

Middleton Township Trustees

Thursday, September 3, 2026

6:00 p.m.

Mr. Moulton called the special meeting to order at 6:08 p.m. The Pledge of Allegiance was spoken. In attendance were Trustees Mike Moulton, Melissa Petrea, and Fred Vetter, as well as Fiscal Officer Laurie Limes. Counsel for the township, Peter Griggs, Esq. was in attendance as well as Zoning Inspector Kip McDowell.

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 reviewed the purpose of the meeting with all in attendance.

Mrs. Limes read the legal notice published in the Sentinel-Tribune on Saturday, August 22, 2026. In summary, the purpose of the hearing is to review recommendations from the Wood County Planning Commission and Middleton Township Zoning Commission with regard to rezoning a portion of parcel J34-611-190000006000. The applicant, A. Schaller Limited Partnership, is seeking to rezone approximately 39.2 acres of the parcel to M-1 Light Industrial classification from A-1 Agricultural. In addition, Mr. Moulton stated how the meeting would proceed and noted a two-minute time limit per visitor comment.

Mrs. Limes stated the Wood County Planning Commission voted in favor of the rezoning and the Middleton Township Zoning Commission denied the rezoning request.

Mrs. Petrea moved, Mr. Vetter seconded a motion to begin the hearing the above-noted rezoning application. Motion approved.

Mr. McDowell confirmed who would have received notification of the rezoning based on their proximity to the parcel. None of those specific property owners, beyond the township officials, were in attendance.

APPLICANT

Chris Ingram, Esq., Vorys Law Offices, stated the purpose for the approval request on behalf of A. Schaller Ltd. Partnership. The intent is to rezone for the relocation of the employee parking lot for Phase 2 of the data center build out. Further, the additional parking would allow for a more expedient end for the project by keeping the footprint insular and avoid shuttling of workers from parking south of St. Rt. 582.

Mr. Ingram also stated the firm's legal argument based on the obligation of the township to keep the zoning consistent with the comprehensive plan in place with Wood County and ORC 519.02. He noted the long-standing law in place for consistent zoning practices.

NON-RESIDENT PROPONENTS

Otsego Local School District (Otsego) Superintendent Kevin O'Shea addressed the Board and shared the district's financial journey noting the \$1M in cuts made to staff and services. The ¼ percent income tax recently passed will help stabilize the district without any additional services or staff being added. He highlighted the solar field project, the 16-acre wetland and propane school bus fleet currently in place. Mr. O'Shea stated that economic development does not come to the district and when it does it provides an opportunity for a lesser burden on taxpayers.

Mrs. Limes read an email letter in support of the rezoning request from Brad Anderson, President of the Otsego School Board and noted email letters of support were received from Steve Carroll, School District Treasurer, Gordon Digby, school board member and Jamie Harter, school board member.

RESIDENT OPPONENTS

Scott Snyder, Dunbridge Road, discussed concerns over the traffic patterns on St. Rt. 25 and Mr. Moulton clarified that ODOT would be involved if the rezoning were to be approved.

Brayden Hickerson, Five Point Road, stated he felt the Board should follow the will of the people and noted no residents are speaking for the data center.

Jim DeMond, Mercer Road, shared that he does not agree with the rezoning request, and the parking should not be considered and the company should use what they have. He also noted concerns about run off from the parking area.

John Eggington, Haskins, stated he would like the board to take into consideration resident concerns.

Ed Punal, Devils Hole Road, asked the board vote against the rezoning.

Mary Cordrey, Five Point Road stated she felt parking and the roadway traffic decisions should already be in place and requested more investigation into the traffic concerns.

Lydia Watson, Haskins, voiced her concern over this use of funding for the schools and felt this was not a light industrial facility and asked for more evaluation.

Patricia Fugee, Dowling Road, asked for consideration of the traffic flow as well as noise pollution from the Williams facility.

Tracy Wyatt, Hull Prairie Road, felt the situation was a land grab and questioned Trustee Vetter's decision to recuse himself from the vote.

Attorney Peter Griggs addressed the question of Mr. Vetter's recusal on the vote stating that Mr. Vetter had discussed this with him independently. In addition, the law did not state he needed to recuse his vote nor did inquiry with Ethic Commission lawyers. There is no ethics issue and Mr. Vetter can proceed to vote on the rezoning request.

