

AGENDA

For the Weathersfield Township Trustees Regular Meeting
To be held on Tuesday, September 8, 2026 at 7:00 PM

Call to order: Name

Pledge: Status

Roll Call: Steven Gerberry - Attendance Richard Harkins - Attendance
Edward Whittaker - Attendance Patrick Glunt - Attendance

Moment of Silence:

- Before we continue with this evening’s meeting, the Board of Trustees would like to take a moment to remember Brian L. Penick, a former member of the McKinley Heights Volunteer Fire Department, who passed away on August 14, 2026, at the age of 68.

Brian had a true passion for the fire service and dedicated many years of his life to protecting and serving our community. During his time with the McKinley Heights Volunteer Fire Department, Brian rose to the rank of Lieutenant, serving alongside his fellow firefighters with dedication and pride. The friendships, camaraderie, and memories he developed through the fire service remained an important part of his life.

Beyond his service to our community, Brian was a mechanical engineering graduate of Youngstown State University, enjoyed a long career in the trucking industry, and, most importantly, was a devoted husband, father, grandfather, and great-grandfather.

On behalf of the Board of Trustees and the residents of Weathersfield Township, we extend our sincere condolences to Brian’s wife, Margie, his children and grandchildren, his extended family and friends, and his brothers and sisters in the fire service. We are grateful for Brian’s many years of service and for his willingness to answer the call on behalf of our community.

Please join the Board of Trustees in a moment of silence as we remember and honor the life and service of Lieutenant Brian L. Penick.

Correspondence/Announcements:

- The ***Trustees would like to remind our residents that the 2026 Residential Tree Limb Chipping Program has begun.*** The 2026 Residential Tree Limb Chipping Program began on Friday, May 1, 2026 and will continue each Friday through Friday, October 30, 2026. For tree limb pick-up, you must call the Township by Thursday of each week to be placed on the list for a Friday pick-up. Please keep the following rules and procedures in mind:
 - This program is intended for residential tree limbs up to 3 inches in diameter.
 - The tree limbs must be placed at the curbside with all the cut ends aligned with each other toward the street.
 - No shrubs, stumps, roots, lumber, or railroad ties will be accepted. All tree limbs must be free from vines.
 - We are not a tree removal service; if you are having a tree professionally removed let them do the entire job, you must have them take the tree limbs as well.

Reports:

- Financial Report – Presented by Patrick Glunt
- Administrator’s Report – Presented by David Rouan
- Zoning Report – Presented by Kelly Clarke
- Police Report – Presented by Police Chief Michael Naples
- Fire Report – Presented by Fire Chief Tom Lambert
- Lane LifeTrans Report – Presented by Lane's Chief Tom Lambert
- Law Director’s Report – Presented by Cherry Poteet

RESOLVED, by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio, in accordance with §5705.281 of the Ohio Revised Code, previously provided the Alternative Tax Budget Information for the next succeeding fiscal year commencing January 1, 2027: and

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WHEREAS, the Budget Commission of Trumbull County, Ohio, has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part is within the ten mill limitation;

THEREFORE, BE IT RESOLVED, by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and

BE IT FURTHER RESOLVED, that there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

WEATHERSFIELD TWP		Est. Value 211,504,430		
SCHEDULE A				
SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES				
FUND	Amount Approved by Budget Commission Inside 10 M. Limitation	Amount to Be Derived From Levies Outside 10M. Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 M. Limit	Outside 10M. Limit
	Column I	Column II	Column III	Column IV
General Fund (includes County Health)	433,584 31,726		2.05 0.15	
Road and Bridge Fund				
Cemetary Fund				
Fire, Police & EMS		679,250		3.95
Police District Fund		1,081,276		7.40
Fire District Fund		396,001		2.50
Total	465,310	2,156,527	2.20	13.85
Tangible Reimbursement and PU from State		0		
Total		2,621,837		
TOTAL MILLAGE				
16.05				

SCHEDULE B			
LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES			
FUND		Maximum Rate Authorized to be levied	County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column II)
General Fund:			
Current Expense Levy authorized by voters on not to exceed 5 years			
Special Levy Funds:			
Levy authorized by voters on Police Levy- Continuous	05/06/14	1.80	
Levy authorized by voters on Police Levy- Continuous	06/08/82	1.90	
Levy authorized by voters on Police & EMS Levy- Continuous	11/04/08	3.70	
Levy authorized by voters on Fire, Police & EMS- Continuous	05/02/23	3.95	
Levy authorized by voters on Fire & EMS Levy- Continuous	05/07/13	2.50	

AND BE IT FURTHER RESOLVED, that the Fiscal Officer of this Board be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

