MINUTES OF PUBLIC HEARING

October 19, 2026

Temp. Ord. A-60

An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding data centers, as more fully described and depicted herein, and declaring an emergency.

On the 26th of October, 2026, at 7:03 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. A-60 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published in the Akron Legal News on September 18, 2026 and September 25, 2026. A true and accurate copy of the published Notices are attached to these Minutes.

Ms. Carrie Snyder, Deputy Community Development Director, presented Temporary Ordinance A-60. Because the City Charter requires Planning Commission decisions to be submitted to Council, the Commission reviewed proposed Development Code amendments addressing data centers. The amendments would define data centers, limit their size, power and water use, restrict their locations, and establish environmental and operational standards. On August 4, 2026, the Planning Commission recommended approval of the amendments described in Project File 27 TXT-26-00026.

Snyder said data centers are an increasing concern nationwide. City staff began developing regulations in February and submitted the proposal to the Planning Commission in August. Because Cuyahoga Falls owns its electric and water utilities, it can regulate data centers without banning them. The proposed rules would preserve industrial land, manage infrastructure demand, and permit facilities only in designated E1 and M1 employment and manufacturing districts.

Existing facilities, including NEOnet on Graham Road, would not be affected. NEOnet occupies just under 12,000 square feet and uses approximately 1.74 megawatts of electricity and 106 gallons of water daily. During the relevant periods, it ranked 67th among 30,983 electric customers and 8,432nd among 21,730 water customers.

Ms. Kimberly Ferencz, Senior Planner, explained that continued digitalization is expected to increase demand for data centers. The proposed regulations would address utility capacity, location, noise, emissions, discharges, and hazardous materials. Data centers vary from small edge facilities and micro facilities of fewer than 100 square feet to larger sites. All require reliable electricity and fiber connectivity.

The Water Treatment Plant produces approximately 6 million gallons per day, compared with average demand of 5.5 million gallons and peak demand of 6.5

million gallons. Although its rated capacity is 10 million gallons per day, its age limits practical use. A planned $22 million upgrade would increase production capacity. The Electric Department can provide up to 5 megawatts at a time; facilities requiring additional capacity may need to install capacitors at their own expense. Electrical installation costs are currently divided between businesses (60 percent) and the city (40 percent).

The largest electricity users from July 2025 through July 2026 were Clutch at 3.5 megawatts, GoJo at 3.1 megawatts, and Western Reserve Hospital at 2.9 megawatts. The largest water users from July 2025 through June 2026 were Monroe Falls at 286,000 gallons per day, GoJo at 172,000 gallons, and Silver Lake at 155,000 gallons.

The amendments would define a data center as a building primarily used for information-technology infrastructure, including servers, storage, cooling, environmental controls, and security systems. Data centers would be permitted as limited uses in E1 and M1 districts and would be subject to the following requirements:

- Maximum building size of 5,000 square feet.
- No more than one data center building per property.
- Maximum power draw of 5 megawatts.
- Water use subject to approval.
- Compliance with Electric and Water Department requirements.
- Department approval for expansions or increased utility use.
- Noise of no more than 70 decibels at the property line.
- Compliance with Ohio Environmental Protection Agency standards and permits for air emissions and water or ground discharges.
- Proper reporting, storage, use, and disposal of regulated materials, including submission of material safety data sheets.

Based on these criteria, the Planning Commission recommended approval of text amendment 26-00026.

Ms. Christin Boozer, 1058 14th Street, Cuyahoga Falls, supported the regulations but requested stronger provisions, including stricter daytime noise limits, explicit data-center noise standards, annual independent noise audits, community benefit

agreements, and requirements that operators fund grid upgrades and transmission lines. She also recommended prohibiting Bitcoin-mining facilities and public subsidies, tax abatements, payments in lieu of taxes, and tax-increment financing.

Mr. Uriah Calhoun, 2462 15th Street, Cuyahoga Falls, also supported regulation but said the proposal should require data centers to pay all grid-construction, interconnection, upgrade, and peak-demand costs. He recommended closed-loop cooling, real-time monitoring of water discharges, protections for drinking water and the Cuyahoga River, and a prohibition on tax abatements. He further proposed reducing the daytime noise limit to 50–55 decibels, adopting stricter nighttime limits, and creating a 500-foot buffer from residential neighborhoods.

Mr. Pete Kirk, 2255 Winter Parkway, Cuyahoga Falls stated that he neither supported nor opposed the proposal. He recognized the potential benefits of technology but expressed concern about large technology companies, enforcement, operator oversight, penalties for violations, and the need for further research into data centers and artificial intelligence.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Temp. Ord. A-61

An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding nursing homes, assisted living and independent living facilities, as more fully described and depicted herein, and declaring an emergency.

On the 26th of October, 2026, at 7:29 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. A-61 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published in the Akron Legal News on September 18, 2026 and September 25, 2026. A true and accurate copy of the published Notices are attached to these Minutes.

Ms. Carrie Snyder, Deputy Community Development Director, presented Temporary Ordinance A-61. The City Charter requires Planning Commission decisions to be submitted to Council. Following a review of the Development Code, the Planning Commission recommended amendments to regulations governing nursing homes, assisted living facilities, and independent living facilities, as detailed in Project File 27 TXT-26-00025.

Since February, the Community Development team, Law Department, and Fire Chief Martin have reviewed comparable regulations in Cuyahoga Falls and nearby municipalities. The proposed amendments would prohibit these facilities in the R1 district and classify them as conditional uses in other applicable districts. They

would also require Fire Department review of new facilities to evaluate resource and operational impacts. Existing facilities, including those undergoing ownership changes, would not be affected.

Chief Martin noted variations in care and staffing standards and is advocating for statewide minimum requirements through the Ohio State Fire Chiefs Association. Planning Director

Rob Kurtz reported that Cuyahoga Falls has 12 facilities, primarily in the R5 and R6 multifamily districts, on sites ranging from approximately 3 to 31 acres. Nearby communities generally classify these facilities as conditional uses rather than allowing them by right. The proposed amendments would distinguish facilities with fewer than 20 units or beds from those with 20 or more, limit the districts in which these facilities may operate, clarify whether each facility is an allowed, limited, or conditional use, require conditional zoning and additional review for facilities with 20 or more units or beds, retain smaller facilities as limited uses, remove the R1 district from the permitted-district list and remove group living from the CN district in the Merriman Valley Schumacher Code.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearings held by the Council of the City of Cuyahoga Falls, Ohio, on Monday, October 26, 2026.

Dated: October 26, 2026

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Dana M. Capriulo, Clerk
Cuyahoga Falls, Ohio, City Council