URBANA CITY COUNCIL
PUBLIC HEARING
TUESDAY, JUNE 9, 2026, AT 6:00 P.M.

The Urbana City Council will hold a public hearing at 6:00 pm on Tuesday, June 2, 2026 in the City of Urbana Fire Division – East End located at 205 S. Main St. in Urbana, OH 43078 to consider the following proposals:

1. Adopting the Planning Commission recommendation approving the application to amend the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof that was in effect prior to the passage of Ordinance 4621-25.

URBANA CITY COUNCIL
SPECIAL MEETING
June 9, 2026
(To be held in the City of Urbana Fire Division – East End, 205 S. Main St.)

Urbana City Council meetings are streamed via Facebook Live. These live streams can be found by visiting the City Council of Urbana, Ohio Facebook page via clicking on the link on the City Council's website: https://www.urbanaohio.com/city-council.html

All comments must be made in person. Due to this, the ability to comment on City Council Facebook streams will be disabled.

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**

Ordinances and Resolutions

Old Business:

Second Reading:

Ordinance 4635-26: An ordinance to adopt the Planning Commission recommendation approving the application to amend the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof that was in effect prior to the passage of Ordinance 4621-25. (Three readings required, public hearing required)

- **Next Meeting:** Tuesday, June 16, 2026
- **Adjourn**

ORDINANCE NO. 4635-26

AN ORDINANCE TO ADOPT THE PLANNING COMMISSION RECOMMENDATION APPROVING THE APPLICATION TO AMEND THE TEXT OF CHAPTER 1126 OF THE URBANA CODIFIED ORDINANCES TO THE VERSION THEREOF THAT WAS IN EFFECT PRIOR TO THE PASSAGE OF ORDINANCE 4621-25. (Three (3) readings required, Public Hearing required. Public Hearing Advertisement date: Friday, May 29, 2026)

Department Requesting: N/A **Sponsor: Councilwoman Amy Jumper**

WHEREAS, pursuant to Chapter 1113 of the Codified Ordinances of the City of Urbana, Ohio, whenever the public necessity, convenience, general welfare or good zoning practices require, Council may by ordinance after receipt of a recommendation thereon from the Planning Commission and subject to procedures provided by law, amend, supplement, change or repeal the regulations, restrictions and boundaries or classifications of property; and

WHEREAS, on May 18, 2026, the Planning and Zoning Staff presented an amendment to the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof prior to the passage of Ordinance 4621-25; and

WHEREAS, on May 18, 2026, the City of Urbana Planning Commission recommended by a 7-0 vote to *approve* the amendment to the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof prior to the passage of Ordinance 4621-25 (*See Exhibit A, attached hereto and incorporated herein*); and

WHEREAS, Council held a public hearing pursuant to Chapter 1113.09 of the Codified Ordinances of the City of Urbana on June 9, 2026.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Urbana, County of Champaign and State of Ohio:

SECTION ONE:
The recommendation of the Planning Commission to approve the amendment to the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof prior to the passage of Ordinance 4621-25 is hereby adopted.

SECTION TWO:
All actions of City Council and the Planning Commission related to this legislation were conducted in open meetings pursuant to Urbana Codified Ordinance 107.01 and Ohio Revised Code 121.22.

SECTION THREE:
This ordinance shall become effective at the earliest time provided by law.

_____
President, City of Urbana Council

PASSED:_____

ATTEST: _____
Clerk of Council

This Ordinance approved by me this _____ day of _____, 2026.

_____
Mayor, City of Urbana

REVIEWED: 5/27/2026
Director of Law Date

Jumper:	_____ Yay	_____ Nay	_____ N/A
Scott:	_____ Yay	_____ Nay	_____ N/A
Davis:	_____ Yay	_____ Nay	_____ N/A
Truelove	_____ Yay	_____ Nay	_____ N/A
Thackery:	_____ Yay	_____ Nay	_____ N/A
Collier:	_____ Yay	_____ Nay	_____ N/A
Bean:	_____ Yay	_____ Nay	_____ N/A

Department of Zoning and Compliance
205 South Main Street, Urbana, OH 43078 | (937) 652 – 4325 | ZoningandCompliance@ci.urbana.oh.us | www.urbanaohio.com

Planning Commission

May 18, 2026 Meeting Minutes

Attendance

Member(s) Present: Richard Kerns, Kimberly Gordon Brooks, Spencer Mitchell, Bill Bean, Tasha Abrams, Jerome Armstrong, Jennifer Dunham-Young

Member(s) Absent: none

Guests Present: **Amy Jumper, Sabri Salhieh, Doug Crabill, Mark Wirtz**

Call to Order and Pledge of Allegiance

Action: Mr. Mitchell lead the Pledge of Allegiance and called roll.

