

FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-85

**RESOLUTION IMPOSING A SIX-MONTH DATA CENTER MORATORIUM
FOR FAIRFIELD TOWNSHIP**

WHEREAS: ORC Chapter 519 authorizes a Board of Township Trustees to legislate and regulate land use and promote the public health, safety and welfare through the development of land and maintenance of infrastructure sufficient to serve the needs of the township's population; and

WHEREAS: A development moratorium is an authorized delay in the provision of government services or development approval; and

WHEREAS: Upon declaration of a moratorium, a Board of Township Trustees must engage in a process of adopting a reasonable plan within a reasonable time to address conditions leading to the need for a moratorium; and

WHEREAS: Data Centers, a physical facility, or building that houses a centralized network of computing systems, servers, storage devices, and networking equipment to enable businesses and organizations to store, process, and distribute large volumes of data, applications, and digital services securely, consume significant energy and water and sanitary sewer infrastructure capacity, potentially creating water supply issues; consume significant utility demands; possibly contribute to adverse impacts to and on natural resources; contribute to potential detrimental effects of stormwater runoff; and possibly conflict with the Township's long term development goals; and

WHEREAS: The Board of Township Trustees, Fairfield Township, Ohio finds it necessary to dedicate time to review and/or study, develop, and implement development standards and/or regulations regarding the possible use, locations, and operations of data centers or data processing centers within the Township; and

WHEREAS: The moratorium will allow Township staff sufficient time to research potential community impacts including, but not limited to: noise generation, increased traffic and existing roadway infrastructure to accommodate such, potential electrical cost increases, electrical consumption and grid stability, stormwater discharge, public water capacity and public sewer capacity and discharge for proposed data centers or data processing centers, as well as existing and future residential, commercial or industrial development; and

WHEREAS: For the purpose of this Resolution, a data center is defined as a physical facility or building that houses a centralized network of computing systems, servers, storage devices, and networking equipment to enable businesses and organizations to store, process, and distribute large volumes of data, applications, and digital services securely; and

WHEREAS: A six-month moratorium on any governmental action will allow the Board to evaluate the impact of data centers or data processing centers on the Township's development processes, infrastructure, utilities, natural and environmental resources, and other critical components of land use and development practices; and

WHEREAS: A six-month moratorium is deemed sufficient time to enact reasonable regulations to protect the health, safety, welfare, peace and comfort of the citizens of the Township, to accomplish the Township's objectives, and to ensure sustainable land use practices.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Fairfield Township, Butler County, Ohio, as follows;

SECTION 1: For a period of six (6) months following the effective date of the Resolution, no elected official, officer, administrator, employee, consultant, or agent of Fairfield Township shall receive or process any application for a zoning certificate or building permit or issue such certificate or permit, under the Fairfield Township Zoning Resolution in furtherance of the establishment or expansion of any data center or data processing center within the territory of Fairfield Township.

SECTION 2: For the purpose of this Resolution, a data center or data processing center is defined as industrial-scale facilities or building that houses a centralized network of computing systems, servers, storage devices, and networking equipment to enable businesses and organizations to store, process, and distribute large volumes of data, applications, and digital services securely.

SECTION 3: Prohibited activities include governmental action which could result in the acceptance and processing of any application or petition for any type of permit, zoning or building or land-use approval for a data center or data processing center shall be accepted for filing or review or officially acted upon in any way during the moratorium period.

SECTION 4: All the Township's land use regulations, including notice periods and any provision providing for adoption of any measure following the time lapse of a period for denial are suspended with respect to any data center or data processing center development for the moratorium period.

SECTION 5: This moratorium suspends tolls and time periods, prescribed by law within, which any Township department, any official, or official body of Fairfield Township is required to take action upon an application and/or review approval process during the time this moratorium is in effect.

SECTION 6: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes the adoption of this resolution upon its first reading.

SECTION 7: This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

SECTION 8: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 9: This resolution shall take effect at the earliest period allowed by law.

Adopted: September 8, 2026

Board of Trustees

Michael Berding: _____

Shannon Hartkemeyer: _____

Joe McAbee: _____

Vote of Trustees

yes

yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 8th day of Sept, 2026.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbieri
Katherine Barbieri, Township Law Director