

# RECORD OF PROCEEDINGS

## MINUTES OF PERRY TOWNSHIP TRUSTEES

MEETING  
HELD OCTOBER 15, 2024

PERRY TOWNSHIP TRUSTEES MET IN SPECIAL SESSION FOR A PUBLIC HEARING REGARDING A REQUEST TO REZONE TWO PARCELS, 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 –**

### **GUEST**

**CINDY LEIS- (WITH ALLEN ECONOMIC DEVELOPMENT GROUP AND ALLEN COUNTY PORT AUTHORITY)** WORK ADDRESS IS 144 S MAIN ST, LIMA - CINDY RECEIVED A CALL AT 5 PM YESTERDAY FROM THE LOCAL MICROSOFT TEAM THAT UPPER MANAGEMENT FROM MICROSOFT HAS DECIDED TO PULL THE PROJECT FROM PERRY TOWNSHIP. THEY DID NOT GIVE A REASON AND CINDY AND THE LOCAL MICROSOFT TEAM DIDN'T SEE IT COMING. SHE FEELS AS THOUGH WE MAY GET OTHER INTEREST FROM OTHER DATA CENTERS. IT IS A GREAT SITE WITH LOTS OF POTENTIAL BECAUSE OF RAIL, STATE ROUTE, UTILITIES AND IT IS NEAR INTERSTATE. SHE'S BEEN COMING TO THE MEETINGS IN RECENT MONTHS AND HAS HEARD ABOUT OUR STRUGGLES WITH THE BUDGET AND THE WAY TO CORRECT THAT IS BY ALLOWING NEW INDUSTRIAL DEVELOPMENT. SHE SPOKE WITH CIRA'S ABOUT THE PARCEL THAT IS IN THE PROCESS OF REZONING AS INDUSTRIAL AND THEY WANT TO MOVE FORWARD WITH ZONING THEIR PARCEL AS I-2. SHE HASN'T HEARD FROM HENDERSON'S BUT THEY HAVE NOT WITHDRAWN THEIR PETITION. MICROSOFT OR THE LAWYERS FOR THEM DID NOT MAKE THE ZONING REQUEST. THE PARCEL OWNERS DID. THE ZONING COMMISSION RECOMMENDED THAT WE APPROVE THE APPLICATIONS TO REZONE BOTH PARCELS AND SHE ENCOURAGES THE TRUSTEES APPROVE THE RECOMMENDATION. THERE ARE PLENTY OF PROSPECTS STILL OUT THERE. THERE ARE OTHER DATA CENTERS THAT ARE INTERESTED IN THIS SITE. MICROSOFT HAD A LOT OF MONEY INVESTED IN THIS SITE WITH ALL THE TESTING THEY DID, THE MEETINGS AND THE LOCAL TEAM OF TEN MICROSOFT EMPLOYEES. THEY ARE RECEIVING INTEREST EVERYDAY ON SITES LIKE OURS.

**CHAIRPERSON SIDENER STATED THAT THIS IS A PUBLIC HEARING AND ASKED THE GUESTS TO PLEASE STATE THEIR NAMES AND ADDRESSES AND TO PLEASE KEEP COMMENTS TO 3 MINUTES.**

**MIKE MATHYS- GREELY CHAPEL RD- HE ASKED IF THERE WILL BE A SEWER DOWN GREELY CHAPEL. LARRY STATED THAT IT MAKE HAVE BEEN IN THE WORKS. THEY DON'T KNOW WHAT MICROSOFT PLANS WERE BUT THEY WERE WORKING ON LOTS OF INFRASTRUCTURE PLANS.**

**NORM CAPPS- 820 E BREESE RD – HE WOULD LIKE TO ENCOURAGES THE TRUSTEES TO APPROVE THE ZONING APPLICATIONS FOR FUTURE DEVELOPMENT SO WE DON'T HAVE TO GO THROUGH THIS PROCESS AGAIN. COMPANIES ARE LOOKING FOR MEGA SITES. THEY DON'T WANT JUST 50 ACRE'S ANYMORE AND HE FEELS LIKE IT WOULD BE THE BEST THING FOR EVERYONE CONCERNED.**

