RECORD OF PROCEEDINGS

Minutes of Meeting

AUBURN TOWNSHIP BOARD OF TRUSTEES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148 Public Hearing Meeting

Held _____ 20 _____

The public hearing meeting on the proposed Zoning Amendment ZC2026-01 (Data Centers) to the Auburn Township Zoning Resolution, held by the Auburn Township Board of Trustees was called to order at 6:35 p.m., by Trustee Chairman Michael S. Troyan. Also present were Trustees Patrick J. Cavanagh and Riley Davis, and Fiscal Officer Daniel Matsko.

Mr. Jeff Pulsford, a member of the Auburn Township Zoning Commission, gave a brief overview to the Trustees about the proposed zoning amendment ZC-2026-01 to the Auburn Township Zoning Resolution, which would prohibit data centers in Auburn Township.

Mr. Troyan read the definitions of Data Centers and Information Technology Service.

Mr. Cavanagh read the letter from Linda Crombie, Director of the Geauga County Planning Commission to the Auburn Township Zoning Commission, regarding their recommendation to deny the proposed amendment. The Planning Commission recommended modifications, and they must be considered by the Zoning Commission at a public hearing.

Mr. Troyan contacted the chairman of the Trustees from Shalersville, OH, Frank Ruehr, Jr., regarding the proposed AI Data Center from Bitdeer Technologies Group and Geis Development. That data center would be a 257-acre parcel with 15 buildings. Water would be less of an issue for them, as they would have a closed-loop recycling cooling system. They would require access to high voltage lines and would cost approximately 10 million dollars to have that access.

Mr. Troyan felt that Auburn Township did not have that type of land for a data center, noting there was a 131.45 acre parcel that was not zoned industrial which was owned by Geis Development. The power supply there is not sufficient for a data center.

At this time, Mr. Troyan thought they should go along with the prohibition of data centers and work on the details later, adding there was a lot of legislation going on, and it would not be good to add specifics in the amendment, as the climate was changing. The Assistant Prosecutor's office agreed with a basic prohibition of data centers.

Mr. Cavanagh reported that he spoke with Linda Crombie at the Planning Commission, and she noted there were already data centers in Geauga County. Mr. Troyan added that banks typically have their own data centers. Mr. Cavanagh said that the Planning Commission was working hard on this topic.

Mr. Davis questioned Mr. Pulsford about their meeting on July 16, 2026. Mr. Troyan explained the Zoning Commission sent their proposed amendment to the Planning Commission and the Planning Commission came back with a lot of specific recommendations. The Zoning Commission opted not to follow the advice of the Planning Commission. Mr. Davis clarified with Mr. Pulsford that they did not make any changes suggested by the Planning Commission and Mr. Pulsford concurred.

Mr. Cavanagh noted the Planning Commission sent their letter on July 14, 2026, and the Zoning Commission met on July 16, 2026.

Mr. Troyan said they have 20 days to vote on the Zoning Commission's recommendations. After some discussion, the Trustees confirmed they would consider the zoning commission's final draft, which prohibits data centers. Shalersville Township has a temporary moratorium on data centers in place through November 2026.

Motion made by Patrick J. Cavanagh at 6:59 p.m. to close the public hearing, seconded by Michael S. Troyan.

VOTE: Davis, yes; Troyan, yes; Cavanagh, yes. The motion PASSED.

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~~Public Hearing Meeting~~

Held _____ 20 _____

Daniel J. Matsko, Fiscal Officer

Michael S. Troyan, Chairman

Riley Davis, Vice-Chairman

Patrick J. Cavanagh, Trustee

AUGUST 17, 2026

Date