

Middleton Township Trustees

Tuesday, July 7, 2026

6:30 p.m.

Mr. Moulton called the special meeting to order at 6:30 p.m. The Pledge of Allegiance was spoken. In attendance were Trustees Moulton, Petrea, and Vetter, as well as Fiscal Officer Limes. In addition, Julie Dannon, Esq. representing the law firm of Brosius, Johnson & Griggs was in attendance and at the table as legal counsel for the township.

The sign-in sheet for employees and visitors is attached with the approved minutes.

Noted on the sign in sheet is a statement indicating the meeting may be recorded or streamed live to the internet by a visitor - not at the authority of the township trustees.

Mr. Moulton stated the purpose of the meeting is to conduct a hearing, if a motion is approved to proceed with such is approved, to review recommendations from the Wood County Planning Commission and Middleton Township Zoning Commission with regard to a request to rezone multiple parcels.

Mrs. Limes read the legal notice published in the Sentinel-Tribune on June 20, 2026. The details of the legal notice state the purpose of the hearing is to review recommendations from the Wood County Planning Commission and Middleton Township Zoning Commission with regard to a request to rezone multiple parcels. Barge Design Solutions, on behalf of Liames, LLC, is seeking to rezone thirteen (13) parcels to M-1 Light Industrial classification. The parcels are currently zoned A-1 Agricultural or R-4 Residential classifications. The parcels include:

J34-611-19000008000, J34-611-19000009000, J34-611-190000010000,
J34-611-190000022000, J34-611-190000025000, J34-611-190000026000,
J34-611-190000027000, J34-611-190000028000, J36-611-190000033000,
J36-611-190000034000, J36-611-190000036001, J36-611-190000035000, and
J36-611-190000037000.

Mr. Moulton stated the evening would begin with a public hearing, allocating a three-minute time limit per visitor for comment and that questions would be gathered and addressed at one time.

Mr. Vetter moved, Mrs. Petrea seconded a motion to move into a hearing for the above-stated purpose from Application 2026041 at 6:30 p.m. Motion approved.

Kip McDowell, Zoning Inspector, reviewed the recommendations. The Wood County Planning Commission (WCPC), voted on June 2, 2026, in favor of the rezoning request and the Middleton Township Zoning Commission (MTZC) voted on June 10, 2026, to deny the request.

VISITOR COMMENTS

APPLICANT

Chris Ingram, Esq., Vorys Law Firm, representing the applicant, addressed the Board requesting approval of the rezoning request, stating the request is to create a contiguous M1 zoning for the parcels owned by Liames, LLC. He noted the efforts would make the zoning consistent, structures on the properties have been razed and no permanent improvements are being planned for those parcels. The township zoning allows for temporary construction on all zoning classifications. In addition, the zoning applied for follows standards established by the Wood County Comprehensive Plan.

Mr. Ingram informed the Board that an additional parcel is currently being reviewed by the Wood County Planning Commission for rezoning from A-1 to M-1 that is located at the northwest corner of the complex.

TOWNSHIP RESIDENTS

Patricia Fugee, Dowling Road, stated her concerns that included the concrete plant and future use of the properties if rezoned; wanted to know if a buffer would be provided for Dowling Road residents.

Tim Hainen, Devils Hole Road, reviewed the votes from the WCPC and MTZC. He voiced his concerns that the rezoning is not necessary and felt it would set a precedent to allow M-1 next to residential and for future development south of St. Rt. 582.

NON-TOWNSHIP RESIDENTS

Leatra Harper, representing Fresh Water Accountability, stated the companies do not know what they are doing with the land and the complex does not need to get any bigger. She also indicated the group is working to fund raise and plans to employ lawyers to help assist with their efforts to stop the growth.

Chris Coultrip, Thompson Road, Perrysburg Township, voiced concerns over limiting the megawatts and discussed the ODNR dewatering process. She stated the companies are not trustworthy.

John Zanfardino, Cambridge Boulevard, Bowling Green, spoke to the ‘devastation’ of the development and did not feel any positive remarks are being shared in the community. Stated trustees should vote in accordance with citizen sentiments.

Beth Cole, Dowling Road, stated she is an unhappy neighbor and will fight to stop future development. She indicated that the WCPC voted to approve the rezoning of the new A-1 to M-1 request. Also stated the concreted plant is located on property zoned A1.

Kathy deAlmeida, Lyn Road, Bowling Green, reviewed the number of acres owned and what kind of buffer zones would be utilized. Stated the pertinent properties could be zoned to maintain a parklike setting.

REVIEW

Questions were raised to Mr. Ingraham with regard to buffering/landscape plans and he shared an Exhibit to reflect the plan for the entrance across from the township complex. Another Exhibit was viewed which shows constraints on St. Rt. 25, noting retention ponds in place, development standards in place due to the M-1 zoning and noted that Mercer Road is not being utilized for this project. Julie Donnan, Esq. discussed the depth of the Rt. 25 lots, asking for clarification that all parcels have the same setback requirements for development from the center of the roadway and/or edge of roadway.

Mr. Ingram noted he was not familiar with the dewatering concept.

Ms. Donnan stated that even with the parcels combined, all setback standards are in place in the township zoning resolution. In addition, Mr. Ingram stated that any material changes would need to be sent to the township for site plan approval.

Mr. Vetter spoke to the traffic concerns, stating that ODOT, not the township has control over the design or location of the entrances and new entrances may be needed to help with the traffic flow to provide more safety features for residents, community and visitors. Discussion was held with regard to the FirstEnergy power facility and the continued work by the township to enforce the township zoning regulations. In addition, Mr. Vetter stated that a precedent had been set previously with M-1 abutting residential properties.

Mrs. Petrea stated the county’s comprehensive plan has not been updated for many years. Mrs. Petrea also stated the initial plans for the data center complex do not include the parcels under review.

Mr. Moulton moved, Mrs. Petrea seconded a motion to approve the recommendation of the Middleton Township Zoning Commission for the purpose of rezoning thirteen (13) parcels to M-1 based on the details noted in the application.
Role was called: Mr. Moulton – NO; Mrs. Petrea – YES; Mr. Vetter – NO.

It is noted the application was approved for rezoning. The application will be filed with the Wood County Recorder and also sent to the Wood County Planning Commission.

Mr. Moulton moved, Mr. Vetter seconded adjournment of the hearing and meeting at 7:18 pm.
Motion approved.

Michael Moulton, Chairman	Melissa S. Petrea, Trustee
Fred E. Vetter, Vice Chairman	Laurie L. Limes, Fiscal Officer