The Planning Commission for the Village of Monroeville met in Council Chambers on Monday, June 22, 2026, at 6 PM, for the purpose of discussing regulations for data centers.

Present at roll call: Elisa Brown, Jim Morrow Jr., Chris Raftery, and Mayor Joseph Galea.

Marcia Adelman was not present during roll call.

Also attending: Village Solicitor Jim Barney; Fiscal Officer Eunice A. Collene; Council members Tammy Schlachter, Andrew Brown, and Jim Ehrman; Liz Alexander on behalf of Decimal Digital; Huron County Commissioner Tom Dunlap; Scott Summerlin, Tracy Sellers, Julie Perry, Kenneth Didion, Deborah Underwood, Rosalie McPherson, Natalie Kaltenbach, Jeff & Dana Bertram, Bill & Pat Mahl, Laurie Englert, Thomas & Pam Smith, Chris Long, Elizabeth Steel, Karlan Daniel, Melissa Zehnder, Bernadette Ferguson, Josh Braucher, Andrew Betschman, Bonnie Beck, Ted Caldwell, Kurt Leber, Clay Krueger, Greg Schafer, Max Upton, Jerry Missler, Sheila Missler, Mario Amezquita, Jennifer Takacs, Joseph & Holly Weilnau, Rebecca Yeager, Ken Underwood, Tom Sitterly, and Heath Cleary.

Ms. Chris Raftery opened the meeting.

RESIGNATION

Ms. Raftery asked for a motion to accept the resignation of Planning Commission member Marcia Adelman. Mr. Morrow made that motion, seconded by Ms. Brown. Motion carried with no discussion.

OATH OF OFFICE

The mayor expressed his intention to appoint Chris Scherley to fill the vacancy left by Planning Commission member Marcia Adelman. The mayor then administered the Oath of Office to Chris Scherley.

DESIGNATION OF SECRETARY

Ms. Raftery said that due to Ms. Adelman's resignation from the Planning Commission, a new secretary must be appointed. She suggested Elisa Brown for the position. The mayor made a motion to nominate Elisa Brown as the secretary of the Planning Commission, seconded by Mr. Morrow. Ms. Brown agreed to the nomination. Motion carried with no discussion.

APPROVAL OF MINUTES

The minutes from the Planning Commission meeting on April 27, 2026, were reviewed. Mr. Morrow made a motion to approve the minutes, seconded by the mayor. Motion carried with no discussion.

NEW BUSINESS

Ms. Raftery called for the discussion of new business. The mayor thanked those in attendance. He reminded everyone about the current moratorium on accepting permits or site plans for constructing a data center in the Village of Monroeville. Currently, there’s an informal proposal for a data center, but nothing official has been established. Due to the moratorium, Council has instructed the Planning Commission to review regulations for data centers. The mayor said that he and Village Solicitor Jim Barney have been reviewing the existing village zoning ordinance, which does not currently address data centers. Data centers would likely be classified as a conditional use in a suitable district. This means that data centers are not automatically permitted upon application. Certain conditions may be attached to the permit, and it is not guaranteed to be approved. The applicant would be subject to the same requirements as any other building in the Industrial Park. The village needs to determine specific regulations that should apply to data centers, without indicating whether the village supports or opposes the project. The village

