

THE WOODVILLE TOWNSHIP TRUSTEE'S REGULAR MEETING – October 15, 2025

Chairman Paul Runion called the meeting to order at 7:00 pm and led the audience in the Pledge of Allegiance.

Attendance:

Trustees: Paul Runion, Bill Hammer and Ken Green

Fiscal Officer: Lori Kepus

Fire Chief: Tim Schnitker

Road Supervisor: Jim Busdiecker

Zoning Inspector: Steve Michaelis

There were almost 200 in attendance. It was estimated that 60% were from Gibsonburg and 40% were from Woodville/Woodville Township. The meeting was covered by news channels WTOL 11 and WTVG 13 and newspapers *The Suburban Press*, *The News-Messenger*, and *The Blade*.

Most left the meeting at 7:55 pm after the discussion of the rumored potential data center issue. Those that stayed for the rest of the meeting were Joyce Bower, Todd Atkin, Matt Reardon, Charann Mosier, Anastasia Hemminger, Matt & Ray Duslak, Steve Shimatzki, Ashley Sullivan, and Tamilyn Helbing.

Guests – The Trustees had an informative, one-hour discussion in front of a packed crowd regarding rumors going around that an AI developer is currently trying to acquire large parcels of farmland for the possible development of a data center between Woodville Township and Gibsonburg in the area surrounding TR 93, TR 115, SR 300, CR 85 (in Madison Township) and CR 32 (Anderson Road) located in Woodville Township. The crowd would most likely been larger, but there was no place to park as cars filled the parking lot and were flowing out into Fort Findlay Road on both sides, most likely causing many to turn around and go home.

The Trustees heard the same rumor as the crowd did tonight that the developers were planning to come to this meeting to discuss data centers. Obviously, they did not show up. Again, it was only rumors.

The Trustees stated that the Township has received no information from any realtors or AI developers, and has had no requests for any zoning changes or variances from landowners as of today. There are no end-users of the property as of now.

The Trustees are aware that realtors are putting feelers out trying to find land around the NEXUS pipeline that fits their needs and the needs of the community. They are looking for at least 430 acres of farmland that would be needed to build a data center.

Trustee Paul Runion first gave an introduction to the issue in question.

The Board of Woodville Township Trustees would like to thank everyone for attending this meeting to become informed about what is going on in our township. It is our stance to always be open and transparent about all issues in the township. The township has been open about the information we have received which isn't much.

As of the current date and time, no request for any change of zoning rules or property rezoning has been requested of the Woodville Township Trustees or Zoning Commission by any landowners. There have been NO proposals put before the Township Trustees.

To give some background on this issue, the property in question is located in Woodville Township and Madison Township. The land in question in Woodville Township is zoned Agriculture. A portion of the land in Madison Township was annexed to the Village of Gibsonburg many years ago so the jurisdiction that is in control of zoning of that land is the Village of Gibsonburg, and that land is already zoned Manufacturing. Madison Township does not have zoning.

On September 22, 2025, the Township Zoning Commission held their regular bi-monthly meeting and was first informed that landowners were pursued by a realtor and developer of data centers regarding the purchase of their land. Many landowners in this area were present at that zoning meeting and can attest that it was nothing more than a discussion. That was the beginning and end of the discussion. No action was taken.

On October 1, 2025, the Woodville Township Trustees held their regular meeting and a few of those here tonight were also in attendance at that meeting, and they can attest that all that happened was nothing more than discussion of what was being proposed to the landowners by a relator and developer. No zoning change applications had yet been received.

And here we are today and still no zoning change applications have yet been filed.

It has been said on Facebook that private meetings have been held regarding this issue, but that is not the case. One of the trustees was approached by a landowner and asked to attend an informational meeting with a relator to learn more about what is going on. Again, it was entirely an informational meeting with only one official present and that does not violate the meeting rules.

That landowner had requested an Executive Session to be held by the Trustees at their regular meeting to discuss an issue, but the Trustees stated that in no way could an Executive Session be held for this purpose as all discussions with a member of the public must be held in open session. The Trustees were glad that that conversation took place so they were not blindsided and understood the issue when word started spreading on Facebook regarding potential plans.

