



RESOLUTION #26-03-033

**A RESOLUTION IMPOSING A MORATORIUM ON DATA CENTERS
WITHIN THE UNINCORPORATED TERRITORY OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 10th day of March, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee DICK moved for the adoption of the following resolution:

WHEREAS, on March 3, 2026, the Bethel Township Board of Trustees, Miami County, Ohio discussed the influx of Data Centers into the state of Ohio where concerns were expressed that the operation of a local Data Center may have dire consequences for the environment, our water quality, water usage, electricity prices, property values, noise, and safety in areas surrounding a Data Center facility; **AND**

WHEREAS, pursuant to the Ohio Revised Code the Bethel Township Section [519.02](#), a board of township trustees may regulate location, size and use of buildings and lands in unincorporated territory; **AND**

WHEREAS, the Bethel Township Board of Trustees finds it is in the best interest of the health, safety, and general welfare of the residents of Bethel Township to adopt a twelve (12) month moratorium on the establishment, construction, conversion of other structures for Data Centers or the commencement of construction of Data Centers within Bethel Township while it undertakes a review and/or study of the regulations of the Township's Zoning Resolution to assure that such facilities are properly zoned, safe for the community, properly constructed or rehabilitated to mitigate the potential harmful impact such facilities can have on residential and commercial areas; **AND**

WHEREAS, the Bethel Township Board of Trustees wishes to assess the impact of Data Centers on the public health and safety of surrounding neighborhoods and consider and study the benefits that a Data Center may bring to the Township; **AND**

WHEREAS, the Bethel Township Board of Trustees will be able to enact reasonable regulations to protect the health, safety, welfare, peace, and comfort of the citizens of Bethel Township more effectively if a moratorium is in place. **THEREFORE**

BE IT RESOLVED, by the Board of Township Trustees of Bethel Township, Miami County, Ohio that:

SECTION 1. Data Centers are defined for this moratorium as AI data centers, enterprise data centers, managed services data centers, colocation data centers, cloud data centers, or edge data centers, as well as physical facilities that organizations use to store their computing machines and related hardware, ~~that exceed 5,000 square feet in size.~~ *CF*

SECTION 2. The Bethel Township Board of Trustees hereby imposes a twelve (12) month moratorium on the consideration, approval or authorization of any permits, permitted uses, conditional uses, special uses, accessory uses, or variances that would enable the granting of any permits, allow establishment, construction, conversion of other structures into data centers, or commencement of construction of Data Centers within the unincorporated territory of the Township. Said moratorium extends to the submission, consideration or approval of all applications for permits, general development plans, final development plans, special or accessory use permits, occupancy permits, or building permits. This moratorium includes construction of structures that house information technology (IT) systems infrastructure like servers, data storage drives, and network equipment and construction of accompanying accessory uses such as utilities,

external mechanical equipment, water towers, and security facilities that may be located on the site of a data center. This moratorium does not apply to repair or replacement of existing data centers or the data centers contained in existing businesses within the unincorporated territory of Bethel Township.

SECTION 3. This Resolution shall take effect immediately and shall remain effective for twelve (12) months following the date upon which it became effective unless extended by a majority vote of the Bethel Township Board of Trustees, if the Board finds such continuance is required to allow sufficient time to complete its study and recommend what action, if any, the Township should take to safeguard the public health, safety, and welfare through the provision of adequate planning, zoning, land use, or other regulatory controls that are specifically applicable to activities covered under this resolution. The Board of Trustees may also lift the moratorium prior to its expiration by a majority vote of its members.

SECTION 4. If any section, phrase, sentence, or portion of this resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. This Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Trustee WILKERSON seconded the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	<u>YES</u>	<u>Kama Dick</u>
	Trustee Julie Reese	<u>YES</u>	<u>Julie Reese</u>
	Trustee Josh Wilkerson	<u>YES</u>	<u>Josh Wilkerson</u>

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio