On Tuesday, July 14, 2026, at 5:30 PM, Mayor Joseph Galea opened the Council Public Hearing regarding changes to the zoning ordinance.

The public hearing for the Council of the Village of Monroeville was then called to order.

Present at roll call:		
Chris Raftery	and	Joseph Galea, Mayor
Mark Miller		Eunice A. Collene, Fiscal Officer
Sue Rogers		Jim Barney, Solicitor
Jim Ehrman		Chief Jon Earl, MPD
Tammy Schlachter		

Also attending: Dan Bemis, Jill Tangeman, Ken Underwood, Bonnie Beck, Aaron Pickrell, Roshan Shah, and Dave Hammons. Council Andrew Brown was not able to attend.

WELCOME AND INTRODUCTION

Mayor Galea welcomed those in attendance and stated the purpose of the public hearing was to consider an amendment and restatement of the complete zoning ordinance. The Planning Commission has reviewed this book and recommended its adoption to the Village Council. This will then be forwarded to council for adoption with the approval of Ordinance 2026-10. The Zoning Ordinance requires that we have a public hearing to receive input as to the ordinance.

If anybody would like to make any comments, please step forward to the podium, giving your name and address; we would appreciate it.

Dan Bemis, 135 North Ridge Street, noted his property borders the industrial part. This property has been in his family for 126 years and well prior to the industrial park being built. He went to school here. He has the community's best interest at heart along with his family's best interest. He has sent out prior communications and formally submitted them at the meeting. Since he previously submitted his comments, he will not repeat them but asked that it be reviewed and kept in mind who it was written by. Mr. Bemis expressed the need and benefit of consulting with those experienced in working with the data center industry and professional organizations as the zoning regulations are developed. There are a lot of details, and we need expert advice. He noted the community was burned before, and he has no disrespect for Digital Decimal or Mr. Shah, and that he is not Gray Matter. He believes that is irrelevant because what is being proposed is long-term. Digital Decimal will sell at some point, so who we have today running those facilities doesn't necessarily apply to who we're going to have tomorrow. You need strong enforcement and significant penalties. Mr. Bemis provided a copy of his handout to Ms. Collene. He noted he has served on the school board and understands their economic challenges. He stated we don't make another mistake just because we see a lot of dollar signs to support the community. He believes this company's been extremely transparent, and that's a good thing, and certainly rare in this space, and that there have been a lot of positives. Mr. Bemis received an email from his financial advisor today, and he asked to share some of his comments.

This isn't necessarily bad nor good. The company materially claims roughly $20 million raised over 85 institutional and private individual investors, but nowhere is one individual investor named at any point. In fact, promotional coverage refers to a well-known New York billionaire, several prominent family offices, and a Super Bowl champion quarterback. That's a marketing copy. It is not a capitalization table. There is no lead investor name. There is no disclosed institutional sponsor. There is no venture around anywhere, and there are no public financial filings. That doesn't mean that there's anything wrong. I'm not saying that to cast dispersion at all. What it does mean is you need to make sure that it's financed. That's on you.

You don't know how much money these individuals have or what they can and cannot do without making sure you put up bonds and you do financial disclosures. You need someone to really dig into this from that perspective. Mr. Bemis expressed his desire to give his attorney the opportunity to look through the zoning book as well and provide feedback if the council chooses not to find someone that has that level of expertise.

Kurt Stang, Huron River Joint Fire District, Fire Chief, stated making changes to our zoning is a waste of time and money unless we are going to do something about enforcing them. The zoning has been selectively enforced in this village for years and years. There seems to be concern about people's fences falling over, where campers are parked, or permits for swimming pools and fences; however, junk vehicles or junk in general go unnoticed. There are commercial facilities being built without permits. There have been two commercial facilities built since the first of the year. Chief Stang checked with the village office and the building department, and both indicated no permits have been applied for. He

believes if the village is just going to worry about the Mickey Mouse stuff of building a deck and putting in swimming pools and forget the bigger picture, it is headed down a long road that Monroeville cannot sustain itself. If our zoning is not going to be enforced, then there's no point in moving forward with it.

Justin Kerner, 3870 Williams Road, asked for clarification on what the meeting was for and if it involved regulations for the data centers. The mayor explained it is a public hearing to get feedback on what changes are being proposed to the zoning book. The proposed book is available for review, and there is nothing that pertains to data centers. The proposed comprehensive rewrite started a couple of years ago, and this is the next step of the approval process. The mayor also stated we would not be voting on this today and it is only for discussion, and the data center regulations will be added as an addendum at a later date.

ADJOURNMENT
There being no other business to come before them, Mayor Galea asked Council for a motion to adjourn. Ms. Raftery made that motion, seconded by Ms. Rogers.

Meeting adjourned at 5:40 PM.

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Eunice A. Collene, Fiscal Officer

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Joseph Galea, Mayor

The minutes of this meeting were recorded by Fiscal Officer Eunice A. Collene.

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