

RECORD OF PROCEEDINGS

MINUTES OF PERRY TOWNSHIP TRUSTEES

MEETING
HELD SEPTEMBER 5, 2024

PERRY TOWNSHIP TRUSTEES MET IN SPECIAL SESSION FOR A PUBLIC HEARING REGARDING A RESOLUTION TO ADD DATA CENTERS TO ZONING, CALLED TO ORDER AT 6:00 BY CHAIRPERSON LARRY SIDENER. GREG KESSEN AND KEVIN COX PRESENT. ROLL CALL BY FISCAL OFFICER. THE PLEDGE OF ALLEGIANCE FOLLOWED AND TRUSTEES PRAYER FOLLOWED.

CHRISTINA STOMBAUGH, FISCAL OFFICER –

CHAIRMAN LARRY SIDENER STATED THAT THIS PUBLIC HEARING FOR THE PURPOSE OF AMENDING THE PERRY TOWNSHIP ZONING TO ADD DATA CENTERS LANGUAGE TO INDUSTRIAL ZONING.

ADAM HAUNHURST (PLANNING ENGINEER AT LIMA ALLEN COUNTY REGIONAL PLANNING)– HE IS IN CHARGE OF TECHNICAL RECOMMENDATIONS, ZONING PETITIONS, AND ZONING AMENDMENTS. HE EXPLAINED THE TIMELINE FOR ADDING DATA CENTER LANGUAGE TO I-1 ZONING. AFTER PERRY ZONING COMMISSION RECOMMENDED ADDING DATA CENTER LANGUAGE TO INDUSTRIAL ZONING IT THEN CAME TO REGIONAL PLANNING AND DCC (DEVELOPMENTAL CONTROL COMMITTEE) WHERE THEY RECOMMENDED APPROVAL. PERRY TOWNSHIP IS REPRESENTED ON DCC BY TRUSTEE KEVIN COX. TRUSTEE COX DID ABSTAIN FROM THAT VOTE BUT WAS PRESENT. AFTER DCC'S APPROVAL IT WAS FORWARDED BACK TO THE ZONING COMMISSION AND IT NOW COMES BEFORE THE BOARD OF TRUSTEES FOR A PUBLIC HEARING.

CHAIRMAN SIDENER EXPLAINED TO GUESTS BEFORE THE PUBLIC HEARING THAT WE WILL TRY TO KEEP COMMENTS TO 3 MINUTES OR LESS. HE ASKED THAT GUEST PLEASE GIVE THEIR NAMES AND ADDRESS AS PART OF THE RECORD.

GUESTS:

JAY SMITH – 6587 SANTA FE RD – 25 YEARS AGO A STEEL MILL WAS LOOKING AT THIS SAME PARCEL. AT THAT TIME PERRY RESIDENTS DIDN'T HAVE ANY THING TO SAY ABOUT THAT PROJECT AND IT EVENTUALLY MOVED ON. HE STATED THAT LARGE PROJECTS LIKE THIS DON'T USUALLY PAY FOR THEMSELVES IN UPKEEP. HE WOULD LIKE TO HEAR FROM MICROSOFT AT THE OPEN HOUSE ABOUT THE INFRASTRUCTURE FOR THAT SITE THAT WILL NOT COST THE PERRY RESIDENTS ANYMORE TAX MONEY. HE FEELS ZONING IS THE 1ST LEVEL APART FROM REGIONAL PLANNING. HE THINKS THERE SHOULD BE A PUBLIC PLANNING PROCESS WHERE RESIDENTS CAN EXPRESS VIEWS ABOUT TYPES OF DEVELOPMENT THAT RESIDENTS WOULD LIKE TO SEE. HE KEEPS HEARING THAT PEOPLE DON'T WANT THIS SIZE OF DEVELOPMENT IN THIS AREA. WE SHOULD BE PLACING SMALLER DEVELOPMENTS WHERE INFRASTRUCTURE IS ALREADY IN PLACE. THIS COULD CAUSE DETRIMENTAL IMPACT ON RESIDENTS WAY OF LIFE.