needs to be prepared at the end of the moratorium, and regulations should be established for when an application is submitted. Zoning ordinance creation requires time, and the Planning Commission needs to decide what is suitable for the community. It's important to research what other communities are doing, including zoning ordinances that have already been put in place. The mayor said a zoning ordinance had been created in Plain City, Ohio, for data centers. Currently, no data centers exist in Plain City; however, the zoning ordinance was created to prepare for future possibilities. The mayor reviewed Plain City's ordinance with the Planning Commission to potentially adopt similar language for the village. The mayor said that any adopted language would involve assistance from a third party, and the mayor said he had contacted several firms for consideration. In Plain City's ordinance, a data center is clearly defined. The mayor aims to create something comparable for the village. Plain City's zoning ordinance includes a chapter specifically for data centers and land use, while other communities only include it sporadically in their zoning regulations. The purpose of Plain City's ordinance states that it was issued to manage the establishment, location, design, construction, and operation of a data center within the municipality, as well as to safeguard health, safety, and general welfare. Ohio law says that a zoning ordinance is valid if it addresses the health, safety, and welfare of the community. The mayor believes the Planning Commission should keep this in mind when establishing regulations. The Plain City ordinance emphasizes the importance of reducing negative effects on neighboring properties and maintaining the character and quality of life in Plain City. It also requires compatibility with current land use, protection of public infrastructure, and encouragement of high-quality site and building design. Data centers are only allowed if they meet specific standards and procedures, ensuring that their use does not lead to significant adverse impacts that cannot be addressed. The ordinance itself does not approve a data center. Instead, it sets the standards for community evaluation. Some definitions relate to regulations based on the size of a data center. The ordinance also has a section that outlines permitted locations. The locations are conditional uses allowed only in a specific zoning area known as limited industrial. This does not apply to Monroeville, as we would need to specify which zoning districts allow it. The next section discusses the architectural and construction standards that data centers must follow. The mayor is unsure if the village has anything similar. The next part covers setbacks and height requirements, detailing how far structures should be from properties, residential areas, rights-of-way, streams, and more. The mayor said he is not suggesting the village adopt these specific dimensions or setbacks, but rather use them as a reference to establish our own setbacks and identify any nearby water courses that may require a setback. The next section focuses on landscaping and provides detailed information about landscaping buffers that help with noise reduction. The ordinance addresses screening for generators and rooftop equipment, which contribute to both noise and visual benefits. There is a section on noise and vibration, outlining permissible noise levels, measurement times (day or night), and vibrations. It talks about hums, whine, and buzz, also referred to as pure tones. It specifies when generators can be tested and used. The mayor said he appreciated the part that states follow-up sound studies must be conducted as the facility develops, with costs covered by the applicant. However, the mayor is not aware of any requirement in the village zoning ordinance that mandates the applicant to fund their own noise study. The following section discusses parking and the necessity of having a fire lane. Next, it addresses utilities, requiring the applicant to submit a utility impact analysis. The village's situation is unique since the village owns the water and electric utilities. The applicant needs to conduct their own analysis to help the village. The mayor talked about the importance of the next section, which focuses on emergency management. Applicants are required to create a plan designed by a qualified professional, which would be reviewed by the Fire Department, Police Department, and other emergency management services. This is important for fire suppression, containment, ventilation, evacuation, and assessing access roads. It is also important to ensure that first responders receive proper training. Another section pertains to the environmental resource and community mitigation plan, which mandates the applicant to create a plan with the help of an environmental professional. The plan must include data and modeling to show the expected resource

demand and confirm that heat exhaust will not raise the ambient air temperature by more than three degrees at the property line for residential use. This is something the village could take into account, including for school and athletic facilities. The ordinance also requires backup power systems to have EPA Tier 4 certified engines, to ensure stormwater management designs prevent runoff from leaving the site, manage runoff to avoid raising local waterway temperatures, and use water conservatively. The mayor said this might relate to closed-loop cooling. There is also a strategy for community environmental mitigation, which reviews the contributions the applicant could make to lessen community impact. The mayor said the next two sections are important as well. A data center applicant in Plain City must provide a decommissioning plan detailing actions if the facility closes, including mitigating any effects. This section covers the removal of substations, mechanical equipment, and the safe disposal of hazardous materials like diesel fuel, lead-acid or lithium batteries, and refrigerants. Financial aspects are also included. The final section addresses technical review costs. If the municipal government needs to hire experts to validate the proposals, the applicant must cover these expenses. The mayor stated that these points are a foundation for the village's considerations moving forward. He also noted that no vote is taking place today. Tonight's meeting is not intended to advance this project. More discussions and feedback are necessary before the moratorium ends in March 2027.

