Adding Data Centers to Zoning Matrix As Special Use

Timeline

April 13, 2026 - Rossford Zoning Code Does Not Have a Provision Allowing Data Centers

April 14, 2026 – Zoning Committee of Rossford City Council Recommends Data Center Classification

- Based on feedback from March 23, 2026 Committee of the Whole Meeting, the Zoning Committee wanted to address Data Center classification in the Rossford Zoning Code. (Minutes from this meeting attached)

May 13, 2026 – Rossford Planning Commission Recommends Data Centers Added to Zoning Matrix

- Zoning Inspector Mark Zuchowski brought up Data Centers in the *new business* portion of this meeting citing the Rossford Zoning Commission had met the month prior and recommended that M1, M2 and PI for a Special Use with more restrictions. (Minutes from this meeting attached)

June 23, 2026 – Ordinance 2026-39 Appears on City Council Agenda for 1st Reading to Add Data Centers to the Zoning Matrix of Permitted Uses.

July 13, 2026 – Ordinance 2026-39 Appears on City Council Agenda for 2nd Reading to Add Data Centers to the Zoning Matrix of Permitted Uses.

August 10, 2026 – Rossford City Council Passes Ordinance 2026-39 after 3 Readings to Add Data Centers to Zoning Matrix of Permitted Uses.

- Rossford City Council votes unanimously 7-0 in favor of adding Data Centers to the Rossford Zoning Matrix of Permitted and Special Uses. (Minutes from this meeting attached.)

All the above meetings were advertised and open to the public

Zoning Committee Meeting Minutes
City of Rossford
Mark G. Zuchowski Safety & Planning Building
Tuesday, April 14, 2026
5:30 PM

Members Present:
Bob Toth, Rachel Tinney, Mark Zuchowski, Rob Mikonowicz, Jennifer Havener

1. Noxious Weeds Ordinance (RMC 555.01)

The Committee recommends updating Section 555.01 to align with current State of Ohio law. The State revises its list of noxious weeds every five years, while the City's current code specifies a fixed list. This discrepancy creates potential conflicts with Ohio Department of Agriculture regulations under Ohio Administrative Code 901:5-37.

Updating the ordinance to reference the State's definition will ensure ongoing compliance. This recommendation has been forwarded to Mr. Heban for legal review.

The Committee thanks Mr. Mikonowicz for his work on this matter.

2. Short-Term Rental Ordinance

The Committee has submitted a draft ordinance regulating short-term rentals (e.g., Airbnb, Vrbo) to Mr. Heban for review. The proposed ordinance would address things like:

- Ownership requirements
- Inspection standards
- Enforcement provisions

The Committee anticipates presenting the final draft to City Council in the near future.

The Committee thanks Mr. Zuchowski for his contributions.

3. Data Centers – Zoning Classification

The committee felt the need to address this subject due to the feedback from the Committee of the Whole meeting that took place on March 23, 2026.

The Committee recommends that City Council consider designating data centers as a Special Use under RMC 1132.02 and refer the proposed amendment to the Planning Commission for review and recommendation. This would create a new permitted use category for data centers and would require a zoning text change to chapter 1132.02. This change would strengthen the zoning code and keep it current for the changing times.

The Committee would like to state this proposal does **not** promote or oppose data centers. Instead, it ensures that if such a use is proposed in the future, the City of Rossford has a clear, legally sound process to evaluate it on a case-by-case basis with appropriate safeguards in place.

Next Meeting:
Tuesday, May 12, 2026, at 5:30 PM

Planning Commission Meeting Minutes

May 13, 2026

Members Present: Neil MacKinnon, Chairman

Tom Uhler

John Rust

John MacGregor

Andrea Henline

Staff Present: Mark Zuchowski, Zoning Inspector

Allyson Murray, City Administrator

Rob Mikonowicz, Compliance Coordinator

Jennifer Havener, Zoning Admin. Clerk

Meeting was called to order by Chairman, Neil MacKinnon at 6:04 P.M.

Neil MacKinnon started the meeting by talking about the Parcel split: combination into more than 5 parcels of parcel numbers T68-300-270201055000 and T68-300-270201057000. The Northeast corner which is bordered on the north side of Plat 1 and Plat 2 of the Grassy Creek Subdivision. The request is to combine the 2 parcels and then spit them into 11 parcels and not part of their subdivision.

