The Planning Commission for the Village of Monroeville met at 6:00pm in Council chambers, for the purpose of discussing rules and regulations for data centers.

Present at roll call:

Chris Raftery	Joe Galea, Mayor
Chris Sherley	Elisa Brown
Jim Morrow	

Also attending:
Tammy Schlachter, Jim Ehrman, Eunice Collene, Andrew Brown, Scott Summerlin, Ken Underwood, and Jill Tangeman.

APPROVAL OF MINUTES
Mr. Jim Morrow made a motion to approve the Planning Commission minutes of June 22, 2026. Seconded by Mayor Joe Galea. Motion carried.

Ms. Raftery opened the meeting for discussion. Ms. Brown began by explaining that tonight it was the intention of this committee to see a summary of the feedback that's been received that she believes is a running log of what we need to consider as we move through this process. So, she put together a document that is less comprehensive than the original one was but wanted to point out that we're hearing different things at all the meetings. Council meetings, zoning meetings, community feedback in general, and to put it all into one comprehensive place so that way as the commission looks at putting together zoning code, all of the things, all of the concerns, all of the worries are brought before the people who need to discuss them and look at it comprehensively. She would like to go through some of the upper-level things that people have said so they are able to say these are what they've got from the residents, they're summarized, and these are some of the things that they need to work on. Ms. Brown continued by saying this summary could then be provided to our legal counsel to help with the creation of the ordinance. And in doing so, to consider these items as this should not be a copy and paste situation.

Ms. Brown asked the members to go through the feedback summary for some considerations such as protection of homes, schools, tracks, athletic areas, parks, waterways and other sensitive places as well as location, scale and project as they are all very important items to consider. Also, to look at the use of best available technology to reduce noise, vibration, emissions, water use, energy demand, heat, lighting, waste, and safety risks. Along with meaningful limits on project size, megawatt demand, generator use, water consumption, expansion, and full campus build-out. Clear disclosure of the project's intended purpose, owner, operator, and known and anticipated tenants to have the full picture of the project. Also, residents have said they would like applicant-funded infrastructure, professional review, monitoring, emergency service needs, enforcement, and decommissioning, which is something that was in the Plain City ordinance that Joe brought at the last meeting. Something that's important is transparent public information, direct citizen outreach, and complaint response, and then also enforcement with meaningful consequences. Also, fair opportunities for local contractors and measurable benefits that will reach the entire community as a whole and not just subsets. So really what I tried to do this time is take the feedback from the community, research from Plain City, from different townships and

places in Pennsylvania, kind of the best data that's already in place, and put together all the things that we should look at line by line by line, but then also supplement that with legal aid, because this is bigger than any of the people in this room to be able to actually define these things and protect us. The village residents shouldn't have to pay for infrastructures, reviews, monitoring, emergency service needs, or anything else related to those improvements for the project. Safety and traffic as well, a lot of conversations with fire and what would be required for that. Traffic, obviously, Huron County Engineer, making sure that our roads and the different things that are potentially damaged are also in the agreements to be fixed.

Ms. Brown continued that we must keep hearing about what our community wants and not just a small subset. Enforcements are important. I think that must go all the way through to potentially, if legal would allow it, all the way up to cease and desist, corrective work, all the remediation, all those things have to be delineated. Discussion regarding site restoration as well.

Mayor Galea noted that a lot of what was brought up is identified and summarized in what Ms. Rafferty shared with us what the city of Findlay is considering for their data center regulation ordinance. And they've got conditional use standards for data centers, which is a proposal at this point, but he believes it's under consideration at Findlay and it mirrors a lot of what we've talked about with other communities' ordinances. The proposed ordinance for Findlay contains a section on decommissioning and what would happen if the data center site were abandoned. There are standards as far as traffic management and that these need to be included in any conditional use plans. Environmental review and emergency services review, onsite power generation, again, putting limits on onsite power generation and emergency generator use and requirements for development agreements, water usage.