KELLY SCHOOLER – 4327 SCHOOLER RD PERRY SCHOOL SUPERINTENDENT – SHE STATED THAT SHE DIDN'T KNOW ABOUT THE MEETING TONIGHT UNTIL TODAY. WE HAVE SUPPORT AND MOMENTUM EVEN THOUGH WE MAY NOT FEEL IT IN THIS ROOM. SHE STATED RESIDENTS DIDN'T SEEM TO WANT TO BUILD THE ELEMENTARY BUT ONCE THE PROJECT WAS STARTED THEY WERE ABLE TO GET IT DONE. HE ASKED THAT WE LISTEN TO THE PULSE OF THE WHOLE TOWNSHIP RATHER THAN JUST A SELECT FEW.

CINDY LEIS –

SHARON MULLINS – SHE ASKED RESIDENT JAY SMITH TO EXPLAIN WHAT HE MEANT BY INFRASTRUCTURE. HE EXPLAINED THAT INCLUDES ROADS, SEWERS, WATER LINES AND ROADWAYS. HE WANTS TO KNOW IF MICROSOFT HAS A PLAN ON NEEDED IMPROVEMENTS OR IF THE TAX PAYERS WILL HAVE TO PAY FOR IT.

DAVE STRATTON – ALLEN ECONOMIC DEVELOPMENT GROUP – WANTS TO ENCOURAGE THE TRUSTEES TO CONSIDER PUTTING DATA CENTERS IN I-1 ZONING. THIS IS THE 1ST STEPS IN MANY STEPS. HE ENCOURAGES RESIDENTS TO FOLLOW ALONG THE PROCESS WITH THE PUBLIC MEETINGS. AFTER MONTHS WE ARE STILL AT STEP ONE SO THERE WILL BE MANY OPPORTUNITIES FOR MORE INFORMATION IN THE FUTURE. HE BELIEVES THIS IS A GENERATIONAL PROJECT. PUTTING DATA CENTERS IN THE ZONING LANGUAGE WILL HELP RESOURCES COME TO THE TABLE THAT MAY HELP THE TOWNSHIP AND PERRY SCHOOLS TO HELP WITH ANY SHORTFALLS THAT WE MAY HAVE. HE ASK THE TRUSTEES TO CONSIDER ADDING DATA CENTERS TO I-1. HE KNOWS A LOT OF PEOPLE HAVE QUESTIONS AND MANY OF THOSE WILL BE ANSWERED AT THE OPEN HOUSE ON SEPT 12TH.

FRANK CLEMENTZ- 5525 ST JOHNS RD HE STATED THAT HE HASN'T DECIDED IF HE IS FOR OR AGAINST IT YET BECAUSE HE HASN'T RECEIVED ENOUGH INFORMATION. HE WANTS TO KNOW WHAT THE NOISE LEVEL IS. PLAIN CITY HAS AN AMAZON FACILITY AND IT IS LOUD. MUCH LOUDER THAN A LAWN MOWER. IT WILL AFFECT THE COMMUNITY THAT WILL BE THEIR NEIGHBORS WITHIN A ONE MILE RADIUS WITH THE NOISE AND RUN-OFF. HE ASKED THE TRUSTEES TO CONSIDER EVERYTHING BEFORE MAKING A DECISION.

JANET LAUF- 1642 E HUME RD – ON BEHALF OF HER MOM- SHE STATED THAT SHE DOES NOT WANT IT. THEY PAINT A PRETTY PICTURE BUT FEELS EVERYONE WILL BE SURPRISED. SHE DOESN'T LIKE BEING THREATENED AT THE MEETINGS BY BEING TOLD THAT “SOMETHING WILL GO IN THERE AND YOU PROBABLY WOULDN'T LIKE THE OTHER OPTIONS”. HER PARENTS HAVE BEEN LIFELONG RESIDENTS AND SOMEONE YOUNGER WANTS TO COME IN. SHE ASK THAT THE TRUSTEES SERIOUSLY CONSIDER ALL OF THE RESIDENTS THAT THIS WILL AFFECT.

ADAM HAUNHURST – HE WOULD LIKE TO ADDRESS SOME OF THE CONCERNS FORM THE RESIDENTS IN ATTENDANCE. PERRY TOWNSHIP HAS A COMPREHENSIVE PLAN THAT THE TOWNSHIP PARTICIPATES IN TO STATE WHAT EXACTLY THEY WANT TO GO INTO AND WHERE. THEY WELCOME PUBLIC PARTICIPATING FOR THE VISION FOR THAT FUTURE. EVERYTHING REGIONAL PLANNING DOES COMES THROUGH TOWNSHIPS FIRST.

