VILLAGE OF MONROEVILLE

REGULAR PLANNING COMMISSION MINUTES

July 14, 2025

Chairperson Chris Raftery called the meeting to order at 6:00 pm.

Roll call was taken, with Chris Raftery, Jim Morrow, Marcia Adelman, Mayor Joseph Galea, Village Administrator Tom Gray, and Zoning Inspector Dave Mahl present.

Glenn Opper was absent.

Visitors for the meeting: Tammy Schlachter and Dave Adelman.

Minutes from the April 07, 2025 meeting were approved as written per a motion from the mayor, a second from Marcia Adelman, and approved by all.

NEW BUSINESS
Decimal Digital would like to purchase 39.6 acres of property in the Industrial Park. In order to do so, they would purchase the warehouse already on the lot and then would have to do a lot split. (Please refer to the attachments.) Glen Hammersmith would keep part of the split lot, with the other part going to Decimal Digital. The 39.6 acres and 8.0005 acres would equal the new data center. Black Bird Design Center would be the developer.

There was a question as to the noise pollution this would cause. Yes, there would be very low noise due to some fans in use.

Decimal Digital is looking to employ 50-60 people. The data center would be for AI technology.

There was a concern over ingress and egress, entrance and exit. This could be off North Ridge Street. This would not be a thru street, but it would be paved. A motion was made to approve the lot split of Outlot49 to 9.5801 acres and 8.0005 acres by a motion from the mayor, a second from Marcia Adelman, and approved by all.

OLD BUSINESS
Janotta and Herner have started their structure changes.

ADJOURNMENT
The meeting was adjourned at 6:20 pm, per a motion from Jim Morrow, a second from the mayor, and approved by all. The next meeting will be determined as needed.

Chris Raftery, Chairperson Christina Raftery

Marcia Adelman, Secretary Marcia Adelman

Contractors Design Engineering
Consulting Engineers and Surveyors
4853 State Route 601, Norwalk, Ohio 44857

Legal Description For:
Monroeville Industrial Park
Remainder
(8.0005 acres)

Being a parcel of land located in part of Outlot 49, Village of Monroeville, Twp. 4 North, Range 23 West, Huron County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 5/8" iron pin set at the northeast corner of Inlot 448 and land now or formerly owned by Michener Property Management, LLC as recorded in OR 442 Pg. 106 of the Huron County Recorder's Office, and on the westerly right-of-way line of Fort Monroe Industrial Parkway (R/W Varies); Thence South 00° 26' 37" East, along the east line of said Michener Property Management's land, a distance of 261.82 feet to a 5/8" iron pin set on the north line of land now or formerly owned by Triple A Properties LLC as recorded in OR 690 Pg. 906 of the Huron County Recorder's Office; Thence South 88° 04' 01" East, along the north line of said Triple A Properties' land and land now or formerly owned by Homan Transportation, Inc. as recorded in OR 438 Pg. 331 of the Huron County Recorder's Office, a distance of 714.83 feet toa 5/8" iron pin set, passing over a 5/8" iron pin found with "B&A" cap at 360.59 feet, and being the principal place of beginning;

1. Thence North 01° 55' 59" East, a distance of 538.86 feet to a 5/8" iron pin set on the southerly right-of-way line of Sandusky Street a.k.a. US 20 (R/W Varies);

2. Thence South 77° 36' 11" East, along the southerly right-of-way line of Sandusky Street, a distance of 147.68 feet to a 5/8" iron pin set;

3. Thence South 74° 44' 26" East, continuing along the southerly right-of-way line of Sandusky Street, a distance of 591.81 feet to a 5/8" iron pin set at the northwest corner of land now or formerly owned by Firelands Federal Credit Union as recorded in OR 656 Pg. 83 of the Huron County Recorder's Office, and on the centerline of a ditch;

4. Thence South 11° 22' 50" East, along the westerly line of said Firelands Federal Credit Union's land and the centerline of a ditch, a distance of 360.65 feet to a deflection point;