The Mayor continued stating that these are kind of broad strokes and we could get granular today, which may not be necessary prior to reviewing with experienced legal counsel, which we will be retaining here momentarily. The village has taken the steps to do that and that will happen soon. Possibly as early as next week. He believes we have got a good framework from which to start, and we have gotten a lot of alignment from the community on what they want to see to make sure that any proposal is a benefit to the community and not a detriment. The message that he is getting from the community is if we put standards in place, if we enforce our standards, then we have good neighbors. If we fail to do that, we're not taking the community into account, we're not keeping the accountability to the community, then that's where problems will arise. So, I think we've got a good start to that.

Ms. Raftery commented that she was impressed with Finley's proposed Data Center Zoning Ordinance. It may not mirror what we're looking for, however, it does answer a lot of questions. The layout was very well, and it would be a working tool for us. The Mayor added that he had read it more in depth and was impressed by the level that they've gone into, and that it is, in a lot of ways, is a representation of the type of the state-of-the-art of regulation in this area and that they've really put some thought into it. He added that perhaps we reach out as a community to the planning staff and the law department and everyone at Findley to see how they arrived at this and see what insight they can give to us. And, as Ms. Raftery pointed out, some of this is not

going to be applicable to the village as Findlay is a much different sized community than Monroeville. He added that even though the two communities are different, he thinks Findlay has provided something which is a good inspiration and something for us to really consider as we move forward, and he would certainly recommend that everyone else on the commission and also that council familiarize themselves with this document and that it should guide a lot of our discussions because there is a lot in here with similar concerns as our community. This indicates that our community's asking the right questions, and that the individuals that drafted their ordinance have a lot of those considerations in mind, and they've all gone out, gotten their community's feedback, and these are concepts and feedback and concerns that we're seeing, not just in our own community, but, all over and represent valid, legitimate concerns. Another thing to be aware of is that not every consideration brought to the commission is going to be something we're going to be able to act upon. We heard in June about a lot of wide-ranging concerns, and some of them are things that are appropriate from a land-use standpoint, and some of them are policy considerations that go well beyond the village and need to be addressed at the state or federal level. What we do have is the ability to set regulations that are based on health, safety, and welfare concerns consistent with Ohio law, and I think Findlay has done a nice job to do that. And a lot of our community's concerns that have been outlined by Mr. Brown fit that framework. They're legitimate community concerns. They're in some cases health-based, in some cases they're safety-based, a combination thereof, and we need to make sure that anything we do is backed up by research, by data, by information. When we put standards out there, they must be grounded in something, and Findlay has done a good job of doing that, and I think that's part of our job here.

Ms. Raftery read from one of the sections from the proposed Findlay ordinance, and believes we, as a village are exactly in line for making sure that we mark off every one of those to the fullest degree, and that we're going to mitigate, minimize any areas that are avoidable. The Mayor stated he viewed this as making all data center applications conditional use in a specific industrial district. And one thing that's been raised a lot is an overlay district. He asked Ms. Brown if she would educate them regarding this. Ms. Brown responded that the reason she put it in the summary is because there were a lot of questions in the community about what an overlay district is versus a conditional use, and what is best, and what would be most beneficial. She continued explaining in simple terms, that an overlay district is essentially a mapped area where additional data center rules would apply on top of existing zoning that's already in that place. It can identify appropriate locations and establish those added requirements for things like parcel size, infrastructure separation, buffering, and design, whereas a conditional use process is going to evaluate the specific proposal at hand during public hearings and using standards that are already written within the zoning ordinance. The Mayor added an example would be we could say the data center overlay district is limited to these parcels or includes these parcels, and whatever regulation or permission we want to give would exist only in that overlay. And that's one way that these have been handled. Also, for a village our size, an overlay district might be more regulation or more definition than we really need. It might just be as simple as how Findlay has done it, which is this is a conditional use within this type of zoning. He stated that that's something that is probably more of a legal question than a citizen question as there are nuances there that an attorney would maybe walk them through because it's interesting that both the

Findlay ordinance and the Plain City ordinance we've looked at so far has not included an overlay. And so, I don't know if there's a significance to that, but.