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WHEREAS, pursuant to Ohio Revised Code Chapter 519, including Sections 519.02 and 519.12, the Weathersfield Township Board of Trustees is authorized to regulate the use of land and structures within the unincorporated territory of Weathersfield Township in furtherance of the public health, safety, convenience, comfort, prosperity, and general welfare and to adopt and amend the Township Zoning Resolution; and

WHEREAS, on Thursday, April 30, 2026, at its Regular Meeting held at 3:30 P.M., the Weathersfield Township Board of Trustees adopted Resolution No. 26-070, establishing a temporary six (6) month moratorium on data centers within the unincorporated territory of Weathersfield Township; and

WHEREAS, Resolution No. 26-070 was adopted because the Board of Trustees determined that data centers present substantial and complex land-use considerations and potential impacts involving, among other matters, electrical generation and transmission capacity, electric utility costs, water consumption and water resources, sanitary sewer capacity and wastewater discharge, stormwater management, environmental impacts, audible and low-frequency noise, infrasound, traffic and roadway infrastructure, emergency services, neighboring properties, land-use compatibility, community character, and the overall public health, safety, and welfare of Township residents; and

WHEREAS, the Board of Trustees further determined through Resolution No. 26-070 that data centers are not presently identified as either a permitted use or conditionally permitted use within the Township’s industrial zoning districts and that additional study and consideration were necessary to determine how such uses should be addressed within the Weathersfield Township Zoning Resolution; and

WHEREAS, the purpose of the temporary moratorium established by Resolution No. 26-070 was to provide the Township with sufficient time to carefully study the complex issues associated with data centers and to permit the Weathersfield Township Zoning Commission, Zoning Director, Law Director, and other Township officials and professional advisors, as appropriate, to review the existing Zoning Resolution and develop appropriate amendments to protect the Township and its residents; and

WHEREAS, since the adoption of Resolution No. 26-070, the Weathersfield Township Zoning Commission, Zoning Director, and Law Director have diligently and continuously worked to research, review, develop, and revise proposed amendments to the Township Zoning Resolution concerning data centers and related land uses; and

WHEREAS, this work has included consideration of the unique nature, scale, intensity, infrastructure requirements, environmental effects, utility demands, noise characteristics, and other potential impacts associated with modern data center development and the appropriate regulatory measures necessary to address those impacts; and

WHEREAS, the Board of Trustees recognizes that the regulation of data centers involves complex technical, legal, land-use, environmental, infrastructure, and public-policy considerations and finds that the development of appropriate zoning regulations should not be rushed merely to meet the expiration date of the original moratorium; and

WHEREAS, notwithstanding the substantial work already completed, the Zoning Commission, Zoning Director, and Law Director have determined that additional time is necessary to carefully, thoroughly, and thoughtfully research these issues and to appropriately craft and refine proposed amendments to the Weathersfield Township Zoning Resolution; and

WHEREAS, the Board of Trustees finds that allowing this work to proceed deliberately and comprehensively is in the best interests of the Township and its residents and will help ensure that any zoning regulations ultimately considered by the Township are reasonable, legally defensible, appropriately tailored, and sufficient to protect the public health, safety, and welfare; and

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WHEREAS, Section 4. Effective Period of Resolution No. 26-070 expressly provides for the effective period of the moratorium, and the Board of Trustees has determined that it is necessary and appropriate to extend that effective period for an additional six (6) months so that the ongoing review and zoning amendment process may be properly completed; and

WHEREAS, the Board of Trustees finds that the requested extension is reasonable in duration, is directly related to the ongoing and active review of the Township’s zoning regulations, and is necessary to preserve the status quo while that work is completed; and

WHEREAS, the Board remains committed to protecting the character of Weathersfield Township and the health, safety, welfare, property, and quality of life of its residents while the Township completes this important regulatory review.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio:

SECTION 1. INCORPORATION OF RESOLUTION NO. 26-070.

The Board hereby incorporates by reference the findings, determinations, purposes, definitions, restrictions, and provisions contained in Resolution No. 26-070, adopted April 30, 2026, except as expressly modified by this Resolution.

SECTION 2. EXTENSION OF MORATORIUM.

Pursuant to Section 4. Effective Period of Resolution No. 26-070, the temporary moratorium established by Resolution No. 26-070 concerning data centers within the unincorporated territory of Weathersfield Township is hereby extended for an additional period of six (6) months.

Except for the extension of its effective period provided by this Resolution, all terms, conditions, restrictions, findings, and provisions of Resolution No. 26-070 shall remain in full force and effect during the extended moratorium period.

SECTION 3. CONTINUED ZONING REVIEW.

