

RESOLUTION

July 28, 2026

Resolution No. 24-04-124M

RE: THE INTENTION OF THE ALLEN TOWNSHIP ZONING COMMISSION TO INITIATE AMENDMENT OF THE ZONING RESOLUTION UNDER SECTION 519.12 OF THE OHIO REVISED CODE.

The Allen Township Zoning Commission (ATZC), Hancock County, Ohio met in regular session on the 28th day of July, 2026, with the following commission members present:

Dan Kissell, Kathy McGrain, Meg Powell
Deb Stacy, John Timmerman

The ATZC Secretary advised the ATZC that the notice requirements of Section 121.22 of the Revised Code and the implementing rules adopted by the ATZC pursuant thereto were complied with for the meeting.

John Timmerman moved for the adoption of the following resolution:

WHEREAS, pursuant to Ohio Revised code, section 519.12, an amendment to a Township Zoning Resolution may be initiated either by petition of a property owner, resolution of the Zoning Commission or the resolution of the Board of Township Trustees; and

WHEREAS, the ATZC have determined that the amendment, as set forth in the attachment hereto, are necessary to the Allen Township zoning; and

WHEREAS, the ATZC of Hancock County, Ohio wishes to initiate the amendment process pursuant to the powers conferred by Section 519.12 of Ohio Revised Code.

NOW BE IT THEREFORE RESOLVED, that this ATZC, Hancock County, Ohio declares its intention to proceed with the amendment process to the township zoning under Ohio Revised Code, Chapter 519; and

BE IT FURTHER RESOLVED, that the ATZC is proposing the amendments to the Allen Township Zoning Resolution as set forth in Attachment A, incorporated herein as if fully

rewritten.

Dan Kissell seconded the resolution and the roll being called upon its adoption the vote resulted as follows.

Allen Township Zoning Commission

[Signature]
John Timmerman

Y

Debra A Stacy
Deb Stacy

yes

Meg Powell
Meg Powell

yes

[Signature]
Dan Kissell

yes

Kathy McGrain
Kathy McGrain

Yes

ATTEST: Debra A Stacy
Deb Stacy, Secretary
Allen Township Zoning Commission

DATE: July 28, 2026

Section 1521 – DATA CENTERS

The purpose of this article is to provide regulations for the safe and effective construction and operation of Data Centers and Data Center Campuses in Allen Township, subject to restrictions which will preserve the public health and safety. No person shall cause, allow or maintain the use of a Data Center or Data Center Campus without first having obtained a conditional zoning permit from Zoning Inspector after approval by the Board of Zoning Appeals in accordance with section 1802.

1. A Data Center may be conditionally permitted in I-1 and I-2 zoning districts.
2. A Data Center shall not be constructed until all applicable zoning and building permits have been approved and issued.

A. Conditional Use Approval Criteria

In addition to the general conditional use standards, the Board shall find:

1. The proposed use will not overburden public utilities, including electrical, water, or wastewater systems.
2. The use is compatible with surrounding land uses, particularly residential areas.
3. The site design minimizes noise, visual, and operational impacts.
4. Adequate provisions are made for emergency access and fire protection.
5. The proposed development shall be equipped with a certified/engineered fire suppression system per Ohio Revised Code.
6. The proposed development shall include a comprehensive incident response plan that includes containing and disposal of all runoff.
7. The proposed development will not create adverse cumulative impacts when considered with existing or approved data centers in the vicinity.
8. Applicants for a conditional use permit must give written notice to all surrounding properties at least 10 days prior to the Zoning Commission meeting scheduled to consider the application.

B. Site Plan Review Required.

A site plan shall be submitted to the Zoning Commission at the time of application and shall include:

- a. Property lines and physical dimensions of the site.

- b. Location of the Data Center and all related equipment, setbacks from property lines, above and underground utility lines, easements and any structures on the property.
- c. Elevation of the proposed Data Center at its maximum height.
- d. Manufacturer's Specifications, including make, model and pictures.
- e. Scaled drawing that clearly conveys all pertinent information.