Mr. Sherley added that from what he has looked into, he sees it as the conditional use permit can be in addition to the overlay. So, if there are certain things that we want to get in place that just should be there, and even if they are specific to a data center then you can put certain rules that are in there and still have other conditional use items. He added that he believes the overlay district is more defensible in court than what a conditional use permit is and layering them together would be the next step up. As we go through, this, and with things that we have heard from our community, some of them may fall easier under an overlay district and if a data center is going into this heavy industrial, then we put those regulations in place and still have the conditional use permit in place. So, they may have to be breaking it into smaller categories as we go. The Mayor agreed with Mr. Sherley and added that the standards that would apply throughout, and how those are best written, and how those are put forward and get something which is consistent. There's always the chance that, in the industrial park, someone could buy some land, someone could take over business. I think there's a vacant warehouse currently in the industrial park, so we don't know if that's going to be repurposed at one point. It very easily could be, so I think you raised some excellent points about that which ties into where we probably need some guidance and some feedback as to what the best approach for our community is. Recognizing that a lot of the communities have done a lot of good work in this area, but this must be customized to our village. I think that's first and foremost, and, you know, whatever we need to do to make sure that we have something that fits our village and our circumstances is our future.

Ms. Brown added that she pictures this as a package that you deliver to whomever we opt for legal. Here's the community feedback, what they're concerned about, here are policies that we like that are in place to protect us to the extent possible by law. The Mayor stated that that is going to be an interactive process that will have engagement from the Planning Commission, from stakeholders, public, whether that's neighbors in the Industrial Park, other people that we identify as stakeholders, certainly this group and Village Council, will have involvement in that. Council will be engaged throughout the process so it's interactive, real time. We're not going to be just hand the finished product over and ask for a vote. Ms. Brown asked the Mayor if there was ay concern from the legal groups that he spoke with the timeline and weather or not they felt it was reasonable to get all of this together. The Mayor replied that every firm and agency group he spoke with said they can work with our timeline, however, he thinks they all agree that time is of the essence. So, there's certainly that line between, the moratorium in place, we've spent some time already as a community identifying this. No one was feeling panicked, but also all recognized that we as a community want to move forward with this and have things in place sooner rather than later.

Ms. Brown presented her proposal for providing a feedback form for the community. Essentially, if anybody has something that they've researched, that they've found, that they're concerned about, that we need to look at as planning commission, village council, village solicitor. She believes this is an opportunity for the person who might not be able to attend the meetings. And

to get us much public input as possible to supplement what will already be given to legal. Ms. Collene noted that the form could be put on our website. It can be printed, fille out and then be emailed or dropped off at the administrative office. Ms. Brown described it as a working document in which as the individual is researching it and looking at different articles, they could jot down notes. She also stated it would be important for individuals to know that this would be a public record, so if you fill it out, make sure any of the details are not private or sensitive because that's something that could be shared larger with the community. Ms. Collene asked, because of the number of phone calls that she has received, if this could also be an avenue for questions, whether we can or can't answer those questions. If the form could be tweaked to have a comment and or questions notation, she could then point them to this form. Once it is ready, it could be posted quickly.

Mr. Morrow asked if all this data that we're getting, should there be a submission email that everything can be sent to it and we can all access it. Ms. Collene asked if he was referring to one email that they all had access to or individual emails. Mr. Morrow responded that everyone would have their own email. Mayor Galea added that we could possibly set up a distribution setup for the Planning Commission which would push it out to all five members. Discussion regarding mailing and emailing the question, answer form. Ms. Collene will gather information regarding what the cost for the mailing is and the percentage for the online.

Ms. Raftery asked if there were any comments from the audience.

Mr. Ken Underwood asked Ms. Collene if she had received his email from today. Ms. Collene replied that she had.

