

St. Albans Township Zoning Hearing

Feb. 5, 2026 - Data Centers - Z-25-29 Text Amendment

Present: Pam Hills, Steve Meisel, Greg Williams, Mary Fitch, David Lees and Rob Amiet

Pam called the hearing to order and led the Pledge of Allegiance

Pam reminded us of the rules of the hearing, anyone can speak.

There were no public comments.

LCPC staff recommends non-binding approval of the proposed zoning changes with 2 conditions:

- 1) That the township clearly establish a public record that explains the reasoning for the removal of particular uses from the zoning resolution and
- 2) That comments provided by staff and the County Prosecutor's office are considered as part of the township review.

Commissioner Bubb, seconded by Commissioner Black, made a motion to approve zoning text amendment with the 2 conditions and motion was approved unanimously 8-0 at their Feb 2, 2026 LCPC meeting.

Greg asked about the considerations. Under ORC 519 we have the authority to do this and that it goes along with comp plan. We're not "banning data centers" just removing the uses from our zoning resolution.

Mary moved and Greg 2nd with the authority granted per ORC 519A, St Albans Township Zoning Commission recommends to the trustees to remove the following language: "Internet Publishing and Broadcasting; Telecommunications; Internet Service Providers, Web Search Portals, and Data Processing Services; and Other Information Services" from the Conditionally Permitted Uses, section 1502, paragraph 4 of Article 15 to be consistent with our current comp plan of 2025 with concern over the effect of the large data center energy use, water use and light and noise pollution with little benefit to our community. Public has made several comments in clear opposition to these uses in several public meetings. Mary - yes - Greg - yes, Steve - yes, David - yes, Pam - yes, motion passed 5-0.

Dave moved and Mary 2nd to adjourn at 7:05.