

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Regular Meeting

Held on Thursday, April 30, 2026 at 3:30 PM

Call to order: Steven Gerberry**Pledge:** Completed**Roll Call:** Steven Gerberry - Present Richard Harkins - Present
Edward Whittaker - Present Patrick Glunt - Present**Correspondence/Announcements:**

- None

Reports:

- None

Comments from the public will be heard on agenda items at this time; there will still be an opportunity for individuals to address the Board during our public comments part of the meeting.

Old Business:

None

New Business:

- 26-070 **MOTION TO *ADOPT A RESOLUTION DECLARING A SIX (6) MONTH MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS RELATED TO DATA CENTERS WITHIN WEATHERSFIELD TOWNSHIP, AND DECLARING AN EMERGENCY.***

WHEREAS, the Weathersfield Township Board of Trustees (the "Board") in the interest of the public health and safety, is authorized by Ohio Revised Code Section 519.02 to enact zoning regulations specifying among other things, the location, size, height, bulk, density, and uses of land and buildings for trade, industry, or other purposes, in the interest of the public convenience, comfort, and prosperity, for the purpose of promoting the public health, safety, and general welfare of Township residents; and

WHEREAS, pursuant to Ohio Revised Code Chapter 519, the Township has adopted a Zoning Resolution regulating land uses within the unincorporated territory of the Township; and

WHEREAS, under Ohio Revised Code Section 519.12, the Board of Township Trustees and the Township Zoning Commission are authorized to initiate and adopt amendments to the Township Zoning Resolution; and

WHEREAS, the Township Zoning Commission, established pursuant to Ohio Revised Code Section 519.04, is tasked with studying, developing, and recommending zoning regulations and amendments; and

WHEREAS, the Ohio Attorney General has recognized that township trustees may impose a temporary moratorium on a specified type of development in order to study and evaluate land use issues and consider and adopt zoning regulations; and

WHEREAS, moratoria are commonly used planning tools intended to allow local governments time to evaluate land use impacts, infrastructure capacity, and regulatory frameworks before permitting certain types of development; and

WHEREAS, data centers, which are facilities used to house computer, telecommunication, data processing and associated equipment and related infrastructure support equipment, including power and cooling equipment, for digital data operations and computer processing, including but not limited to processing for Artificial Intelligence

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(AI), cloud computing and crypto mining, are not a permitted use or a conditionally permitted use under the Weathersfield Township Zoning Resolution; and

WHEREAS, no zoning applications, development plans, or permit submissions have been filed with Weathersfield Township related to any proposed data center development; and

WHEREAS, recent news coverage and public discourse across Ohio and in the local area have shown increasing concern from residents regarding large-scale data center developments and their impacts on rural and suburban communities like Weathersfield Township; and

WHEREAS, the Board of Trustees has identified significant and legitimate concerns about data center developments and their possible effects on the health, safety, and welfare of residents, including but not limited to:

- **Electrical Grid Impacts:** extraordinary energy demand placing strain on regional transmission systems and potentially impacting reliability;
- **Utility Costs:** potential upward pressure on electricity rates for residential and commercial users;
- **Environmental Concerns:** high energy consumption, carbon footprint, and land disturbance impacts;
- **Water Usage and Water Resource Impacts:** large-scale data center operations require substantial and continuous water usage, particularly for cooling systems (including evaporative and liquid cooling technologies). These demands raise significant concerns regarding:
 - **Public Water Supply Systems:** increased withdrawal from municipal water systems may place additional strain on existing treatment and distribution infrastructure, potentially affecting system capacity, long-term capital planning, and reliability for residential and commercial users.
 - **Aquifers and Private Wells:** high-volume groundwater withdrawals, whether direct or indirect, may impact underlying aquifers and groundwater tables. This could result in reduced well yields, declining water levels, or long-term depletion risks affecting Township residents who rely on private well systems.
 - **Surface Water Sources (Rivers, Streams, and Creeks):** the use of nearby surface water bodies as a water supply source for cooling purposes may alter flow regimes, increase thermal loading, and negatively impact aquatic ecosystems. Withdrawal volumes and return flows must be carefully evaluated due to potential downstream impacts.
 - **Cumulative and Regional Impacts:** the scale of water demand associated with data centers may not only affect local systems but also contribute to broader regional water resource stress, particularly when combined with other industrial or commercial users.
- **Sanitary Sewer and Wastewater Discharge Impacts:** data center operations may generate process wastewater and cooling system discharge that must be managed through sanitary sewer systems or other disposal methods. Concerns include:
 - **Capacity of Sanitary Sewer Infrastructure:** increased discharge volumes may exceed the design capacity of existing sanitary sewer systems, potentially leading to system surcharging, increased maintenance burdens, or the need for costly infrastructure upgrades borne by the public.
 - **Wastewater Treatment Impacts:** discharges associated with cooling systems may contain elevated temperatures, treatment chemicals (e.g., biocides, anti-corrosion agents), or other constituents that could impact wastewater treatment plant operations and compliance with regulatory permits.
 - **Direct or Indirect Discharge to Surface Waters:** in some cases, wastewater or stormwater associated with data center operations may be discharged, either directly or through permitted outfalls, into nearby rivers, streams, or creeks. Such discharges raise concerns regarding:
 - Thermal pollution (elevated water temperatures)

