

Paris Township Zoning Meeting Minutes - June 11, 2026

Attendees from Zoning Board:

Dan Spicer - Chairman/member
Ryan Tessean - member
Kara Suzelis - member/interim secretary
Renee Rambo - member
Nathan "Buzz" Johnson - alternate member
Robert McKain - alternate member (acting as member for this meeting in Greg Hard's vacancy)

Resident Attendees:

Daniel Weimer
Nicholas Hodnicky
Ashley Fodrey

- Meeting called to order - Dan Spicer: 7:05pm
- Roll Called: Kara Suzelis

Old Business:

- Meeting Minutes - approval of May 2026 minutes by all members
 - Motion made to approve: Ryan Tessean
 - Motion seconded: Renee Rambo
 - Motion carried
- Renee will send the approved minutes to Laurie Luketic for posting on the township website

New Business:

- Ashley Fodrey in is attendance and considering taking on the position of Paris Township Zoning Board Secretary. The trustees will be notified should Ashley decide to apply for the position and the trustees will make the approval decision.
- Solar panel area coverage
 - Dan spoke with Todd Peetz from Portage County Regional Planning (PCRP) re: solar panel area coverage. The language regarding size/area of solar panel placement in the Paris Township Zoning Resolution proposal matches that in the O.R.C. Therefore, the proposal language will remain the same.
- Data Centers
 - Dan distributed Shalersville Township Zoning Amendment on Data Centers (Conditional Use) for reference and for a start of discussion. An attorney representing Shalersville drafted the amendment. This can be used as an example. (see attached)

- Community member, Nicholas Hodnicky, provided a structured example ordinance framework designed for a rural township, which he created using A.I. technology. During the meeting, at the Board's request, he emailed it to Robert McKain who emailed it to the other board members. This led to productive discussion regarding water table and aquifer protection, micro data infrastructure performance standards, acoustic thresholds, setback requirements, vegetative protection, and preservation of rural aesthetics. The board thanked Nicholas for his work and participation and expressed interest that he continue to be involved in the zoning board meetings regarding the creation of the data center amendment proposal. Nicholas has researched how microcenters that are created properly can protect the ecosystem and bring benefit to a community.
- The Board discussed the various concerns of data centers and what parameters and limitations they would like to address in Paris Township Zoning, such as:
 - Limitations on size, noise, and pollution
 - Requirement of data centers to provide their own power/electricity so that the community's current power grid would not be affected negatively
 - Any data center would have to improve our current power grid, water system, and improve the existing roads that will be used for the construction equipment and maintenance equipment.
 - Requirements of data centers to provide their own water source and for any run-off to be carefully monitored as to not negatively affect the local environment
 - Requirements that discharge water does not negatively affect the water table, that activity is limited to zero liquid discharge (closed loop system), and there are buffers from any water sources
 - Requirements that any building must appear as a residential or farm structure on the facade as to blend into the current agricultural and rural atmosphere of the community, and possible language that data centers are not to be visible from the street or adjacent residences
 - Requirements for environmental studies to ensure ground water safety, wildlife habitat impact, and show proof of no ecological hazard (both parties could agree to the company that would be used for the study)
 - Having more precise parameters for what constitutes significant negative environmental impact, with precise measurement/indicators and specified remedies.
 - The need to have a proper definition for "Microdata center"
- Per Dan, Todd Peetz and other members of PCRPP visited smaller data centers than what is being proposed in Shalersville to compare the noise and water consumption. Todd said that the smaller center that they visited uses 700 gallons of water per day.
- The Board will continue to discuss data centers in subsequent meetings.

- A new member is needed to permanently replace previous member, Greg Hards.
 - Motion made by Kara Suzelis to go into executive session to discuss a replacement.
 - Motion seconded by Ryan Tessean.
 - Executive session began: 7:55p and ended at 8:00p.
 - Meeting resumed at 8:01p.
- The Board will make the recommendation to the trustees that Nathan Johnson be appointed as the permanent zoning board member to replace Greg Hards.
- Dan Spicer will ask Greg Hards if he wants to act as an alternate member. If not, another alternate member will be recommended.

Motion to end Meeting:

- Motion made: Ryan Tessean
- Seconded: Robert McKain
- Meeting adjourned: 8:02pm

Next meeting: July 9, 2026

Respectfully submitted,

Kara Suzelis, interim secretary

SHALERSVILLE TOWNSHIP
ZONING AMENDMENTS
December 2025

Received: November 25, 2025
Meeting Date: December 10, 2025

Reviewed by: Todd Peetz

Proposed Language: See attached information provided by Shalersville Township. **Bold underline** is new language and ~~strickthrough~~ is proposed deleted language. ALL CAPS is a staff recommended language.