**MIKE & JACKIE REYNOLDS – 4500 MCPHERON RD – HE ENCOURAGES THE TRUSTEES TO APPROVE THE ZONING REQUEST. THERE HAS BEEN A LOT OF PRELIMINARY WORK DOWN ON THE SITE SUCH AS WETLANDS AND ENVIRONMENTAL STUDIES. HE WOULD LIKE THE SITE TO BE READY IN CASE THEY GET MORE INTEREST. LARRY SIDENER ASKED CINDY LEIS IF THEY WOULD BE ABLE TO GET THE DETAILS ON MICROSOFT STUDIES. SHE STATED THAT THE PORT AUTHORITY HAS DONE STAGE 1 ENVIRONMENTAL STUDIES. SHE WILL ASK IF THEY CAN ASSESS THAT INFORMATION BECAUSE THEY DID VERY COMPREHENSIVE STUDIES.**

**FRANK CLEMENTZ – 5525 ST JOHNS RD – HE HAS BEEN AGAINST IT FROM DAY ONE BECAUSE THE BOARD ISN'T GOING WITH WHAT REGIONAL PLANNING RECOMMENDED. HE THOUGHT THAT EVERYONE WOULD GET A NOTIFICATION OF THIS PUBLIC HEARING AND ASKED WHY HE DIDN'T. CHRISTINA EXPLAINED THAT THERE IS A LIST OF THE RESIDENTS THAT WAS SENT LETTERS. IT WAS STATED THAT IT ONLY GOES TO THE ADJACENT LAND OWNERS. IT IS ALSO ADVERTISED ON OUR WEBSITE AS A POP-OUT, UNDER "WHAT'S HAPPENING", THE LIVE CALENDAR THAT IS LINKED ON THE WEBSITE, ON THE MARQUE AND A PAPER NOTICE AT THE ADMINISTRATION BUILDING. HE STATED THAT WITH BETTER ADVERTISING THAT WE WOULD HAVE A MORE PEOPLE HERE OPPOSED TO IT.**

**JANET LAUF** – 1642 E HUME RD – SHE WOULD LIKE FOR THE TRUSTEES TO NOT APPROVE THE ZONING REQUEST UNTIL THERE IS ANOTHER INTEREST AND WHO THAT INTEREST IS. SHE LATER STATED THAT IF THE ZONING REQUEST IS APPROVED THAT WE CAN'T GUARANTEE THAT ANOTHER DATA CENTER WILL COME IN. IF SOMETHING ELSE DOES COME IN IT MAY NOT HAVE SUCH A POSITIVE IMPACT.

**FRANK LAMAR** – HE COMMENDS THE BOARD FOR THE WORK THEY ARE DOING AND APPRECIATES IT AS A FORMER PERRY TOWNSHIP TRUSTEE. HE STATED THAT THERE IS A PROBLEM THAT NEEDS ATTENTION ON THE CORNER OF REESE AND HANTHORN RD WITH A JUNK PROPERTY. HE REQUEST THAT THE BOARD CONTINUE WORK ON ISSUE. CHAIRPERSON SIDENER ASKED HIM TO BRING IT UP IN THE NEXT MEETING BECAUSE THIS IS A PUBLIC HEARING ABOUT A REZONING.

**SHARON MULLINS** – 25380 ST ROUTE 33, WAPAK – HAS WIREMAN FARM ON STATE ROUTE 65 – THIS HAS REALLY OPENED HER EYES TO WHAT TRUSTEES DO. LOOKING FORWARD TO SEE WHAT IS COMING. WE WILL PROBABLY BE GETTING MORE OFFERS AND WE REALLY NEED TO LOOK AT THEM.

**RON MCELWIN**- 2395 BREESE RD – HE THINKS IT SHOULD BE REZONED NOW IN CASE SOMETHING ELSE WHAT'S TO COME IN AND THINKS THEY WOULD BE A GOOD ADDITION TO THE AREA.