Ms. Sheila Missler said warnings about the risks of AI (Artificial Intelligence) were given years ago. AI is rapidly advancing, but not for humans. Jobs are being lost because of AI. Data centers consume vast amounts of farmland and require excessive water and electricity. Residents who live near data centers have noticed an increase in their utility bills. Additionally, data centers contribute to air pollution. To survive, people need food, water, and clean air. Ms. Missler asked that humans be chosen instead of data centers.

Ms. Elisa Brown discussed the handout she created, titled Specified Zoning Considerations for Data Centers. She said she'd like the Planning Commission to consider this as zoning regulations are developed, and added that community feedback should be considered as well. Ms. Brown said that she had reviewed the current village zoning code. She agreed with the mayor that the current zoning regulations were not designed with large-scale data centers in mind. Before any consideration of such a facility, the village should review and amend its zoning ordinance to ensure that data centers are clearly defined, appropriately classified, and subject to objective standards for addressing infrastructure demand, utility consumption, operational impacts, public safety, environmental impacts, and compatibility with surrounding land uses. Currently, Monroeville doesn't have a zoning framework that addresses industrial-scale data centers. The existing regulations do not address facility scale, electrical demand, utility impacts, noise, campus expansion, proximity to schools, or long-term infrastructure requirements. Standards need to be established before any future proposals are made. This is not about approving a specific project, but determining whether Monroeville has adequate regulations for a land use that was never considered when the existing ordinance was created. Ms. Brown feels that the Planning Commission has a responsibility to determine these standards before a formal application arrives. She advised that the purpose of the moratorium is to provide the village with sufficient time to evaluate ordinance language, infrastructure impacts, utility capacity, and compatibility standards before applications are considered. Ms. Brown believes that the process should not be rushed. If that requires extending the moratorium, a discussion must be made. This choice affects future generations. Ms. Brown feels the zoning ordinance should clearly define maximum noise levels, maximum building heights, minimum setbacks, screening requirements, lighting standards, utility demand thresholds, expansion thresholds, school separation requirements, and classification by scale, with review requirements that increase as operational intensity increases. The village needs to establish clear standards while retaining the authority to do so. Ms. Brown encouraged community members to review Ohio House Bill 116 (also known as the Ohio Blockchain Basics

Act). Ms. Brown stated that any decisions made by the Planning Commission should align with the community. The zoning code should contain clear definitions, be objective, and be enforceable. Ms. Brown feels the current zoning ordinance is ineffective and has lax enforcement power. Ms. Brown said the Planning Commission could use a model policy and apply it to what is important to the community. The ordinance could be sent to a law group to determine the legality, but she feels the Planning Commission needs to have input in every section. Infrastructure and utility protection need to be considered. The burden of proof should rest with the applicant. Applicants should demonstrate that the electrical, water, fire protection, and road capacity exists. They also need to demonstrate that emergency services can support the project. Ordinance language should answer specific questions before an application is considered, and questions should be resolved through ordinance language rather than project negotiations. Ms. Brown feels that there shouldn't be public subsidization of private infrastructure. Applicants should bear the cost of infrastructure improvements required to serve the project. Another subject to consider is community compatibility standards. Consideration should be given for school and residential protection, with potential standards including enhanced setbacks, landscape buffers, noise and traffic protection, and lighting limitations. Ms. Brown noted that she listed noise standards as well as visual and aesthetic standards in her handout. In reviewing the proposed data center, the Planning Commission needs to look at the full build-out, not just phase one. Projects tend to snowball once they begin. Ms. Brown expressed the importance of having an ordinance completeness requirement. No application should be considered until all the required studies have been submitted and independently reviewed. Enforcement of the ordinance needs to be strong and effective, and can't just be a letter in the mail. Meaningful enforcement mechanisms should exist and include independent compliance monitoring, annual reviews, performance bonds, daily fines, permit suspension, permit revocation, and injunctive relief when necessary. Standards are only effective if violations have consequences.