Reading of Rules of the Meeting

Action: Mr. Mitchell read the rules of the meeting

Prior Meeting Minutes (4-27-26)

Action: It was moved by Mayor Bill Bean to APPROVE the previous meeting minutes;
It was seconded by Kimberly Gordon Brooks.
Discussion: none
Vote:
7 (Yay) – 0 (Nay)
Motion Passed.

Old Business – Application(s)

PC-2026-07 – 301 & 313 S. Main St. (K4 Architecture/Richwood Bank) – Site Plan Review

Action: It was moved by Jennifer Dunham-Young to reintroduce PC-2026-07 to the board;
It was seconded by Jerome Armstrong.

Action: The applicant is requesting a site plan review for construction of a new bank.

Mr. Carter communicated the initial recommendation of staff, made with the information available at the time, is for APPROVAL of this application ***contingent upon all outstanding TRC/Staff comments being addressed and incorporated into the plans***. This recommendation does not include considerations of the public input or applicant responses to the staff report.

Discussion: Doug Crabill, Community Development Manager for the City of Urbana, spoke in favor of this application. It was noted that Richwood Bank has been looking for a location in Urbana

since 2022, with certain criteria. Richwood is a regional bank with branches in several surrounding counties. Several of the buildings that are no longer being used as banks, such as the old Fifth Third Bank and the Park National on the square, have deed restrictions that prevent them from being used as a bank in the future. The house that they are looking at demolishing is currently zoned B-3 and has been for many years; it would not require rezoning. The Goodyear business that is currently at the site location will be moving to the old Monroe/ Tire Choice building on 36 as of June 1st, leaving the building vacant.

Mark Wirtz, facilities manager for Richwood Bank, spoke on behalf of Chad Hoffman, president and CEO of Richwood bank, who could not be in attendance due to a board meeting. Mr. Wirtz read a letter written by Mr. Hoffman. It was noted that he has been in contact with Mr. Bry about saving the house. He notes that he is willing to let the house be moved but cannot indefinitely delay the project to do so. He also noted that use of the house in the bank project is not an option.

Amy Jumper spoke in opposition on behalf of John Bry. Mr. Bry notes that he offers opposition in a professional and personal capacity. He notes he has been in contact with Chad Hoffman, president and CEO of Richwood Bank. He brings up concerns regarding traffic as well as an encroachment into a historic neighborhood. He urges Richwood bank to consult with Ohio Historic Preservation Office regarding whether Section 106 review may apply.

Discussion:

Kimberly Gordon Brooks asked if anyone had contacted the OHPO that Mr. Bry had mentioned in his letter. It was noted that Richwood had not yet done so due to just being told that the Friday before the meeting.

Jennifer Dunham-Young asked if anyone had looked into the traffic concerns. It was noted that the traffic concerns had been looked into and there would be a dual left turn lane on S. Main St. to help with traffic back-up. The entrances were moved as far from the intersection as possible on the plans.

Spencer Mitchell asked Mr. Carter if historical relevance has to be checked into before a project is demolished to which Mr. Carter said no.

Jerome Armstrong did note that he worries that tabling an application for another month will discourage businesses from wanting to come to town.

Action: It was moved by Jerome Armstrong to table the application until next month, when it will be voted on, due to answers needed from OHPO; seconded by Kimberly Gordon Brooks.

Vote:

7 (Yay) – 0 (Nay)

Motion Passed to TABLE application.

PC-2026-08 – K48-25-11-03-49-008-00 (Sabri Salhieh/Tom Dusa/Spinlight Express Car Wash) – Site Plan Review

Action: It was moved by Kimberly Gordon Brooks to reintroduce PC-2026-08 to the board;
It was seconded by Tasha Abrams.

Action: The applicant is requesting a site plan review for construction of a new tunnel car wash.

Mr. Carter communicated that 2 new architectural sheets have been submitted by the applicant. These reflect the changes requested. It is the initial recommendation of staff, made with the information available at the time, is for APPROVAL of this application ***contingent upon all outstanding TRC/Staff comments being addressed and incorporated into the plans***. This recommendation does not include considerations of the public input or applicant responses to the staff report.

Sabri Salhieh, applicant and owner, present and spoke. He noted that they are willing to work through and comply with all recommendations and comments made by city staff. Tom Dusa was unable to attend due to having surgery.

Discussion: none

Action: It was moved by Kimberly Gordon Brooks to Approve application; seconded by Tasha Abrams

Vote:
7 (Yay) – 0 (Nay)
Motion Passed.