If a zoning change request is submitted it must be reviewed. There are several steps for a zoning change request to be reviewed and either approved, modified, or denied.

1. A review by the Township Zoning Commission;
2. A review and recommendations submitted by the Sandusky County Regional Planning Board;
3. The Township Zoning Commission will hold a public hearing to hear comments;
4. The Township Zoning Commission will give their approval, denial, or modification of the zoning request to the Township Trustees;
5. Lastly the Township Trustees will hold a second public hearing to hear comments; and then
6. Finally, the Trustees have a final vote to accept, modify, or deny the zoning change request.

If an application is received, all meetings will be announced well ahead of time, and letters are sent to the contiguous property owners. This process can take 4-5 months to complete. All meetings are open to the public.

Other comments from the meeting:

- It is rumored that the Trustees are all on board with the idea of a data center in our area. None of the Trustees have made any decisions about this as nothing has been presented before them to decide.
- The Trustees are doing their homework on data centers. They are talking with AI developers, townships and cities that already have data centers, residents that live around data centers, and trustees that have approved and denied data centers in their jurisdictions.
- Some in the crowd expressed worries about farmland loss, potential health issues, environmental issues, harming endangered wildlife, potential increases in water and electric costs, and a threat to people's overall rural area way of life.
- Trustee Runion said it's like the story of David and Goliath, and David did okay with that one.
- From what we know so far, they are interested in about 450 acres of land. In the end, we have heard that the AI developers do want up to 765 acres which includes land needed for a perimeter around the potential data center.
- It is rumored that these landowners are being offered up to \$100,000 an acre from a Danbury National Ltd. relator.
- Signs reading "No Data Center" are posted throughout the township.
- Someone has created a Facebook page "Woodville & Gibsonburg Data Center".
- The work being done down CR 107 is for AMPLEX to install fiber optic lines to homeowners in that area.
- Some in the crowd asked for a moratorium.

Just a few other facts found when this issue was being researched:

There are currently about 2,286 data centers in the United States, with 179 of those in Ohio. The majority of those are owned by Amazon Web Services, Lumen Technologies, CyrusOne, Cologix, Microsoft, Expedient, QTS, CBTS, Ark, and Cogent Communications.

The U.S. is racing to dominate the AI industry and the data centers are planting across the U.S. Since 2020, the data center market has doubled in size. The first data center was built in 1945 at the University of Pennsylvania to support large-scale computing needs. The first data center built in Ohio is in New Albany, and is expected to begin operations in 2026. It is a Meta-investment expected to power next generation AI infrastructure.

Data center developers are also looking at land in Monclova Township and the City of Oregon, just to name a few places, and have already started construction of an \$800 million, 715,000-square foot data center on a 280-acre site data center in Middleton Township (Bowling Green) for Meta, Facebook's parent company. It is expected to be operational by 2027.

EMS – Sandusky County EMS Chief Jeff Jackson sent the following report:

- LS19 had 42 runs in September with 22 transports to area hospitals.
- The squad remains in Macedonia. They did get Horton to approve all the paint issues under warranty. They anticipated the squad to be back last week; however, that didn't happen. We are awaiting a call back.
- We are looking to get the carpet in the EMS quarters cleaned this year.
- Station 14 in Gibsonburg is steadily progressing. The truss work is near completion for headquarters Station 18 in Fremont which will become the administration's crew quarters.