Mr. Scott Summerlin stated that he would like to reiterate about the best available technology being used and he also came across some information about the community energy impact fund which would require a large data center to contribute money based on additional electrical demands that it creates. That money would be dedicated locally to offset the community's energy impacts. For example, helping residents with electric bills, energy efficiency upgrades, home weatherization or local renewable energy projects. The idea is that if the project creates extraordinary demand on the electrical system, the community should receive a direct benefit from that impact. Two Ohio gubernatorial candidates, they're both saying basically the same thing. Ms. Ashton goes much broader with that, and Vivek talks about benefit zones where it can either impact around a surrounding area to village, cities, or even up to counties depending on the size of the data centers and I think that's something that should be looked at. His only other major concern is the proximity to the school and he believe it's called LGNs or LFNs, electrical humming that you can't hear that can affect the kids that really concerns him because out west in Texas cattle ranchers are seeing birth defects and less birth by cattle that are close to data centers. Mr. Summerlin added that this is something, if done right, that Monroeville could lead the state in doing this. He thinks the members have an excellent opportunity to put the ordinances in that can lead the state instead of trying to find one or two cities that you can patch work from but gather all of them. He stated that Monroeville has a unique opportunity to do that. He thanked the members for doing it.

Mr. Jim Ehrman then stated that at the beginning, a few meetings ago, the Commission noted they were going to put some teeth in the ordinance enforcement. Do they have any idea of what those teeth are going to be and how they are going to make them work. Ms. Brown commented she feels that has to be deferred to legal because it must be something that's going to abide by the law but then also goes up to the extent that we're able to enforce it. She has looked into it and has gotten a lot of different things but without it being consulted about what we can do, she does not have an answer to that. She continued that it's something that's a priority, it's something that's listed multiple times but that would have to be advised. The Mayor agreed and added that the million-dollar question right now is what communities do to put those teeth in there because of traditional zoning rules. He added that the village always can get an injunction if necessary and that's a powerful tool to go to the board and get an injunction against something is powerful but does not know that any community has really answered that question in a good straightforward way. Lots of communities have relied on development agreements and things like that to do it and he has not seen an ordinance out there yet that really strikes him as this is not what we should follow so we might be the ones to set that standard. As Mr. Summerlin pointed out, the opportunity to both look at the best of what other communities are doing but also to chart our own path as to what's the best way to do this. Mr. Morrow asked if we are going to make a distinction between data centers and mining operations. The Mayor replied that, it may need to be, as some of these classifications of data center would probably include mining but right now, we're in the village and so we may need to consider whether both need to be addressed, whether they can be considered as one, whether Bitcoin mining needs to have its own regulations what would that look like, might be kind of an addition to the ordinance. Mr. Sherley added that also if we're setting some of those things like noise levels and then just including both and kind of pushing it toward that because data mining is more known for not having insulated buildings, just running their noise at full blast and so it's a little bit different than your typical data center but he thinks that if we're kind of setting those requirements at a level that's safe for the properties around it then we could probably include both if we're hitting all of those things and making sure that we've got it covered. Discussion regarding our ordinances as it pertains to the industrial park and the need to look at industry in general as some companies start out under one ownership and then are bought out by another, we cannot take for granted that the corporate citizen that we have will continue to be that same corporate citizen.

Mayor Galea proceeded with the matter of hiring a zoning inspector. One of their main jobs is to take, review and approve or deny zoning permits and applications which could include conditional use permits site plans, commercial building, residential building permits, expecting sites and enforcing our ordinances, attending our planning commission meetings and our zoning appeals meetings and communicating with property owners and residents to administer our zoning laws.

The zoning inspector does not need to live in the village, that is something he has been asked a few times. The zoning inspector does not need to live here in town so if anybody knows of anyone who might have any interest, might have some experience looking at buildings at construction plans, anything like that we'd love to talk to that person so please spread that message far and wide because this has been open here for a little while and we'd love to get our next person to

come in and this is an important job in our community. If someone comes to mind who might be fit, he encourages talking to them. Plant that seed. Word of mouth is great, we use social media, we go online we do a lot of different things, but word of mouth is what he has found to be the best way to get qualified applicants into our village.

There being no other business to come before them, the meeting adjourned at 6:54PM.

Respectfully submitted,

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Eunice A. Collene, Fiscal Officer

The minutes of this meeting were recorded by Administrative Assistant Ann Beck Planning Commission Secretary, Elisa Brown examined them for both form and content and subsequently approved them as transcribed.