Mr. Mario Amezquita said that he used to be a Police Officer in Monroeville. He asked whether the Planning Commission had thought about assembling a team to investigate Decimal Digital. He believed they had a history, as they claimed to have set up data centers in other areas. Mr. Amezquita suggested it would be wise to reach out to those communities.

Ms. Elizabeth Steel said that she and her husband had come across a lot of information about this on Facebook. She believes there is a lot of misinformation circulating on social media and asked if the village could share factual information online. The mayor responded that there is no information currently available on the website, but he had received this suggestion before and thinks it's a good idea to provide something for people to read online. Mr. Amezquita agreed, stating that it's beneficial to have accessible information so that people can understand what is happening. Ms. Brown pointed out that it's challenging to find unbiased research that isn't influenced by public opinion. While there is public testimony at the state level regarding the public's views on data centers, it's unclear where the funding and the truth lie behind it. Presently, there isn't enough data and research to make a well-informed decision. Mr. Amezquita expressed interest in finding out if anyone had visited a data center currently operated by Decimal Digital.

Ms. Liz Alexander, legal counsel for Decimal Digital, addressed the Planning Commission. She said that she is here tonight to talk about regulating zoning for data centers. She said that Decimal Digital supports the idea of an overlay district. This is an effective tool that enables the village to manage specific land use without altering the current zoning rules. It maintains the existing zoning laws while adding a layer for particular uses, such as data centers. An overlay district offers flexibility and would allow the village to establish general standards for data centers instead of making individual decisions for each parcel. It also helps the village protect its interests with important factors like setbacks, buffers, and noise control. This

method tailors regulations to address specific challenges. Overlays are designed for situations like this, where a use may have unique requirements that differ from other uses in the area. It would allow the village to outline its specific needs and guidelines, and offer clarity and predictability. On behalf of Decimal Digital, Ms. Alexander expressed their support for an overlay district, which is a successful strategy in Ohio. Ms. Alexander said that her colleague, Ms. Jill Tangeman, had worked closely with other communities that have implemented overlay districts. This method is balanced and measured, providing the framework Decimal Digital seeks. She proposed that a straightforward approach would allow data centers as a permitted use with an overlay district. If a conditional use permit is issued, it should contain clear factors for the requirement of the conditional use. Concerning setbacks, she believes they are overly onerous compared to the usual 100 or 200 feet. Decimal Digital is eager to continue discussions with the Village of Monroeville about the advantages data centers can offer. Mr. Braucher asked Ms. Alexander to outline the benefits of a data center. Ms. Alexander responded that she thought tonight's discussion was focused on data center regulations. The mayor agreed and advised Mr. Braucher that the meeting was about data center regulations. (Multiple attendees were speaking simultaneously, preventing proper transcription of the minutes.) Attendees were accusing Decimal Digital of a lack of transparency.

Ms. Jennifer Takacs stated that ideally, a data center shouldn't be located within six miles of a school. The village experienced a power outage two weeks ago. If this had occurred while a data center was running, their generators could have activated and harmed children. Ms. Takacs said she would like to avoid worrying about potential issues after they arise. The chemicals released into the air could trigger asthma attacks in children. Generators should not be operating near the school, which lacks air conditioning. Ms. Takacs noted that many cities have raised concerns about noise and vibrations from data centers. She pointed out that Decimal Digital had not disclosed information about their investors. She asked whether the Planning Commission had conducted background checks on any of Decimal Digital's investors. An attendee asked about the investors, and Ms. Takacs said she did not know who they are or why they remain unidentified. The same attendee asked if anyone from the proposed data center was present. Ms. Liz Alexander identified herself as the legal counsel for Decimal Digital. The attendee requested the name of the entity planning to build a data center in Monroeville. Ms. Alexander confirmed she represents Decimal Digital. The attendee then asked Ms. Alexander for the names of Decimal Digital's investors. Ms. Alexander replied that she thought the meeting's purpose was for the Planning Commission to hear public concerns. The attendee responded that his question is a public concern. The mayor reminded the attendee that the discussion should return to data center regulations.