New Business – Communication(s)

PC-2026-09 – City of Urbana – Zoning Code Amendment

Action:
On May 5, 2026, City Council voted to approve Resolution 2731-26, a resolution for a referral to the Planning Commission to amend the text of Chapter 1126 of the Urbana Codified Ordinances to the version thereof that was in effect prior to the passage of Ordinance 4621-25.

Discussion: Spencer Mitchell notes that this is not a common occurrence but this does satisfy one of the ways a text amendment can occur. This is unique because the city council has initiated a zoning code amendment that seeks to repeal a zoning code amendment that the Planning Commission and City Council both approved unanimously last year. In March of 2025, Planning commission unanimously approved making updates to the M-1. In April 2025, city council unanimously approved planning commission's recommendation. Community comments and input have included and resulted in this being voted on by city council and referred back to planning commission. The moratorium is in place and will be for 12 months from the start in March. There is a data center oversight committee that has been established and met. Planning commission now has an opportunity to review information that has been shared, as well as opinions that community members have and use them to make a recommendation.

Amy Jumper notes that as a city council member, she asked to have this sent back to planning commission because as of right now, anywhere there is a M-1, a data center can be built. So, before any more land can be bought, change the zoning back to before data centers were allowed. The public has spoken and it is clear they do not want a data center.

Erin Patton notes that she has dug into this and health safety concerns are present. While there is a moratorium and data center committee now, at the time this was passed, there were a lot of things

being passed all at once and since then we have learned more. She notes that free-form planning was used to make this change in the first place, not an application.

Brad Winner took the podium and requested that someone makes a motion for him to have his time extended.

Action: It was moved by Tasha Abrams to give extended time to Brad Winner to speak and seconded by Kimberly Gordon Brooks. Brad winner allotted 6 minutes.

Brad Winner asks that if he gets to 6 minutes and is not yet finished, that he is allotted more time. He notes in the beginning it was only a concern about a data center coming to town and not he is raising concerns about not only the data center but also our city government. "Many folks have worked hard to uncover the truth and many road blocks have been thrown at us. Many untrue statements have been made and it appears the process has been adjusted to benefit the developers. In the future, please really look at these projects and table them if you don't fully understand. Not understanding has been one of the best tools that they have used." Mr. Winner presented the planning commission with packets of information. He notes the response posted on the website after the moratorium was passed. It was noted that definition of use of a data center was passed. It also said the city has not received any completed site plans or any other documents reflecting the developers plan for a data center. Next page contains a timeline. A traffic study from 11/6/2024 with Tyler Bumbalough and Doug Crabill's names on it, as well as a couple people from the county. Highlighted Highland Realty has plans to rezone a 194-acre site with an in user to be a 900, 000 square foot data center. Access point at US 68 and Campground Road. Also note at the bottom that it is a 10-year project. Brad Winner asks for someone to make a motion "to just let me talk until I'm done".

Action: It was moved by Jerome Armstrong and seconded by Kimberly Gordon Brooks.

The plans that came with the traffic study show 6 buildings behind the Madison-Champaign ESC. The file dated 10.02.2024. He notes that it was originally zoned PUD but could not find documents that switched it from PUD to M-1. He notes that in April 2025 when data center was added as a principle use to the M-1, automotive repair was changed to conditional use. This means a car repair shop requires more oversight than a data center. The new site plan shows 1 building, hooked to 1 substation.

James Cropper says the main reason to send this back to council because the petitions going around to ban data centers in Ohio only ban data centers that are 25 megawatts or bigger. This allows smaller data centers that would require building more and buying more land. If the zoning is sent back and changed now, we can get ahead of incoming data centers.

Summer Woodburn says she has done her due diligence. She attends all the meetings. She lives on Campground Road and the data center poses a threat to her fifth-generation family farm. Begging Planning Commission to protect the children, the old people, the community. Do the right thing.

Ken Wright first got involved in October of last year. He became suspicious when he saw property transfers for $40,00 an acre. He wants to know what city officials knew about this project. When spoke with Mayor Bean about this, it was noted that the money brought in from this project would be used for expansion of city government; more police and fire, etc. He urges people to take accountability; admit you made a mistake.

Jennifer Dunham-Young said "If you are elected, appointed, or employed by the city, you need to do what the city wants. I think we need to send this back to how it was."

Kimberly Gordon brooks said "I don't think any of us knew what a data center was or the repercussions." "I think we were all bamboozled."

Action: It was moved by Jennifer Dunham-Young to restore the zoning to how it was before the addition of "data center" was added and seconded by Kimberly Gordon Brooks.

Vote:
7 (Yay) – 0 (Nay)
Motion Passed.

Miscellaneous

Adjournment

Action: It was moved by Kimberly Gordon-Brooks to adjourn and seconded by Jerome Armstrong.

Vote:
7 (Yay) – 0 (Nay)
Motion Passed.