Tanya Stull, Dowling Road, questioned more lighting being needed on the parcel and shared concerns about what will be next for development in the area.

Mr. Snyder addressed the 'affected zone' with Meta, questioning the terminology and requesting answers from the elected officials with regard to same. Mr. Moulton will be handling that question with Meta directly.

Ms. Watson addressed the status of the Land Use Plan. Mr. Moulton shared the update on the new comprehensive plan and zoning resolution update. Attorney Griggs followed up with more information with regard to the stakeholders committee and the planning that goes into the plan. He anticipated open houses will be held for public input as well.

Helen Meyers, River Road, asked for clarification on the use of lawyers from Columbus. Mr. Moulton clarified the township's standard counsel is the Wood County Prosecutor's Office and Mr. Griggs' firm is contracted to oversee zoning and issues with regard to Meta and Williams. She stated the development is 'big enough' and felt 'all residents want to leave.'

Mr. Griggs reviewed the legal description of the parcels in question, noting a split has occurred from property originally on the same parcel on the west side of St. Rt. 25.

Mr. Hickerson stated the data center takes up 5.7% of township property, comparing to 5.1% for the Village of Haskins.

Sagan Arpe, Hull Prairie Road, noted her support of the Otsego School District. In addition, she felt the township should model integrity in this decision. Questions were raised with NDA's that were signed by township officials and it was confirmed that board members signed NDA's at the outset as standard practice with this type of development.

Braden Leiner, Hull Prairie Road, stated his understanding of the data center was needed only for AI data and voiced concerns over light pollution.

Jason Vogel, Haskins, felt there had been poor planning with regard to parking and felt the round-a-bout's purpose was to help with traffic flow. He felt workers could be shuttled.

Nancy Perry, Haskins, questioned Mr. Vetter's ability to vote, with Mr. Griggs re-emphasizing the determination that Mr. Vetter does not need to recuse himself.

Mr. DeMond spoke to the fact that Mr. Vetter recently participated in a property switch with Principle Business Enterprises and stated he felt the township would be in trouble without him, his knowledge and experience.

Teresa Ulrich, Carter Road, attended a recent Wood County Planning Commission meeting and spoke with Commissioner LaHote. She stated that in conversation with Mr. LaHote he noted the Trustees do not have to vote in accordance with the Wood County Lane Use Plan.

NON-RESIDENT OPPONENTS

Chris Coultrip, Thompson Road, Perrysburg Township requested recusal from Mr. Vetter, and reviewed her public records requests to other entities with regard to the data center and questions posed to the ethics commission. Mr. Griggs reiterated the statement that Mr. Vetter does not have to recuse himself from the vote.

Leatra Harper, Bowling Green, shared statistics over air and water pollution.

Leslie Harper, Whitehouse, reviewed a survey poll conducted by BGSU with regard to data center support.

Lyn Cox, Whitehouse, reviewed the timeline and history of the data center and power plant progression. In addition, Ms. Cox told the visitors that they had a referendum ready for signatures as needed based on the vote and that people are 'not powerless.'

Mr. Ingram noted that the parcel in question was not under the abatement agreement.

Mr. Moulton asked for comments or questions from the board. Neither Mrs. Petrea nor Mr. Vetter had additional comments or questions.

Mr. Moulton moved, Mrs. Petrea seconded a motion to approve the recommendation of the Middleton Township Zoning Commission with regard to the rezoning of the approximately 39.2 acres of the parcel owned by A. Schaller Limited Partnership to M-1 Light Industrial from A-1 Agricultural. Role was called: Mr. Moulton – YES; Mrs. Petrea – YES; Mr. Vetter – NO.

It is noted the rezoning request was denied.

Mr. Moulton moved, Mrs. Petrea seconded a motion to close the hearing at 7:59 pm.

Mr. Moulton moved, Mrs. Petrea seconded adjournment of the meeting at 8:00 pm. Motion approved.

Michael Moulton, Chairman

Melissa S. Petrea, Trustee

Fred E. Vetter, Vice Chairman

Laurie L. Limes, Fiscal Officer