JAY SMITH – GETTING INFORMATION THAT ANY REGIONAL PLANNING IS TAKING PLACE IS HARD TO GET. HE ASKED HOW PEOPLE OF THE TOWNSHIP ARE NOTIFIED WHEN COMPREHENSIVE PLANS ARE DISCUSSED. MANY TIMES, IT FEELS LIKE PLANNING COMES FROM THE TOP DOWN. THE PUBLIC HAS INTEREST IN WANT THEY WANT TO SEE. THEY WOULD LIKE TO SEE SMALLER DEVELOPMENTS. HE APPRECIATES THE BOARD AND REGIONAL PLANNING.

NANCY JOHNS – 5000 GREELEY CHAPEL WOULD LIKE TO ASK REGIONAL PLANNING IF EVERY DATA CENTER HAS TO HAVE THEIR OWN BUILDING. SHE COMPARED DATA CENTERS TO CELL PHONE TOWERS BECAUSE DIFFERENT COMPANIES SHARE THE SAME TOWERS. IN PLAIN CITY AND NEW ALBANY THERE ARE AMAZON, MICROSOFT AND GOOGLE FACILITIES THAT ARE MASSIVE IN SIZE. THEY ARE TEARING UP LAND AND HOUSES. THEY ARE ALL OVER THE COUNTRY. SHE STATED THAT AT THE LAST MEETING SHE WAS AT THEY HADN'T RELEASED THE NAME OF THE COMPANY AND STATED THAT SHE HEARD WHO IT WAS ON THE NEWS. CHAIRMAN SIDENER STATED THAT THEY DISCLOSED IT AT THE PUBLIC MEETING ON AUGUST 13TH.

CHUCK WEIGT (ZONING APPEALS BOARD)- 3495 WARSAW RD – HE STATED THAT THE PUBLIC DOES HAVE OPPORTUNITY TO HAVE THEIR OPINIONS AND THOUGHTS HEARD. ALL THE MEETINGS ARE PUBLIC AND ADVERTISED. PLEASE COME TO THE MEETINGS BECAUSE THEY WELCOME THE IDEAS. THE DATA CENTER STUFF IS BEING TAKEN OUT OF CONTEXT. THEY WILL HAVE A LOT OF INFORMATION AT THE OPEN HOUSE ON SEPTEMBER 12TH. THE ZONING BOARDS JUST WANT TO BRING ZONING INTO THE 21 CENTURY. IT IS VERY OUTDATED. THEY AREN'T TRYING TO BULLDOZE ANYONE'S HOUSE. THEY JUST WANT TO KEEP THE TOWNSHIP ALIVE.

FRANK CLEMENTZ – HE STATED THAT AT THE LAST ZONING MEETING THEY WERE NOT ALLOWED TO MAKE COMMENTS. THEY WERE TOLD THEY WERE ONLY ALLOWED TO SIT AND LISTEN.

CATHY CLEMENTZ - WHICHEVER WAY THIS GOES THE COMPANY WILL GO ALONG AND MEANWHILE WE HAVE NEIGHBOR AGAINST NEIGHBOR AND FRIEND AGAINST FRIEND AND SHE THINKS THAT IS A SHAME.

LORETTA HICKS - 4466 ST JOHNS HER FAMILIES HOMES. SHE ASKED IF ANYONE HAS HEARD THAT STATES ARE BANNING DATA CENTERS BECAUSE OF THE POWER CONSUMPTION. TRUSTEE KESSEN STATED THAT VIRGINIA HAD A LOT OF DATA CENTERS AND ARE NOW REVISITING TO MAINTAIN GROWTH OF SOME OF THE DATA CENTERS. GREG HASN'T HEARD OF ANY STATE BANS. THE RESIDENT IS CONCERNED WITH POTENTIAL BLACK-OUTS.