During the extended moratorium period, the Weathersfield Township Zoning Commission, Zoning Director, Law Director, and other appropriate Township officials and professional advisors are authorized and encouraged to continue their comprehensive review and analysis of data centers and to continue preparing, refining, and processing appropriate amendments to the Weathersfield Township Zoning Resolution in accordance with Ohio law.

The Board expressly finds that the additional six-month period is necessary to provide sufficient time for this work to be completed carefully, thoroughly, and thoughtfully, including the research, drafting, review, public hearing, recommendation, and legislative processes required for amendments to the Township Zoning Resolution.

SECTION 4. PURPOSE AND FINDINGS.

The Board finds that this extension is a reasonable and temporary land-use measure necessary to maintain the status quo while the Township actively considers amendments to its Zoning Resolution and that the extension serves the legitimate governmental purpose of protecting the public health, safety, convenience, comfort, prosperity, and general welfare of the residents of Weathersfield Township.

The Board further finds that the extension is necessary because of the substantial and potentially long-term consequences that data center development may have upon the Township, its residents, neighboring properties, public infrastructure, natural resources, utility systems, and community character.

SECTION 5. CONTINUING EFFECT OF ORIGINAL MORATORIUM.

Section 1: The Board of Trustees determines the motor vehicles on the Property that are not within a building are “junk motor vehicles” as defined in O.R.C. §505.173 as a vehicle meeting all of the following criteria: being (1) three model years old or older, (2) apparently inoperable, and (3) extensively damaged, including but not

WHEREAS, the Board of Trustees continually seeks opportunities to strengthen the connection between the Township and its residents, and community events such as the

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Oktoberfest provide an important opportunity to foster community engagement, fellowship, and a greater sense of community within Weathersfield Township;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio, that:

Section 1. The Board of Trustees hereby authorizes the Weathersfield Community Connection Partners to host the Weathersfield Oktoberfest at the Weathersfield Township Community Park on Saturday, October 17, 2026, from 10:00 A.M. until 11:00 P.M.

Section 2. The Board of Trustees hereby authorizes the use of the Weathersfield Township Community Park and its available facilities for the Oktoberfest, including reasonable access before and after the event for setup, preparation, cleanup, and removal of equipment, subject to coordination with the Township Administrator and other Township departments as necessary.

Section 3. The Oktoberfest is authorized to include inflatables, kid-friendly games and activities, food trucks, a DJ, live musical entertainment, local vendors, and other appropriate activities associated with the event, subject to all applicable laws, regulations, permits, safety requirements, and Township rules.

Section 4. The Board of Trustees expresses its sincere appreciation to the Weathersfield Community Connection Partners for organizing and hosting this community event and for its continued efforts to provide activities that bring residents together and strengthen the connection between the Township and the community it serves.

Section 5. The Township Administrator and other appropriate Township officials and employees are hereby authorized to coordinate with the Weathersfield Community Connection Partners and to take such reasonable administrative actions as may be necessary to facilitate the use of the Community Park and the successful conduct of the event.

Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker - Vote
Motion Status

26-128 MOTION TO **ADOPT A RESOLUTION AUTHORIZING THE SALE AND TRANSFER OF A 2017 FORD TRANSIT PRISONER TRANSPORT VAN TO THE CITY OF NILES AND THE PURCHASE AND ACQUISITION OF A 2020 FORD UTILITY POLICE INTERCEPTOR FROM THE CITY OF NILES, WITH THE CITY OF NILES PAYING WEATHERSFIELD TOWNSHIP THE SUM OF TEN THOUSAND DOLLARS (\$10,000.00)**

WHEREAS, Weathersfield Township is the owner of a 2017 Ford Transit Prisoner Transport Van, Vehicle Identification Number (VIN) 1FTYR2CM5HKB32044, which has been utilized by the Weathersfield Township Police Department for prisoner transport and related law enforcement purposes; and

WHEREAS, pursuant to Ohio Revised Code Section 505.101, the Board of Township Trustees may, enter into a contract, without advertising or bidding, for the purchase or sale of motor vehicles, materials, equipment, or supplies from or to any department, agency, or political subdivision of the state; and

WHEREAS, the City of Niles is the owner of a decommissioned 2020 Ford Utility Police Interceptor, VIN 1FM5K8AB9LGA41667, which the City of Niles has determined is no longer needed for a municipal purpose; and

WHEREAS, the City of Niles, by Ordinance No. 131-26, has authorized the transfer of its 2020 Ford Utility Police Interceptor, VIN 1FM5K8AB9LGA41667, to Weathersfield Township in exchange for the Township’s 2017 Ford Transit Prisoner Transport Van, VIN