Amendment 1
Section 630.134 Data Centers
(Conditional Use)

134 Data Centers – All applicants for Conditional Zoning Certificates under THIS Subsection 134 must show that their applications meet the following requirements:

- A. All public utility use requirements of the proposed data center shall be furnished to the Zoning Commission and the local public utility providers. The applicant shall demonstrate that the data center's utility usage can be furnished by the public utility provider(s) or will be upgraded by the applicant at the applicant's sole cost and expense. The public utility usage of the data center shall not adversely impact the delivery or cost of utilities to the surrounding township areas or the township as a whole.
- B. Exterior lighting with respect to the number of fixtures, height of the fixture from the ground, light intensity, and light trespass on adjacent properties or a public right-of-way shall be compatible with the surrounding neighborhood. To prevent light pollution, light shall be directed downward and away from adjacent existing or planned roads and adjacent properties.
- C. The location of mechanical equipment, such as air conditioners, generators, and similar items, is an important consideration for noise control. The proposed use shall not generate excessive noise beyond the premises. Additional noise reduction measures may be required to assure that the level of noise is no more than the prevailing noise levels of permitted uses in the applicable zoning district. The permit application should include a sound study by an acoustic engineer to confirm that the projected noise levels will be within the required range. Sound testing should be performed annually during the operation of the Data Center and provided to the township. The maximum allowable noise level, as measured at the property line on any residential lot, shall not exceed 50 dBA. Generator testing shall be limited to weekdays between 8:00 am and 5:00 pm.
- D. Landscaping, mounds and fencing may be required by the Zoning Commission to be incorporated into the site plan of the data center to minimize any potential adverse visual impacts the proposed use may have on neighboring residentially- used properties.
- E. Shall meet the requirements of the current established Township Design Guidelines.

- F. All cooling, ventilation, and power equipment must be located within an enclosure.
- G. Individual buildings are not to exceed a footprint of 1.2 million square feet.
- H. The application must show that the applicant will provide sufficient water to the proposed data center in a manner that will not unreasonably interfere with the quantity, quality, or cost of water to the remaining inhabitants of the surrounding township areas or the township as a whole. Additionally, the applicant must show that the data center will not utilize well water for the proposed data center.
- I. The application must show that the applicant's use of water will not result in a material rise in the ambient temperature of the water of the surrounding township areas of township as a whole. For the purposes of this section, a "material rise in the ambient temperature of the water" shall be an increase of more than fifteen percent (15%) over the ambient temperature of the water that existed immediately prior to the installation of the data center.
- J. The application must show that the applicant will provide sufficient electricity to the proposed data center in a manner that will not unreasonably interfere with the quantity, quality, or cost of electricity to the remaining inhabitants of the surrounding township areas or the township as a whole.
- K. The application must show that the data center will not cause significant negative environmental impact to the surrounding township areas or the township as a whole, including but not limited to excessive or unreasonable discharge of waste, pollutants, dirt, and noise.

Staff Comment: These conditions seem to be reasonable. Each item identified needs to be demonstrated in writing prior to the satisfaction of the Board of Zoning Appeals (BZA), before the BZA makes a recommendation. Staff made a minor change in the proposed title of this new section.

Staff Recommendation: Staff recommends approval as amended.

Paris Township Public Zoning Meeting

[illegible]

Below is the email provided by community member, Nicholas Hodnicky:

Here is a structured example ordinance framework designed for a rural township. It uses precise, legally defensible zoning language to balance private property rights with environmental and aesthetic protections.

TOWNSHIP ORDINANCE NO. [XX-XX]## PERFORMANCE-BASED RURAL PRESERVATION AND INFRASTRUCTURE ACT## SECTION 1: PURPOSE AND INTENT

The purpose of this Ordinance is to preserve the agricultural character, scenic rural aesthetics, and critical natural ecosystems of [Township Name] while strongly defending the property rights of private landowners. This Ordinance establishes flexible, performance-based standards that allow landowners to utilize their land for modern, low-impact economic uses—including micro-scale computing—without the burden of excessive administrative red tape, provided they meet clear environmental and visual thresholds.

SECTION 2: DEFINITIONS

* Micro Data Infrastructure (MDI): A self-contained, pre-fabricated, or enclosed structure housing electronic digital computing, routing, or storage equipment. To qualify as an MDI, the installation must not exceed a maximum physical footprint of 200 square feet per unit, a maximum height of 12 feet, and must not require dedicated on-site personnel for daily operations.

* Impervious Surface: Any surface or material that prevents or significantly retards the natural infiltration of water into the soil, including but not limited to rooftops, asphalt, concrete, and heavily compacted gravel.

* Riparian Buffer: A designated vegetated area adjacent to a river, stream, wetland, or State Park boundary established to protect water quality, stabilize banks, and provide contiguous wildlife habitat.

* Performance-Based Siting: A regulatory approach that permits a land use by right, provided the user demonstrates compliance with quantifiable operational metrics (e.g., sound, water, light).

