, 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; Duane Frey, CSI Construction; Kate Niederkohr; Mark Johnson; and Sarah Bennett, Clerk.

The minutes of the January 5, 2025 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Moon indicated that following the January 5, 2026 Planning Commission meeting he emailed information to some of the Planning Commission members regarding proposed revisions to the City's zoning code. Mayor McColly offered the services of Mr. Ethan Korte, Administrative Assistant, to contact other municipalities to obtain additional information if needed. Mr. Moon stated that he has access to other municipalities to obtain this information also.

At this time Mr. Duane Frey, CSI Construction, addressed the Planning Commission regarding a 27,000 square foot expansion to the northeast of the Uni-Grip, 9823 OH-53, Upper Sandusky, OH 43351, facility. It was noted that there will be separate parking lots for the existing facility and the new facility and semi-trucks will be traveling on Highland Parkway to access the new facility whereas semi-trucks currently access the existing facility from State Route 53. Mr. Frey indicated that Uni-Grip owns an adjacent lot to the north, that also fronts on Winding Hollow Lane, which has a catch basin and it will be utilized as a retention area. Mr. Moon indicated that the Uni-Grip property is zoned Limited Manufacturing (LM) and the proposed expansion is compliant with the City's zoning regulations and no action by the Planning Commission is necessary. Mr. Moon noted that he has not received a formal zoning permit application for the expansion and the storm water drainage will have to be reviewed by an engineer.

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

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Sarah J. Bennett, Clerk

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Kyle McColly, Chairperson