

McDonald Planning Commission
Village of McDonald
July 1, 2026

Staff: Solicitor Doug Ross, Building Inspector Paul Pancoe, Village Administrator Thomas Domitrovich and Office Manager Amy Cunningham.

Visitors: Don Smith, Gene Byers, and Jack Miskell.

1. The July 1, 2026 meeting of the McDonald Planning Commission was called to order by Mayor Ray Lewis at 5:07 p.m.

Roll call:

Mr. Wishak – present	Mr. Kuntz – absent*	Mr. Senich – present
Mr. Bosheff – present	Mayor Lewis – present	

*Mayor Lewis stated that Mr. Kuntz is excused this evening as he is on vacation.

2. Pledge of allegiance

One minute of silence in remembrance of American troops serving throughout the world.

3. Approval of the March 4, 2026 Planning Commission minutes:

It was moved by Mr. Bosheff to approve the minutes as mailed.

Roll call:

Mr. Bosheff – aye	Mr. Wishak – aye
Mr. Senich – aye	Mayor Lewis – aye

Motion carried.

4. Approval of agenda:

It was moved by Mr. Senich to accept the agenda as presented.

Roll call:

Mr. Senich – aye	Mr. Wishak – aye
Mr. Bosheff – aye	Mayor Lewis – aye

Motion carried.

5. Correspondence received: none
6. Comments from Persons or Groups present: none.
7. Reports to the Commission:
 - A) **Mayor Lewis** stated no report.
 - B) **Zoning and Building Inspector Paul Pancoe** gave the Building Permit report and it is as follows: For the month of March, there were two permits valued at \$7,940 and fees of \$60. For the month of April, there were seven permits valued at \$103,043.13 and fees of \$255. For the month of May, there were three permits valued at \$45,231.79 and fees of \$105. For the month of June, there were five permits valued at \$13,433.75 and fees of \$225.
 - C) **Solicitor Ross** stated no report.
 - D) **Board of Zoning Appeals Member Mr. Kuntz** was not in attendance. No report.
 - E) **Council Member Brian Bosheff** stated that he, Mayor Lewis and Tom Colarich visited New Albany for the purpose of seeing what data centers look like. New Albany has 40 data centers and 15 data center companies. They wanted to view and hear for themselves and attend an informational meeting. New Albany answered questions on their experiences with those data centers. Mr. Bosheff also reported on this at the last Council meeting. Mayor Lewis and Mr. Bosheff did some interviews on television discussing what they experienced. There will be a discussion today on what will be put in place for the data center ordinance.
8. Proposals or Requests: replat request for 507 Illinois Avenue. Mayor Lewis stated that the property is side by side. Mr. Byers owns both properties and would like to do some upgrades to his property. He needs to have a replat in order to make this allowable.

It was moved by Mr. Senich to approve the replat request for 507 Illinois Avenue.

Roll call:

Mr. Senich – aye
Mr. Bosheff – aye

Mr. Wishak – aye
Mayor Lewis – aye

8. Proposals or requests cont'd.

Motion carried.

9. Old Business: Zone changes at the industrial park. Mayor Lewis stated that Planning Commission reviewed the draft zoning ordinance. It has been well over a year coming up with and fine tuning based on what the Planning Commission has recommended and what has been learned from best practices across the state and country. They discussed that they are close to a final draft. Mayor Lewis would like to start the process for the public hearing. This would be scheduled so the public can make their comments. The Planning Commission would then look to vote to enact the zone changes to recommend to Council or decide to do nothing. Mayor Lewis believes we are at that point where this has been vetted. There are a few options: we can sit back and do nothing and potentially have someone decide to set up shop under conditional use. We can put a moratorium out there which a lot of communities are doing. Mayor Lewis stated that, quite frankly, especially after what he has learned in his research over the past 18 months, this is a stop gap and a timeout. It just gives you a couple more months to make your mind up about how you want to do it. You are also scaring away businesses, saying McDonald is closed. The third option, which Mayor Lewis encourages is carving out to control what we can control. We can not control the water. There is an active permit for that river, which Mayor Lewis clarified to pull eight million gallons per day. It is active with the EPA right now. They can do it right now. Mr. Domitrovich agreed with Mayor Lewis on this subject. Mayor Lewis stated that electricity use is out of our control. This has been discussed at length. PJM controls our electricity. They regulate whether or not someone can use the power down there. We can not control that. We can control sound, lighting, setbacks, size, scope, putting in community benefit agreements, etc. Mayor Lewis believes that we are at that point. He is asking for an open discussion to get everyone's thoughts. This is to decide if we want to bring this to a public hearing.

Mr. Bosheff is in favor of a public hearing. He stated that they have done the homework and have given the opportunity for people to ask questions. Like Mayor Lewis stated, we are making sure we are doing the right thing for our residents and protecting them. This is one thing that we can do and Mr. Bosheff believes it is our obligation to do so. He has looked over the draft ordinance several times and it is very similar to the ones that we have seen in other communities. Whether this actually happens or not-it may never happen-but at least there is something in place.

9. Old Business cont'd.

Mr. Wishak is also in favor of moving forward. He thinks that, if something does get set up, data centers use a lot of water and they will not be getting water from the ground water or our drinking water. They will get it from the river. How much water did the steel mills use? Mr. Wishak knows that a lot of people are against it but he would say yes. If you are going to set up somewhere that you are taking people's water that they actually use for drinking, then yes, it is an issue. In our case, there is no better place for it, in Mr. Wishak's opinion.

Mr. Senich stated that this document has been discussed for quite some time. Things we can control: the size and location of the building from the edge of the property, noise, lighting, and the aesthetics of the building. This document does a great job covering all that.

Solicitor Ross stated that he needs to finish the ordinance. There are a couple things that were recently discussed. This needs to be tied in to the zoning permit application. Solicitor Ross stated that this body can vote on whatever they want to do forward and set the public hearing. After the public hearing, they would vote to send this to Council or not. Mayor Lewis stated that when we get the final draft, we will convene for another meeting. He stated that this has been discussed and it is fair to say, hundreds of hours have been invested into carving out ways to protect this Village.

Mayor Lewis believes the one misconception is that, unlike agricultural, residential, or commercial property, this is industrial brownfield. There is not much that can go there without significant remediation. Mayor Lewis has had individuals present him with ideas of houses, a golf course or community park. He has said before and will say it again, if somebody knows an investor that is willing to lose a lot of money, send him Mayor Lewis's way. We are taking the steps to protect the Village to control what we can control.

10. New Business: Elect temporary chairman.

It was moved by Mr. Bosheff, seconded by Mayor Lewis to nominate Mr. Kuntz as temporary chairman.

Mr. Bosheff – aye
Mr. Wishak – aye

Mayor Lewis – aye
Mr. Senich – aye

Motion carried.

11. Comments from Board Members: none.

12. Adjournment:

The meeting was adjourned at 5:23 p.m. on a motion by Mr. Wishak. All voted aye.