SECTION 3: NATURAL SPACE & ECOSYSTEM OVERLAY DISTRICTS## A. Riparian and State Park Protection Overlay (RSP-O)

1. Applicability: Applies to all parcels bordering any designated River, permanent stream, wetland, or State Park boundary within the Township.

2. Establishment of Buffer Zone: A mandatory vegetative buffer zone extending one hundred and fifty (150) feet landward from the ordinary high-water mark or legal property boundary of State Park land is hereby established.

3. Permitted Use Flexibility: No permanent buildings, grading, or new impervious surfaces are permitted within the 150-foot buffer. However, landowners may fully count this buffer acreage toward their total lot size requirements, density calculations, and agricultural tax valuations.

B. Water Table and Aquifer Protection

1. Maximum Impervious Surface Ratio (ISR): To ensure the continuous natural recharge of the local water table, the total aggregate footprint of all impervious surfaces on any single parcel in Rural or Agricultural zones shall not exceed fifteen percent (15%) of the total lot area.

2. Landowner Discretion: Within the remaining eighty-five percent (85%) of the parcel, landowners maintain complete autonomy over vegetation management, agricultural deployment, or open-space use.

SECTION 4: MICRO DATA INFRASTRUCTURE (MDI) PERFORMANCE STANDARDS

Micro Data Infrastructure (MDI) units are recognized as a permitted use by right across all Agricultural and Rural Residential zones, entirely bypassing the requirement for special exceptions or conditional use hearings, provided they strictly conform to the following performance benchmarks:

A. Environmental and Hydrological Safeguards

1. Zero-Liquid Consumption & Discharge: MDI units must utilize exclusively closed-loop air cooling or closed-loop liquid cooling systems.

2. Prohibition on Water Extraction: The consumption of local groundwater, well water, or surface water for equipment cooling is strictly prohibited. No chemical-bearing or thermal wastewater may be discharged into the ground, water table, or surrounding drainage ditches.

B. Acoustic & Nuisance Thresholds

1. Maximum Decibel Allowance: Mechanical cooling fans, power invertors, and backup generators associated with an MDI unit shall not emit sound levels exceeding forty-five (45) dBA between the hours of 7:00 AM and 10:00 PM, and forty (40) dBA between 10:00 PM and 7:00 AM, as measured precisely at the property line of any adjacent landowner.

2. Vibration: No operational vibration shall be perceptible without instruments at or beyond the property line.

C. Spatial Setbacks and Placement

1. Setback Requirements: Any MDI unit must be set back a minimum of one hundred (100) feet from all front, side, and rear property lines.
2. Prohibition in Buffers: No MDI unit may be placed within the 150-foot Riparian and State Park Protection Overlay (RSP-O).

SECTION 5: RURAL AESTHETIC AND VISUAL SCREENING

To shield modern infrastructure from public view and protect the historic visual landscape of the Township, all structures erected under Section 4 must adhere to the following form-based criteria:

A. Architectural Vernacular & Camouflage

1. Exterior Finishing: The exterior facade of any MDI enclosure or shielding structure must utilize materials that replicate traditional rural outbuildings (e.g., board-and-batten siding, matte horizontal planks, or stone facades).
2. Color Palette: Exterior colors must be selected from a non-reflective, earth-toned palette (e.g., barn red, hunter green, dark brown, tan, or charcoal grey) to blend into the natural seasonal topography.

B. Vegetative Screening

1. Mandatory Buffer: If an MDI unit is visible from a public right-of-way or an adjacent residential dwelling, the landowner must install a continuous vegetative screen along the line of sight.
2. Planting Specifications: The screen must consist of a double row of native evergreen trees (e.g., Eastern White Pine, Arborvitae, or Norway Spruce) planted a minimum of six (6) feet in height at the time of installation, staggered to create a dense, year-round visual barrier within three years.

C. Dark Sky Lighting Compliance

1. Shielding Requirements: All exterior safety or utility lighting attached to an MDI enclosure must be fully shielded, pointing directly downward (full-cutoff fixtures), and activated solely by motion sensors. Continuous, unshielded security flooding of the night sky is prohibited.

SECTION 6: COMPLIANCE AND ENFORCEMENT

1. Streamlined Permitting: Landowners seeking to install an MDI shall submit a simple plot plan verifying the 100-foot setbacks, the closed-loop specification sheet of the cooling manufacturer, and a

basic landscape plan to the Zoning Inspector. Approval must be granted within fourteen (14) business days if all numerical performance benchmarks are met.

2. Violation and Remedy: If an approved installation is found to violate the acoustic or environmental standards established herein, the Township shall issue a notice to remedy. The landowner shall have thirty (30) days to bring the unit back into operational compliance before any fines or stop-use orders may be levied.

Would you like to tailor this further by adding specific building height restrictions for homes, defining penalties for violations, or adjusting the exact setback distances to match your township's current parcel size trends?

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