Mark said that they want to keep it as agriculture. There needs to be some restrictions and controls. He said that Mr. Heban and Mr. Johnson both agreed on the additional restrictions that were signed on page 2 of the Parcel splits.

Neil MacKinnon asked that the owners just want to get their lots split. We can approve this with the proposed restrictions.

John MacGregor said if they can prove they will not exceed.

Mark said the stormwater system is designed on the size of the property and making the properties larger could impact the stormwater drainage and need to be sure that we have verbiage stating that.

Andrea Henline said we just could put something about the grading in there.

John Rust said that if they wanted to put up a Pole Barn they would have to come through the Planning Commission.

John MacGregor asked what is the restriction on building size on agricultural sites.

Neil MacKinnon asked didn't we change the zoning to the house on Lime City Rd. from Agriculture?

John MacGregor asked in the future could they split a parcel?

John Rust asked if each property would have these restrictions on it?

Mark Zuchowski said we did something similar to this to the lots behind Arbor Hills.

John Rust motioned to approve with deed restrictions, Andrea Henline seconded it.

All were in favor.

Neil MacKinnon asked Mark Zuchowski if there is any new business?

Mark Zuchowski said that Data Centers came up in the Zoning Committee Meeting. He said that the Zoning Committee recommended that M1, M2 and PI for special use.

He said that Planning Commission would have more restrictions or necessities in order to work.

Neil MacKinnon said we should not exclude water usage. He also said he wants to be open to opportunities.

Mark Zuchowski said that is why we want it to be designated to be in a zoning class. He also said that we can suggest that a certain percent of electrical needs to be renewable energy.

OP Mobility is set to start breaking ground on June 18th.

Neil MacKinnon asked did we approve the possible expansion?

Mark Zuchowski said that we did not but they are planning to submit the new plans and we suggested that they ask for a zoning change to M2.

Neil MacKinnon asked if there is a motion to approve the meeting minutes from the April 8, 2026 meeting?

John Rust motioned to approve the minutes and Tom Uhler seconded it. All were in favor.

Rust approved to adjourn and Henline seconded.

All were in favor.

Meeting ended at 6:47 p.m.

ORDINANCE NO. 2026- 39

AN ORDINANCE AMENDING SECTION 1132.02 (ZONING DISTRICTS AND REGULATIONS) OF THE PLANNING AND ZONING CODE

WHEREAS, this ordinance is recommended by the Rossford Planning Commission; and

WHEREAS, the Planning Commission was asked to consider amending the Rossford Zoning Code to allow Data Centers – Accessory/Micro size, Medium – Enterprise, Colocation and Managed Services, Major Campus size- Hyperscale as a Special Use in the Light Industrial (M1), Heavy Industrial (M2), and Planned Industrial (PI) Zoning Districts within the City of Rossford; and

WHEREAS, the Rossford Planning Commission held a public hearing to discuss and review the proposed change to RMC 1132.02 discussed above; and

WHEREAS, the Rossford Planning Commission found this amendment to be in the best interests of the City of Rossford and therefore recommends this amendment.

NOW, THEREFORE, Be It Ordained By The Council Of The City Of Rossford, Wood County Ohio, That:

Section 1. Rossford Municipal Code Section 1132.02 Matrix of Permitted and Special Uses, is hereby amended to designate Data Centers – Accessory/Micro size, Medium – Enterprise, Colocation and Managed Services, Major Campus size- Hyperscale as a Special Use in the Light Industrial (M1), Heavy Industrial (M2), and Planned Industrial (PI) Zoning Districts .

Section 2. It is found and determined that all formal actions of Council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Rossford and the State of Ohio.

Council Persons voting aye: Owen, Tinney, Eckel, Saleh, Toth, Reynolds, Stantzenbach

Council Persons voting no: —

Passed this 10th day of August, 2026.

1st rdng 6-22-26
2nd rdng 7-13-26

Caroline Zuchowski-Eckel, President of Council

ATTEST:

Robert P. Watrol, Clerk of Council

APPROVED:

Neil A. Mackinnon III, Mayor

Date of Mayor's Approval: 8-10-26

Approved as to form this 10th day of August, 2026

Kevin Heban, Law Director