Mr. Weilnau said that he and many others are confused about data centers. Village Council should recognize that there are people present with questions, and they have a responsibility to provide answers. Many are unfamiliar with terms like megawatt and gigawatt. Ms. Alexander mentioned that Decimal Digital is open to hosting a town hall meeting. She can also document everyone's questions to ensure they are addressed during the town hall. She explained that at this time, Decimal Digital does not have an application pending with the Village of Monroeville for a data center. The purpose of tonight's meeting is to discuss possible restrictions for the zoning code. Mr. Weilnau stated that the village needs to explain what is happening and the timelines involved. Another attendee said that Mr. Weilnau's inquiries are straightforward and can be answered. Ms. Alexander responded that she has already addressed the question, and said that Decimal Digital does not have a pending zoning application with the Village of Monroeville. Mr. Weilnau asked whether the proposed data center qualifies as a major facility. Ms. Elisa Brown clarified that the meeting is for the Planning Commission to begin drafting a zoning ordinance for data centers, ensuring that when Decimal Digital submits a proposal, the village has established guidelines. No formal submissions can occur unless they meet the criteria set by the ordinance. Mr. Weilnau also asked if there could be limits on electricity usage. The mayor verified what Ms. Brown

explained and said that not every meeting is for the topic of every conversation. Mr. Weilnau said that he wants to make sure questions are answered.

Ms. Rebecca Yeager asked about the duration of Decimal Digital's presence over the next six months and whether they would contact the Planning Commission or vice versa. The mayor said that future communications would occur. Ms. Yeager then asked how the Planning Commission intends to address this, as the situation seems questionable. She said the Planning Commission claims they have not received an official proposal from Decimal Digital, yet they are working on regulations for a data center. Ms. Brown agreed that if discussions are taking place with Decimal Digital, they should involve a wider group, including members of the Council and the Planning Commission.

Mr. Scott Summerlin said that for transparency purposes, he voluntarily serves on the BZA (Board of Zoning Appeals). Mr. Summerlin stated that the ORC (Ohio Revised Code) sections 713.07 and 713.10 specifically authorize municipalities to classify industries by nature and character, to impose special regulations of (inaudible) assets. Mr. Summerlin said that he agrees with everything that Ms. Brown spoke about earlier, and the village has the right to establish ordinances. Mr. Summerlin said one thing that he hasn't heard discussed tonight is megawatt usage. Megawatt usage can be added to the ordinance and can be reviewed every time the data center wants to increase its megawatt use. Mr. Summerlin said that he had previously spoken to Village Solicitor Jim Barney. Mr. Barney had said that Decimal Digital was looking at using 1.6 gigawatts of energy. However, Mr. Summerlin read in Decimal Digital's handout that their goal is to use 1 gigawatt. Mr. Summerlin asked for clarification. Mr. Summerlin feels that Council, the Planning Commission, and the mayor should take their time in creating a zoning ordinance that addresses data centers. Mr. Summerlin said it's important for the Mayor and Decimal Digital to schedule an event where community questions could be answered.

An attendee asked about the power generation in Monroeville. The mayor explained that the village does not generate power but instead purchases it from the grid. The participant then asked if Decimal Digital would need to purchase power from the village. The mayor confirmed this. Another participant said that Decimal Digital indicated they source power from the same supplier. The mayor reiterated that the power is sourced from the grid.

Ms. Liz Alexander stated that, to clarify, a zoning overlay district applies to all data centers, not just a specific applicant. This is not a decision made by Decimal Digital; it is a matter of zoning code. Usually, there is a process for submitting an application within an overlay district. After submission, a review period occurs, and a hearing is usually arranged.

