

# RECORD OF PROCEEDINGS

## THE COUNCIL OF THE VILLAGE OF DOYLESTOWN, OHIO

Minutes of

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

September 25, 2025

Held

A special meeting of the Doylestown Village Council was called to order at 6:00 PM by Mayor Terry Lindeman. This was a joint session meeting with the Chippewa Township Trustees who opened their meeting with roll call as well.

Roll Call: Mr. CJ Gadosik, Mr. Mark Hammer, Mr. Harold Rozak, Mr. Tim Smith and Mr. DJ Youngblood.

Mr. Mark Hammer made a motion to suspend the regular agenda, seconded by Mr. DJ Youngblood. Roll Call: All ayes.

Mr. Mark Hammer made a motion to excuse Mr. Doug Nestor, seconded by Mr. DJ Youngblood. Roll Call: All ayes.

The Village Administrator made the following opening statement:

This is a Special Meeting in Opposition to the Norton City Annexation Petition in Wayne County / Chippewa Township and Doylestown FPA

Good evening, everyone. We are here tonight because the City of Norton has filed a petition for annexation of approximately 13 acres of land at 4030 Eastern Road (Parcel: 12-01344.000) Doylestown, Ohio in Chippewa Township. At first glance, it may look like just one property, but the implications for our community and our county are far greater.

Technically, Norton could extend water to that land — but they would have nowhere to send the wastewater. For sewer service, they would still need to connect into the Village of Doylestown's system. That reality makes this annexation attempt less about immediate utility service and more about establishing a foothold into Wayne County. Norton has described the property as a "land bank," and there is speculation about what may eventually be proposed there. But the larger concern is that this petition opens the door to Norton sprawling into our county, our township, and our community.

It is also important to be clear: Norton has already formally petitioned for annexation, and at this point there is nothing to stop the County from approving it. The petition requires only a corrected signature and a corrected plat map. Once those are submitted, the County could move forward. The statutory deadline for annexation to be granted is October 19th. That timeline underscores how immediate and serious this matter is for all of us.

Under Ohio's planning framework, Norton could then request an amendment to the 208 Plan — the countywide wastewater development plan managed by NEFCO. If NEFCO approves, and the Ohio EPA certifies it, then Chippewa Township and Doylestown would have no formal say in the change to our Facility Planning Area. That means decisions about our local growth and infrastructure could be made without our voice.

We have met with the Wayne County Commissioners, and they have assured us they stand with us in protecting Wayne County's interests. But it is important to recognize that revenue from new development could benefit the County overall, while the real impacts and losses would fall here — on our Township and our Village.

Meanwhile, Norton has already taken steps toward large-scale development within its borders. A variance for a proposed data center on the old PPG mine property — nearly 744 acres — has been approved. While a final site plan application has not yet been filed, I have it on good authority that the agreements are being drawn up. Those agreements are expected to result in a Tax Increment Financing (TIF) package and approximately \$5 million in annual revenue for Norton from the outset. Norton has also assembled another 92 acres of surface property to facilitate this project.

A project of this magnitude will require tremendous resources, including water and power. To support such growth, Norton will need to secure utility and revenue arrangements beyond its borders. On top of that, they have a separate industrial highway project in the works that could bring another 500 to 700 employees.

# RECORD OF PROCEEDINGS

Minutes of \_\_\_\_\_

Meeting \_\_\_\_\_

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held \_\_\_\_\_

And in the grand scheme of things, Norton could even approach the State of Ohio to seek a decision that circumvents county lines altogether. If the State were to determine that such a development is in the greater community's best interest, they could make sweeping changes to the intended land use and development of our Township and Village. That possibility makes it even more urgent that we come together to protect our local voice in these decisions.

So, what does this mean for us? It means that our agricultural landscape, our community's character and appearance, our identity, our fingerprint, and our financial stability are all at stake. And it means that the time to plan and act is now.

We do have options — a JEDD, a CEDA, even pursuing city status — among others. Each comes with challenges, but all are worth exploring.

We are here tonight not only to state our opposition to Norton's annexation petition, but also to acknowledge the real and lasting impacts this can have on our future. We are here to begin the conversation about solutions that protect both the Village and the Township, and to commit to working together toward outcomes that reflect our shared goals and our shared values. Thank you.

CLERK: JOINT RESOLUTION 2025-32 A JOINT RESOLUTION OF THE VILLAGE OF DOYLESTOWN, OHIO, AND THE BOARD OF TRUSTEES OF CHIPPEWA TOWNSHIP, WAYNE COUNTY, OHIO IN OPPOSITION OT THE CITY OF NORTON ANNEXATION PETITION FOR PROPERTY LOCATED IN CHIPPEWA TOWNSHIP, WAYNE COUNTY, WITHIN THE DOYLESTOWN FACILITY PLANNING AREA (FPA). Reading. Mr. Mark Hammer made a motion to pass RES. 2025-32 seconded by Mr. DJ Youngblood. Roll Call: All ayes.

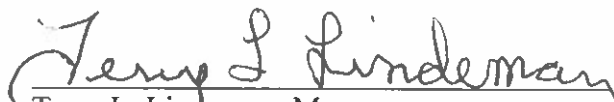
There was a question/answer time with the audience. After there were no more questions, the Village closed stating that more meetings will take place with the Chippewa Township Trustees to find a resolution. The Mayor requested that the Clerk of Council send the resolution to the Wayne County Commissioners, The Ohio EPA, and the Northeast Ohio Four County Regional Planning & Development (NEFCO).

Mr. DJ Youngblood made a motion to adjourn at 7:06 PM, seconded by Mr. Harold Rozak. Roll Call: All ayes.

Visitors: Earl & Kay Kerr, Judy Cottrell, Marge & Roger McEndree, Lesa Miller, Richard Dute, Walt & Kay Villers, Ted Seves, Marcy Szucs, Alison Miller, Steve Jung, Lisa Truman, Eric Marsi, Todd Grable, Tom Ocepek, Lenny Broome, Dominic Oliverio, Ron Browning, Megan Porter, Jeremy Porter, John Johnyak, Jerry & Clare Delventhal, Bruce VonGonten, Al Schader.

Next meeting will be October 1 at 7:00 PM.

Attest:

  
Terry L. Lindeman, Mayor

  
Kristen J. Robison, Clerk of Council