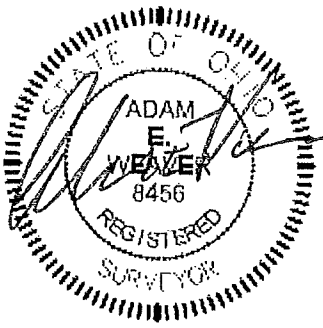
5. Thence South 05° 41' 32" West, continuing along the westerly line of said Firelands Federal Credit Union's land and the centerline of a ditch, a distance of 24.71 feet to a point at the southwest corner of said Firelands Federal Credit Union's land, and on the north line of land now or formerly owned by Cynthia L. Linley as recorded in Inst. 202405010002029 of the Huron County Recorder's Office;

6. Thence North 88° 04' 01" West, along the north line of said Linley's land, the north line of land now or formerly owned by Village of Monroeville as recorded in D.V. 394 Pg. 1066 and the north line of land now or formerly owned by Monroeville Industrial Park as recorded in D.V. 375 Pg. 944 of the Huron County Recorder's Office, a distance of 802.53 feet to the principal place of beginning, passing over a 5/8" iron pin found at 13.18 feet, and containing 8.0005 acres of land more or less, but subject to all legal highways, easements, and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum (2011), GEOID 18, by ODOT VRS.

Prior Deed Reference: Monroeville Industrial Park; D.V. 375 Pg. 315

All 5/8" iron pins set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512".
This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in June, 2025 per Adam E. Weaver, Registered Surveyor No. 8456 from an actual survey performed June, 2025 on the premises by Contractors Design Engineering.



6-17-25

Contractors Design Engineering
Consulting Engineers and Surveyors
4853 State Route 601, Norwalk, Ohio 44857

Legal Description For:
Monroeville Industrial Park
Lot Split
(9.5801 acres)

Being a parcel of land located in part of Outlot 49, Village of Monroeville, Twp. 4 North, Range 23 West, Huron County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a 5/8" iron pin set at the northeast corner of Inlot 448 and land now or formerly owned by Michener Property Management, LLC as recorded in OR 442 Pg. 106 of the Huron County Recorder's Office, and on the westerly right-of-way line of Fort Monroe Industrial Parkway (R/W Varies), and being the principal place of beginning;

1. Thence North 89° 33' 23" East, along the westerly right-of-way line of Fort Monroe Industrial Parkway, a distance of 60.00 feet to a 5/8" iron pin set;

2. Thence North 00° 26' 37" West, along the westerly right-of-way line of Fort Monroe Industrial Parkway, a distance of 401.15 feet to a 5/8" iron pin set on the southerly right-of-way line of Sandusky Street a.k.a. US 20 (R/W Varies);

3. Thence South 77° 36' 11" East, along the southerly right-of-way line of Sandusky Street, a distance of 693.91 feet to a 5/8" iron pin set;

4. Thence South 01° 55' 59" West, a distance of 538.86 feet to a 5/8" iron pin set on the north line of land now or formerly owned by Monroeville Industrial Park as recorded in D.V. 375 Pg. 944 of the Huron County Recorder's Office;

5. Thence North 88° 04' 01" West, along the north line of said Monroeville Industrial Park's land, and the north line of land now or formerly owned by Homan Transportation, Inc. as recorded in OR 438 Pg. 331, and Triple A Properties LLC as recorded in OR 690 Pg. 906 of the Huron County Recorder's Office, a distance of 714.83 feet to a 5/8" iron pin set at the southeast corner of said Michener Property Management, LLC's land, passing over a 5/8" iron pin found with "B&A" cap at 354.24 feet;

6. Thence North 00° 26' 37" West, along the easterly line of said Michener Property Management, LLC's land, a distance of 261.82 feet to the principal place of beginning, and containing 9.5801 acres of land more or less, of which 0.3623 acres (15,783.9100 sq. ft.) are within PPN 42045A010151201, and 9.2178 acres are within PPN 42045A010150000, but subject to all legal highways, easements, and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum (2011), GEOID 18, by ODOT VRS.

Prior Deed Reference: Monroeville Industrial Park; D.V. 375 Pg. 315

All 5/8" iron pins set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512".
This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in June, 2025 per Adam E. Weaver, Registered Surveyor No. 8456 from an actual survey performed June, 2025 on the premises by Contractors Design Engineering.

6-27-25