An attendee asked whether a data center is currently present in the Industrial Park. The mayor said that a bitcoin mining operation is currently functioning there. The attendee then asked if the village was left with an unpaid bill. The mayor confirmed this. The attendee further asked if Decimal Digital was linked to the bitcoin mining company. The mayor clarified that a company called Gray Matter was running the bitcoin mining operation. The court intervened to safeguard the village's interests and recover funds, and Decimal Digital is working with the court-appointed receivership as a tenant. The mayor explained that Gray Matter and Decimal Digital are separate entities. Additionally, Gray Matter had also defrauded Decimal Digital. (Multiple attendees were speaking simultaneously, preventing proper transcription of the minutes.)

An attendee mentioned that there are several data center proposals and asked how the township would decide which one is awarded a contract. Mr. Barney responded that's not how the process works. The

zoning would be established, and if someone wants to set up a data center and meets all zoning criteria, it won't go out for bid. At that stage, it will be assessed whether the zoning requirements are satisfied. The attendee spoke about the issue of limited electricity, water, and generation capacity. He said there could be competing proposals. Mr. Barney clarified that there might be applications, but not competing proposals from the village's perspective. The village can control what they are permitted to do and can only supply a certain amount of electricity. There must be a cap. Monroeville does not accept bids, so the applicant either qualifies or they don't. Monroeville has limited space, making multiple data centers impractical. An attendee asked if they would be approved as long as they meet the qualifications. Mr. Barney confirmed that if they comply with the regulations set forth, then yes. The attendee questioned if the village can legally reject them for any reason. Mr. Barney explained that they must follow village regulations, which is what the mayor and Ms. Brown discussed earlier. If someone adheres to the regulations and establishes a data center, the village would be safeguarded from the issues that Council and the Planning Commission are receiving feedback on. This will be a lengthy process. Ms. Brown suggested that the Planning Commission should evaluate whether there is an implied approval or an expectation of approval. (Multiple attendees were speaking simultaneously, preventing proper transcription of the minutes.) Ms. Brown stated that the applicant must clearly outline the intended purpose.

Ms. Holly Weilnau stated that Decimal Digital is the developer, which means they will ultimately select the highest bid, and that party would obtain the data center. Decimal Digital is simply the developer and would lease the space to another entity. The village will not have a say unless regulations are created. She knows this is not part of the Plain City ordinance. Decimal Digital will not possess the AI; they will be renting it out and acting as a landlord. She asked how the Planning Commission planned to address this. What's in effect in Plain City is different from what is being suggested here. The mayor said that he does not have an answer at this time; it is a question that needs further research.

Mr. Ken Underwood stated that one of the issues with data centers is the generators. He recommended including a provision in the ordinance that prevents the data center from using diesel or natural gas generators. There are alternative energy sources, like hydrogen fuel cells or small modular reactors (SMRs), that can be installed close to a data center. He also suggested tracking water usage and creating tiered rates for increased consumption, with a cap. He asked what the Planning Commission plans to do to pursue this. He said that meeting for a couple of hours once a month isn't enough and asked if the commission plans to meet weekly instead. Ms. Brown agreed. Ms. Raftery responded that over time, the commission will create a plan to determine their meeting frequency. The public will be invited to those meetings.

Ms. Julie Perry spoke about her concern and lack of trust in the members of Decimal Digital. She believes that citizens should have had the opportunity to vote on this matter. This decision will impact the futures of children. She asked whether this issue is final or if the village still has a chance to oppose it. The mayor clarified that no application had been submitted yet. Ms. Perry said that everyone present needs to understand that there is still a possibility to stop this. Ms. Brown urged everyone to speak up and advocate at the state level. If the Ohio House Bill passes, it will undermine local control. The mayor reassured everyone that he is not suggesting that everyone had already made up their minds about this issue. No application has been filed, and discussions are still ongoing. Ms. Brown warned that local control will be lost if Ohio House Bill 116 is approved.