FIRE DEPARTMENT – Fire Chief Tim Schnitker gave the following report:

- I met with an estimator from the Business Network Team, North Royalton, Ohio, and discussed coverage needed and asked for cost of cameras to be placed in hallways and meeting room to include capturing the door to the records room.
- A rep from Nederman came out to look at what we have to become familiar with our exhaust system, but I need to get back to him because we ended up on a field fire and I did not get to talk to him.
- Do not pay any bill to Atlantic for pump test of the old 1996 Pierce X-2 or for the Pierce X-4 Truck. They did not pump test those two trucks. They tested the Sutphen X-2 only. They will have a bill for repairs to X-4, but not a pump test.
- Benders is getting us a different technician to come look at our mobile repeaters because the first one could not figure out the problem. I will keep you updated.
- X-5 needs exhaust work. It will be approximately \$400.
- Our first pancake breakfast went well, we served 366 meals.
- Assistant Chief Grove and I spent 3 hours with the Middleton Twp Fire Chief today to learn about the construction end of the data center they are building over there. Some of the time was with their zoning person, but most of it was spent at the Meta Data Center being built there. We learned a lot and came up with some questions. A/C Grove and I are aggressively researching because the one thing we learned for sure is we would have a very active role in the construction portion of a project like a data center if that were to happen here.

Trustee Hammer made a motion to approve the payment of \$7,095 to the fire department for 3rd quarter runs and training. Trustee Green seconded. All answered yes to roll call. Motion passed.

ROAD DEPARTMENT – Jim Busdiecker reported:

- TR 165 – the Issue II road – is done. We have not received the bill yet.
- TR 163 from TR 16 to the bridge on TR 163 has been repaved by M&B. The cost was \$68,132.20 which is just under the estimate they submitted. This bill was paid tonight.
- We used 55 dump truck loads of stone to berm TR 165.
- Kokosing rebermed TR 139 for ODOT as that road was heavily used during construction of the roundabout at US 23 & SR 105.

Trustee Green made a motion to approve the following work in the right-of-way permits for:

- Amplex – TR 14 - to install fiber optic cable to homes
- Amplex – TR 24 – to install fiber optic cable to homes
- Amplex – TR 48 – to install fiber optic cable to homes
- Amplex – TR 121 – to install fiber optic cable to homes
- Toledo Edison – TR 28 – to replace one pole

Trustee Hammer second. All answered yes to roll call. Motion passed.

CEMETERY – Jim Busdiecker reported:

- Footers are dug. There were 5 single plots and 2 doubles. Concrete will be delivered on Friday.
- We continue to dig out roads for the new addition at Westwood. We are almost done.

The Trustees signed a deed for two plots for Margaret and Burton Linke, Pemberville.

ZONING – The following permits were approved:

- **Matt & Charity Garber**, 930 Water Street, Woodville, for a 36' x 64' storage building. The \$75 permit fee was paid.
- **Matthew & Stephanie Meggitt**, 1575 SR 105, Woodville, for a 89' x 59' new home construction plus accessory buildings. The \$200 fee was paid.
- **Daniel Bronikowski**, 19720 N. Fostoria Road, Pemberville, for a 100' x 218' pond. The \$75 permit fee was paid.

Other zoning news reported:

- I've heard nothing more from Jay Haar regarding the violation letter sent to him.
- Ryan Moser – I will meet with him soon.
- Allan Huss – I met with Mr. Huss and Jacob Barnes from Zoning Solutions to tour his building and satisfy the Township that the building is being used for agriculture purposes, so the building is in harmony with the Township's Zoning Resolution. A permit was written.
- Mark Buck is progressing with his issue. He has been notified by regional planning that only 4 splits are allowed on a parcel and he needs 5 splits for houses already there, so a subdivision will need to be established first.
- The Township received an email from the Casey's project on West Main Street between the dermatologist's office and McDonalds stating the project is going to be delayed until Spring, 2026. They are still dealing with an easement issue for the electrical service between them, the Village and McDonalds. The easements should be finalized and executed this month, but that puts the project into the winter, so they will delay the start of construction until next Spring.
- The next Zoning Commission meeting is November 12 at 7pm at the fire station.

Fiscal Officer – No report.

Trustee Green made a motion to approve the warrants. Trustee Runion seconded. All answered yes to roll call. Motion passed. Trustee Hammer made a motion to approve the October 1, 2025 regular meeting minutes. Trustee Green seconded. All answered yes to roll call.

At 8:35 pm, with no further business, Trustee Hammer moved for adjournment. Trustee Green seconded. This meeting was held in accordance with the Ohio Revised Code's Sunshine Law.