RESIDENT DISCUSSION- A RESIDENT SPOKE OF THE NATION OF IRELAND WHERE 80 DATA CENTERS USE 20% OF THE ENTIRE ELECTRIC FOR THE WHOLE COUNTRY. ANOTHER RESIDENT STATED ABOUT A DOCUMENTARY ABOUT THE DATA CENTERS IN WEST VIRGINIA. IT STATED THAT 25,000 HOMES HAD A 3% HIGHER ELECTRIC BILLS AND THAT THEIR LAND TAXES ARE INCREASING TO PAY FOR THE ABATEMENT THAT WAS GIVEN TO THE DATA CENTERS.

CHUCK WEIGT – HE CLARIFIED THAT THE MEETING FRANK WAS SPEAKING ABOUT THAT THE PUBLIC WAS NOT ABLE TO SPEAK.

TRUSTEES COMMENTS

LARRY SIDENER STATED THAT HE DISAGREES WITH THE RECOMMENDATION TO ADD THE LANGUAGE TO I-1. HE BELIEVES IT FITS BEST INTO I-2. GREG KESSEN THEN SHOWED EVERYONE ON THE ZONING MAP WHERE I-1 ZONING IS PERMITTED AND WHERE I-2 IS PERMITTED. KEVIN COX SAID THAT I-1 IS WHERE IT FITS THE BEST BECAUSE OF THE DEFINITION IN THE ZONING BOOK WHICH IS WHY THE ZONING COMMISSION AND REGIONAL PLANNING CHOSE I-1. JOHN BREWSTER (PERRY TOWNSHIP ZONING INSPECTOR) THEN ASKED THE TRUSTEES TO CLARIFY THAT THEY WOULD LIKE IT ADDED TO ONLY I-2. LARRY STATED THAT IF I-2 IS WHERE THEY WOULD LIKE TO PUT THE DATA CENTER THAT IT SHOULD ONLY BE ADDED TO THAT. THERE ARE TWO PROPERTIES THAT ARE IN THE PROCESS OF REZONING FROM AGRICULTURAL TO I-2 FOR THE PURPOSE OF THE SAME PROJECT SO WE SHOULD ONLY HAVE THE DATA

CENTER LANGUAGE IN I-2. GREG STATED THAT WHEN SOLAR ENERGY WANTED TO COME TO PERRY THE ZONING BOARD RECOMMENDED APPROVAL FOR I-2 ONLY. WE NEED TO START REGULATING MORE WHERE CERTAIN BUSINESSES CAN GO. WE DON'T WANT DATA CENTERS UP BY THE RETAIL AREA BECAUSE THAT WILL PREVENT GROWTH. KEVIN COX STATED THAT DATA CENTERS AREN'T GOING AWAY. THE DATA STORAGE IS IMPORTANT BECAUSE EVERYONE USES IT. MICROSOFT HAS CONTACTED THE POWER COMPANY AND AEP ASSURED THEM THEY CAN COMMIT THE NEEDED POWER. GREG STATED THE JON HUSTED, OHIO LIEUTENANT GOVERNOR, IS CONCERNED WITH POWER IN OHIO. NUCLEAR POWER IS AN OPTION BUT WIND AND SOLAR CANNOT SUSTAIN A DATA CENTER. LARRY SUGGEST ADDING THE LANGUAGE UNDER I-2 CATEGORY "USES PERMITTED IN AN INDUSTRIAL DISTRICT" AND ADD 11.1.6. THE TRUSTEES THEN CLARIFIED WITH CINDY LEIS AND BLAIN BROCK THE LANGUAGE AND THE PLACEMENT TO BE ADDED. BLAIN BROCK STATED THAT YOU CAN ADOPT, DENY OR MODIFY AND ADOPT.

LARRY SIDENER MADE A MOTION TO MODIFY AND ADOPT THE LANGUAGE OF THE ZONING BOARD AND REGIONAL PLANNING TO LOCATE DATA CENTERS LANGUAGE INTO THE PERRY TOWNSHIP ZONING RESOLUTION FROM THE RECOMMENDATION FROM I-1 MODIFYING TO I-2 ZONING UNDER 11.1.6 " FOR THE PURPOSE OF STORING AND SAVING COMPUTER DATA ON SERVERS AND SIMILAR EQUIPMENT"; 2ND KEVIN COX, LARRY SIDENER-YES, KEVIN COX-YES, GREG KESSEN-YES

GREG KESSEN MADE MOTION TO ADJOURN AT 7:00, SECOND BY KEVIN COX, ROLLCALL.