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1FTYR2CM5HKB32044, together with the payment of Ten Thousand Dollars (\$10,000.00) by the City of Niles to Weathersfield Township; and

WHEREAS, Ohio Revised Code Section 505.101 further authorizes a board of township trustees to sell and/or purchase motor vehicles from any political subdivision of the state by resolution without advertising or bidding; and

WHEREAS, the Board of Trustees finds that the proposed transaction with the City of Niles provides the Township with a police vehicle suitable for continued law enforcement use while disposing of a vehicle that is no longer needed by the Township, and further provides the Township with Ten Thousand Dollars (\$10,000.00) as part of the transaction; and

WHEREAS, the Board of Trustees finds that the terms of the transaction are fair, reasonable, and advantageous to Weathersfield Township and that completing the transaction serves the public interest and the operational needs of the Weathersfield Township Police Department;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Weathersfield Township, Trumbull County, Ohio, that:

Section 1. The Board of Trustees hereby authorizes the sale and transfer the Township-owned 2017 Ford Transit Prisoner Transport Van, VIN 1FTYR2CM5HKB32044, to the City of Niles upon the terms set forth herein.

Section 2. The Board of Trustees hereby authorizes the purchase and acquisition from the City of Niles of the 2020 Ford Utility Police Interceptor, VIN 1FM5K8AB9LGA41667.

Section 3. As consideration for the transaction authorized herein, the City of Niles shall transfer ownership and title of the 2020 Ford Utility Police Interceptor, VIN 1FM5K8AB9LGA41667, to Weathersfield Township and shall pay Weathersfield Township the additional sum of Ten Thousand Dollars (\$10,000.00), and Weathersfield Township shall transfer ownership and title of the 2017 Ford Transit Prisoner Transport Van, VIN 1FTYR2CM5HKB32044, to the City of Niles.

Section 4. The Board finds that this transaction constitutes a sale and purchase of personal property between political subdivisions of the State of Ohio as authorized by Ohio Revised Code Section 505.101, upon terms mutually agreed to by the Board of Trustees of Weathersfield Township and the legislative authority of the City of Niles, as evidenced by this Resolution and City of Niles Ordinance No. 131-26.

Section 5. The Township Administrator, Fiscal Officer, Chief of Police, and such other Township officials as may be necessary are hereby authorized and directed to execute certificates of title, bills of sale, receipts, transfer documents, and any other documents necessary or appropriate to complete the transaction authorized by this Resolution, to accept the payment of Ten Thousand Dollars (\$10,000.00) from the City of Niles on behalf of Weathersfield Township, and to take all other actions reasonably necessary to effectuate the purposes of this Resolution.

Section 6. The Fiscal Officer is hereby authorized and directed to deposit and account for the Ten Thousand Dollars (\$10,000.00) received from the City of Niles in the appropriate Township fund and account in accordance with applicable law and established Township accounting procedures.

Section 7. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were conducted in meetings open to the public in compliance with all applicable provisions of the Ohio Revised Code.

Section 8. This Resolution shall take effect immediately upon its adoption.

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Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker - Vote
Motion Status

- 26-129 Motion to **authorize Township Administrator David Rouan and Township Law Director Cherry Poteet, to solicit proposals for a design-build contract for the construction of a pavilion, restrooms, and a parking area at the Weathersfield Township Community Park** located at 1388 Stewart Street, Mineral Ridge, Ohio 44440. The Township has secured a grant of \$500,000.00 from the FY2026-2027 Ohio Capital Budget for the construction of the facility.

Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker - Vote
Motion Status

- 26-130 Motion to **accept a \$20.00 donation from Harry and Elaine Buenner for the Police Department.**

Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker – Vote
Motion Status

- 26-131 Motion to **promote Evan Warholic from Probationary Firefighter to Firefighter effective today’s date.** The Board of Trustees would like to thank Evan for his commitment to becoming a Weathersfield Township Firefighter and for his volunteerism and commitment to the residents of our Township.

Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker – Vote
Motion Status

Public Comments:

Next Meetings:

Next Meetings: Regular Meeting – Thursday, September 24, 2026, at 3:30 PM, Regular Meeting – Thursday, October 8, 2026 at 3:30 PM, and Regular Meeting – Tuesday, October 13, 2026 at 7:00 PM.

Adjournment:

- 26-132 Motion to **adjourn the meeting.**

Motion by: Name Seconded by: Name
Vote: Steven Gerberry - Vote Richard Harkins - Vote Edward Whittaker - Vote
Motion Status

Patrick J. Glunt, Fiscal Officer

Steven J. Gerberry, Trustee

Richard T. Harkins, Trustee

Edward K. Whittaker, Trustee