**ADAM HAUNHORST – LACRPC** – WORK ADDRESS 130 W NORTH ST, LIMA – CHAIRPERSON SIDENER ASKED ADAM TO EXPLAIN THE TIMELINE THAT HAS HAPPENED SO FAR. ADAM EXPLAINED A ZONING PROCESS IN TOWNSHIPS. THE PARCEL OWNERS, ZONING COMMISSION AND THE TRUSTEES CAN REQUEST A ZONING PETITION. IT THEN GOES TO REGIONAL PLANNING FOR A TECHNICAL RECOMMENDATION AND DCC (DEVELOPMENTAL CONTROLS COMMITTEE) WHICH IS MADE UP OF LOCAL ELECTED OFFICIALS IN WHICH PERRY TOWNSHIP IS REPRESENTED. THEY VOTE ON WHETHER TO APPROVE REGIONAL PLANNING'S RECOMMENDATION. IT THEN GOES TO PERRY TOWNSHIP ZONING AND THEN TO PERRY TOWNSHIP TRUSTEES. REGIONAL PLANNING MADE A RECOMMENDATION THAT WOULD ADDRESS THE PRIMARY CONCERNS. DCC DECIDED TO DECLINE THE RECOMMENDATION AND FORWARD IT ON TO THE ZONING COMMISSION.

**MIKE NICELY** – 1018 S THAYER RD – HE THANKED THE TRUSTEES, CINDY, DAVE, THEIR TEAMS AND EVERYONE ELSE IN THE ROOM. HE HAS WATCHED THIS PROCESS IN THE COLUMBUS AREA WITH THE DATA CENTERS THERE. HE ENCOURAGES THE TRUSTEES TO APPROVE THE ZONING REQUEST BECAUSE HE HAS SEEN OTHER SITUATIONS WHERE ONE COMPANY DECLINES AND OTHERS EXPRESS INTEREST. CREDIT CARD COMPANIES ARE STARTING THEIR OWN DATA CENTERS TO AVOID THE FEES. PERRY TOWNSHIP HAS GOOD CONDITIONS WITH WATER, POWER AND SEWER AND A GREAT LOCAL TEAM. HE WOULD LIKE THIS TO GO FORWARD. A RESIDENT STATED THAT YEARS AGO A STEEL MILL WANTED TO BUY 4210 GREELY CHAPEL. HE THINKS THE ZONING REQUEST SHOULD BE APPROVED. ANOTHER RESIDENT ASKED IF WE CAN PUT IN A STIPULATION THAT ONLY CERTAIN BUSINESSES CAN GO IN THERE. IT WAS STATED THAT AS LONG AS IT IS PERMITTED IN OUR ZONING BOOKS THAT ANYTHING LISTED CAN GO IN.

**CHUCK WEIGT** – HE ASKED IF IT WAS POSSIBLE TO PUT IN A TIME LIMIT BUT THE PARCEL OWNERS WOULD HAVE TO PETITION ANOTHER ZONING CHANGE. HE ASKED IF IT IS REZONED WILL THE OWNERS PAY INDUSTRIAL TAX OR AGRICULTURAL. FORMER TRUSTEE CAPPS STATED THAT THE TAX IS BASED OFF OF LAND USE. NOT HOW IT IS ZONED. IF THEY CHANGE FROM CAUV THEY GO BACK 3 YEARS TO RECOUP TAXES.

**JIM CLEMENTZ**  
**JASON STOMBAUGH**

**JEFF POLING**  
**TOM COULDER**

**DAVE STOMBAUGH**

#### **TRUSTEES**

CHAIRPERSON SIDENER STATED THAT THE TRUSTEES WILL HAVE FURTHER DISCUSSION AT THE NEXT REGULAR MEETING AND MAKE A DECISION AT THAT TIME. TRUSTEE KESSEN STATED THAT WE NEED TO LOOK AT THE CALENDAR AND SET A SPECIAL MEETING ON TUESDAY, OCTOBER 29<sup>TH</sup>. THE TRUSTEES THEN DISCUSSED OTHER PLANS AND APPOINTMENTS AND HAVE DECIDED TO HOLD IT AT 5:30 PM ON OCTOBER 29<sup>TH</sup>. THE MEETING WILL BE SET AT THE REGULAR MEETING AT 7:30 PM TONIGHT.

**KEVIN COX MADE A MOTION TO ADJOURN AT 6:32 PM, 2<sup>ND</sup> GREG KESSEN.**  
**SIDENER-YES, COX-YES, KESSEN-YES**