C. Lot and Yard Requirements.

- 1. A Data Center shall not be located any closer than one (1) mile, nearest lot line to nearest lot line, to any other Data Center.
- 2. A Data Center shall not be located any closer than 1250 feet, nearest lot line to nearest lot line from a residential use.
- 3. **Maximum building height:** Maximum building height shall be in accordance with the schedule of regulations.
- 4. **Maximum Lot Coverage:** 60%

D. Performance Standards

1. Cooling System Requirements

a. Permitted Cooling Systems

All data centers shall be air cooled (dry cooling).

b. Prohibited Cooling Systems

The following cooling methods are expressly prohibited:

- 1. Evaporative cooling systems, including cooling towers, evaporative condensers, and adiabatic cooling systems that consume water through evaporation;
- 2. Once-through cooling systems that withdraw water and discharge it without recirculation.
- 3. Closed-loop liquid cooling systems, where water or coolant is continuously recirculated within a sealed system and is not consumed through evaporation.

2. Water Source Restrictions

a. Prohibition on Groundwater Extraction

No regulated use shall utilize groundwater wells, private wells, or other subsurface water sources for operational or cooling purposes.

b. Permitted Water and Sewer Sources

Water and sewer shall be supplied exclusively by:

1. A municipal water and sewer system; or
2. An approved public utility provider.

c. Verification Required

The applicant shall provide written verification from the water utility provider demonstrating adequate system capacity to serve the proposed use without negatively impacting existing users.

3. Water Usage Limits

Maximum Daily Water Consumption

No regulated use shall exceed 100,000 gallons per day (GPD) of total water usage.

4. Noise

Data Centers shall be designed and located in order to prevent the sound produced by the equipment to emit no greater than 40 dBA of sound at the edge of any property line of all adjoining properties.

5. Lighting

Outdoor lighting shall be fully shielded and directed downward. The level of lighting shall not exceed 0.5-foot candles at any property line.

6. Vibration and Emissions

No vibration, odor, or heat perceptible beyond the property line.

7. Emergency Generators

May operate for testing and maintenance between 8 a.m. – 6 p.m. weekdays only, except during power outages.

8. Maximum Electrical Capacity

a. Capacity Limit

No data center shall be constructed or expanded to exceed a Total Facility Load of 10 megawatts (MW) at any single site.

b. Measurement Standard

Electrical capacity shall be calculated based on the maximum designed load as indicated in:

- Utility interconnection agreements;
- Electrical engineering plans; and/or
- Nameplate capacity of installed equipment.

c. Phased Development

Developments constructed in phases shall be considered a single site if:

- Located on contiguous parcels; or
- Sharing electrical infrastructure, substations, or utility interconnections.

The combined load of all phases shall not exceed the 10 MW limit.

E. Design Standards

1. All mechanical and electrical equipment shall be screened from view by architectural enclosures or landscaping.
2. Building façades facing public streets shall include architectural treatments, materials, or fenestration consistent with non-industrial structures in the same district.
3. Security fencing shall not exceed 8 feet in height and shall be located behind required front-yard setbacks in accordance with schedule of regulations.

F. Access and Circulation

1. Site access shall be from a major or minor thoroughfare.
2. Adequate on-site circulation for emergency vehicles shall be provided.

G. Utilities and Drainage

1. The applicant shall demonstrate adequate electrical capacity to serve the proposed use.
2. Stormwater management shall comply with the County Engineer's and Township requirements.

H. Screening and Landscaping

1. A minimum 50-foot landscape buffer shall be provided along any property line adjoining a residential use or district.
2. Landscaping shall include a mix of evergreen and deciduous plantings sufficient to provide year-round visual screening.

I. Prohibition on Circumvention

1. The Zoning Administrator requires submission of ownership, lease, and utility agreements to determine common control. No data center development shall be artificially divided into multiple parcels, entities, or applications for the purpose of avoiding the requirements of this section.
2. The zoning administrator may consider the following in determining common control:
 - Shared ownership or management;
 - Shared infrastructure;
 - Coordinated development plans;
 - Utility service arrangements.

<add to ARTICLE II – CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 201>

Definitions

Data Center: A facility designed and used primarily for housing computer servers, data storage, networking, or related equipment for the purpose of storing, processing, or distributing electronic data. Data centers shall not be considered warehouses, storage facilities, or distribution centers for zoning purposes.

Such facilities may include ancillary offices for employees, network operations, and limited support functions, but shall not include general office space, call centers, or telecommunications towers as the principal use.

Data Center Campus: A group of data center buildings and associated infrastructure located on one or more adjacent parcels under common ownership or control and functioning as an integrated development.

Warehousing: The business operation, or institution of the storing of goods, or merchandise.