Huron County Commissioner Tom Dunlap recommended addressing wind speed and solar in the zoning ordinance.

Ms. Holly Weilnau said that during a previous meeting, Decimal Digital indicated they would not use as much water as other systems, which was called zero liquid discharge. However, there is solid waste produced from zero liquid discharge, so she suggested creating regulations on how to manage that solid waste. Ms. Brown said that it would be challenging to address everything, but she believes there should be more open communication beyond these meetings. She suggested having a phone number for people to call or a way to submit their ideas. The mayor said that the village currently does not have such a system in place. However, he encouraged anyone to email him at Mayor@MonroevilleOhio.com, and he will share the information as needed. Fiscal Officer Eunice Collene added that people can also call the Village Administrative Office if they don't have access to email.

Ms. Bernadette Ferguson asked a question to the lawyer representing Decimal Digital. She said that it was mentioned earlier that Decimal Digital could hold a meeting where attendees could submit their questions in writing. She asked if spontaneous questions could also be addressed during that meeting. Ms. Liz Alexander confirmed that they would be ready to answer questions as much as possible. She encouraged attendees to send in technical questions beforehand so Decimal Digital could prepare better responses.

Ms. Cassie (last name inaudible) mentioned that she is from the Bellevue area. She said that her community members want to invest in their own local area rather than in a big corporation that does not benefit them. If renewable energy sources like solar and wind are being developed, those investments should be made within the community to support it and generate jobs locally.

An attendee requested the mayor to explain what happened with Decimal Digital, and noted their purchase of land in the Industrial Parkway. The mayor confirmed that Decimal Digital owns 48 acres in the Industrial Park and, to his knowledge, they have not purchased any more land in that area. The attendee asked whether the land was purchased from the village. The mayor responded that it was not, as the village does not own any land in the Industrial Park. Decimal Digital purchased the acreage from the Industrial Park's developer. The attendee suggested that the village establish a website to share information and dispel rumors.

An attendee asked about regulations in the Plain City ordinance regarding a data center's proximity to an athletic complex. The mayor said that there are none. The attendee then requested the mayor to confirm if the data center will be located near the new athletic track. Multiple attendees confirmed.

Mr. Scott Summerlin asked about the possibility of an ordinance requiring developers to utilize the latest technology when building a data center or developing AI, to avoid the risk of drilling wells and polluting the water supply. He remembered that Decimal Digital had said they would use the most advanced technology available. The mayor acknowledged that it is worth considering. Mr. Summerlin said that well testing should be done before any development and that should be included in the ordinance.

Mr. Ted Caldwell said that during the last meeting, it was stated that if Decimal Digital received approval for phase one, they would want to proceed to phase two, or they wouldn't proceed at all. He said that it's clear people have been talking about this, or else the project wouldn't be pushed so strongly. If the village agrees to phase two, it would nearly reach Williams Road. It's obvious there have been private discussions, because if phase one is completed, phase two will follow, and Decimal Digital would then be eligible for a tax break. The mayor stated he does not support giving Decimal Digital a tax break. Mr. Caldwell asked whether Decimal Digital had been in talks with anyone from the village about phase two of the zoning. The mayor replied that he didn't believe so, but mentioned there had been conversations about future electric infrastructure, which take place at the utility level.

Ms. Rebecca Yeager asked whether all phases are included in the initial approval or if they are approved in stages, or if everything is approved simultaneously. The mayor said that he believes they are separate buildings and would be approved in phases. She then asked if a completely new ordinance would be created to discuss the limits on expansion or construction at any given time. The mayor said that this is a possibility. Mr. Barney said that the village had not yet handled any data centers, but that each phase must adhere to the zoning ordinance, including land use.