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- Chemical contamination
 - Degradation of water quality
 - Impacts to aquatic life and downstream users
- Stormwater Management: significant impervious surface development increasing runoff and drainage challenges;
- Noise Impacts: continuous mechanical noise from cooling systems, including low-frequency and infrasound, and generators, affecting nearby residents;
- Vibration: vibration from some data center equipment can transmit through the ground or buildings to nearby residential areas, which may result in sleep disturbance, reduced outdoor enjoyment, and other negative impacts;
- Emissions: data centers commonly use backup generators to ensure uninterrupted power. These generators are most often diesel powered and are tested regularly and run during power outages, which causes noise and generate emissions;
- Traffic and Infrastructure: construction traffic, heavy equipment usage, and roadway impacts;
- Land Use Compatibility: inconsistency with the Township's existing development patterns and community character;
- Emergency Management: the vast amount of heat generating equipment and electrical components, battery storage systems, and internal layout of data centers create unique fire suppression, containment, ventilation, and evacuation concerns for the Township Fire Department in responding to any fires or emergencies at data centers.

AND WHEREAS, the Board of Trustees further finds that:

- Residents have expressed substantial concern and opposition to data center developments;
- The significant and legitimate concerns about data center developments and their possible effects on the health, safety, and welfare of residents must be addressed in the Township Zoning Resolution to ensure that any such development aligns with the character, scale, and land use expectations of the residents of Weathersfield Township;
- Immediate action is necessary to prevent the establishment of uses that may be incompatible with the Township's long-term planning objectives;

AND WHEREAS, the Board of Trustees desires to provide the Township Zoning Commission with sufficient time to:

- Conduct a comprehensive review of data center impacts;
- Develop and recommend appropriate zoning amendments, restrictions, or prohibitions on data centers in the Township;
- Ensure that any future regulations are carefully tailored to protect Township residents;

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

SECTION 1. MORATORIUM ESTABLISHED

That a temporary moratorium of six (6) months is hereby imposed on the acceptance, processing, and approval of any applications, permits, zoning requests, variances, or approvals related to:

- The establishment, construction, expansion, or operation of data centers within Weathersfield Township.

SECTION 2. PURPOSE

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The purpose of this moratorium is to allow the Township Zoning Commission and Board of Trustees sufficient time to study, evaluate, and, if necessary, amend the Township Zoning Resolution to address data center uses and their impacts on the community.

SECTION 3. FINDINGS

The Board hereby finds that this moratorium is:

- Necessary to protect the public health, safety, and welfare of Township residents;
- A reasonable and temporary measure consistent with the Township's authority under Ohio law;
- Supported by substantial concerns related to environmental, infrastructure, and land use impacts of data centers on the residents of Weathersfield Township.

SECTION 4. EFFECTIVE PERIOD

This moratorium shall remain in effect for a period of six (6) months from the date of adoption, unless earlier repealed or extended by the Board.

SECTION 5. EMERGENCY CLAUSE

This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Township residents, and shall take effect immediately upon adoption.

Motion by: Edward Whittaker Seconded by: Rich Harkins
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

Public Comments:

Jeff Shiley from 1703 Ohltown McDonald Road stated that he resides a stone's throw away from the recently proposed data center. He attended the meeting about it two weeks ago in Niles to listen to the presentation by the company. He appreciates the Trustees enacting the moratorium to study the issue and feels they are looking out for the citizens. He asked why the Trumbull County Auditor's Office changed the land use listed on their website and how this happened. Mr. Shiley was advised to speak with the auditor's office regarding his question, but the zoning classification on the zoning map for the parcel has remained unchanged. Mr. Shiley also asked which entity was paving Niles Carver Road. He was advised that it was a Township paving project.

Next Meetings:

Next Meetings: Regular Meeting – Tuesday May 12, 2026 at 7:00 PM, Regular Meeting -- Thursday, May 28, 2026, at 3:30 PM, Regular Meeting – Thursday, June 4, 2026 at 3:30 PM, and Regular Meeting – Tuesday, June 9, 2026 at 7:00 PM.

Adjournment:

26-071 Motion to *adjourn the meeting*.

Motion by: Rich Harkins Seconded by: Edward Whittaker
 Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
 Motion Carried

 Patrick J. Glunt, Fiscal Officer

 Steven J. Gerberry, Trustee

 Richard T. Harkins, Trustee

 Edward K. Whittaker, Trustee