

## GENERAL INFORMATION

### Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Amendment to the Waterville Township Zoning Resolution to modifying Table 3.1, and Section 20.3 Definitions to add Data Processing Centers as a Conditional Use |
| Location  | - | Waterville Township   |
| Applicant | - | Waterville Township Zoning Commission   |

## STAFF ANALYSIS

The Waterville Township Zoning Commission requests an amendment to the Waterville Township Zoning Resolution to modify Table 3-1 by adding Data Processing Centers as a Conditional Use in the “A” Agricultural District and to add a definition to Section 20.3 for defining a Data Processing Center. The proposed amendment is to allow for a specific use, data centers, allowed in the “A” Agricultural District zoning classification with an approved Conditional Use permit. A data center is a facility housing computer equipment for storing and processing data.

Staff will work with the township zoning commission to create design guidelines that include landscaping, fencing, and setbacks when abutting residential districts for the data center conditional use site plan. This amendment is similar to Monclova Townships. The township’s amendment is shown in EXHIBIT “A.”

## STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of the proposed amendment to the Waterville Township Zoning Resolution shown in EXHIBIT "A" to the Waterville Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
WATERVILLE TOWNSHIP  
LUCAS COUNTY PLANNING  
COMMISSION  
REF: Z22-C140  
DATE: July 23, 2025  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**Waterville Township Use Table for Other Use Types****Table 3 -1**

	<b>A</b>	<b>R-A</b>	<b>R-B</b>	<b>R-C</b>	<b>R-D</b>	<b>R-1</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>M-1</b>	<b>M-2</b>	
<b>Other Use Types</b>														
Agriculture														
Agricultural Businesses	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural Product Sales	-	-	-	-	-	-	-	-	P	-	-	-	-	
Agricultural uses on lots between 1 and 5 acres	P	-	-	-	-	-	-	-	-	-	-	-	-	
Nursery	C	-	-	-	-	-	-	-	-	-	-	-	-	
Airport or Aircraft landing field	C	-	-	-	-	-	-	-	-	-	-	C	C	
Compressor & Pump Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Data Processing Center</b>	<b>C</b>													
Extraction Industries	-	-	-	-	-	-	-	-	-	-	-	-	C	
Extraction of Minerals from Borrow Pits	C	C	C	C	C	C	C	C	C	C	C	C	C	
Landfill	-	-	-	-	-	-	-	-	-	-	-	-	C	
Oil and Gas Drilling Wells	P	-	-	-	-	-	-	-	-	-	-	-	P	
Radio Tower	C	-	-	-	-	-	-	C	C	C	C	C	C	
Telecommunication Tower	C	C	C	C	C	C	C	P	P	P	P	P	P	
Waste Disposal Facility	-	-	-	-	-	-	-	-	-	-	-	C	C	

**SECTION 20.3      INTERPRETATION OF TERMS OR WORDS**

***Data Processing Centers:*** A facility housing computer equipment for storing, processing and distribution of data, inclusive of any power generating facilities specific to the data processing center.