Mr. Caldwell asked if the data center is built in phases, whether Decimal Digital could be bonded for a specific number of years to prevent them from leaving after a few phases. The mayor confirmed and said that he mentioned it earlier when discussing decommissioning.

Mr. Heath Cleary asked whether Decimal Digital would tie into the village power system, and if so, whether other electric customers would bear the costs if Decimal Digital exceeded peak usage. The mayor responded that this was not the subject for discussion tonight. Mr. Cleary said that the mayor was mistaken, as this issue should be included in the zoning ordinance. The mayor said that Decimal Digital already has an electric contract that addresses these situations. If approved, Decimal Digital would be responsible for the construction of the substations. The mayor said he is unsure how this relates to peak usage and wholesale rates. Mr. Cleary pointed out that if the village's electricity supplier notices high usage from Decimal Digital, they will increase the bills for all customers.

An attendee asked if Decimal Digital is required to purchase power from the village, and the mayor confirmed.

Ms. Weilnau said that Decimal Digital clearly wants the overlay zoning district and asked about the difference between an overlay zoning district and other methods. Mr. Barney explained that each district has its own set of rules. An overlay district adds additional regulations without replacing the existing ones; it simply layers new rules on top of the current district regulations. Mr. Barney has seen this approach used in downtown areas but not in industrial zones. This allows for the introduction of specific regulations for particular situations while keeping the existing rules in place. An attendee asked whether it might be better for the village to address these issues through an ordinance instead of an overlay zoning district, as an overlay could put the village at risk. The mayor said that this is why the Planning Commission plans to reach out to experts.

Mr. Bill Mahl said that he believes there isn't enough space in the Industrial Park for phase two. He asked whether Decimal Digital would need to buy private farmland to the west and if the village plans to annex that land. He also asked if it would be under the village's control once it goes beyond the Industrial Park. The mayor responded that he understands Decimal Digital wants to annex into the village. An attendee questioned whether the village could refuse that request. The mayor said that annexation is entirely up to the village. She noted that she had already talked to the Ridgefield Township trustees, who do not want to be annexed and prefer not to lose more farmland to a data center. The mayor said that annexation discussions are collaborative between the village and the township, and from his perspective, the village wants to maintain open communication and cooperation with the township. Ms. Brown emphasized the need for citizens to contact the township trustees.

Ms. Cassie (inaudible) asked about the amount of third-party data available for developing a mitigation plan. Ms. Raftery said that this could be considered.

Mr. (inaudible) asked if the ordinance could legally define the data center for distinct use, which would revoke their by-right clause. Mr. Barney said that this can be addressed in the ordinance. It is clearly specified in the moratorium.

Ms. Perry said that if the data center is approved, she would like to ask about the semi-truck routes for construction. She asked if semi-truck drivers are allowed to access Monroe Street from State Route 547 and whether that area is still considered a residential route from the intersection of State Route 99 and Monroe Street. The mayor said no, citing a previous issue with ODOT (Ohio Department of Transportation). Ms. Perry said it used to be a residential route when she first purchased her home, but now large semi-trucks drive down the street. The mayor said that this is an ODOT issue and he would address it at the next regular Council meeting. Mr. Andrew Betschman said that semi-trucks turning from State Route 547 onto Route 20 are occupying three lanes of traffic during their turns, which is a concern that needs to be addressed. Mr. Sitterly added that semi-trucks cannot be prevented from driving in that area because the state or federal government has provided funds for street repairs, and the state has authority over state routes.

ADJOURNMENT

Ms. Raftery asked for a motion to adjourn. Mr. Jim Morrow made that motion, seconded by the mayor. There being no other business to come before them, the meeting adjourned at 7:30 pm.

Respectfully submitted,

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Elisa Brown,
Planning Commission Secretary

The minutes of this meeting were recorded by Administrative Specialist Heather Alicea. Planning Commission Secretary Elisa Brown examined them for both form and content and subsequently approved them as transcribed.