



AGENDA

Planning and Zoning Commission

February 2, 2026 at 6:30 p.m.

Third Floor, Town Hall – Council Chambers

Silent Prayer and Pledge of Allegiance

Roll Call: Joe St. John, Debra Miller, Jason Staderman, Marc Long, Keith Palma, and Shannon Stark

1. Oath of Office

- i. Keith Palma
- ii. Shannon Stark

2. Approval of 2026 Planning and Zoning Commission Rules and Regulations

- i. Anticipated Process
 - 1. Commission Questions and Discussion
 - 2. Commission Action

3. Major Commercial Site Plan – Jared Fodor, Major Commercial Site Plan

- i. The presenter is requesting feedback on a preliminary site plan at 142 E Granville Street that includes the renovation of and addition to an existing building.
 - 1. Anticipated Process
 - a. Applicant Presentation
 - b. Staff Report
 - c. Commission Discussion
 - d. Commission Action

4. Rezoning, Planned District – Bluestone STP, Parcel #41741201017003

- i. The applicant is requesting a rezoning of the parcel listed above from Agricultural District (A-1) to Planned Commercial District (PCD) and the approval of the associated planned development plan.
 - 1. Anticipated Process
 - a. Commission Action (Application Tabled)
 - b. Applicant Presentation
 - c. Staff Report
 - d. Commission Discussion
 - e. Commission Action

City of Sunbury Ohio

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- 5. Visitors**
 - 6. Approval of Minutes**
 - a. December 22, 2025
 - 7. Zoning Report**
 - 8. Discussion / New Business**
 - 9. Next Meeting Date: February 23, 2026**
 - 10. Adjournment**