

Franklin County Area Plan Commission Meeting January 14th, 2026

Attendance: Daryl Kramer, ~~Rob Seig~~, Christine Rains, Philip Wendel, Bob Braun, Todd Raible, Tracy Brumfiel, Geoff Wesling, Kaitlin Sterwerf-Banks

Minutes

Daryl Kramer moved to approve the minutes from December 10th, 2025. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to approve the minutes from December 29th, 2025. Todd Raible seconded. All in favor. Motion carried.

Board Appointments

Daryl Kramer moved for Bob Braun to be board president. Christine Rains seconded. Philip Wendel moved for nominations to be closed. Daryl Kramer seconded. All in favor. Motion carried.

Daryl Kramer moved for Christine Rains to be vice president. Philip Wendel seconded. Daryl Kramer moved for nominations to be closed. Tracy Brumfiel seconded. All in favor. Motion carried.

Daryl Kramer moved for Geoff Wesling to be the APC board attorney. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved for Kaitlin Sterwerf-Banks to be the APC Director. Tracy Brumfiel seconded. All in favor. Motion carried.

Todd Raible moved for Daryl Kramer to be on the BZA. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved for Todd Raible to be on the TAC. Christine Rains seconded. Daryl Kramer nominated Phil Wendel to be on the TAC. Christine Rains seconded. All in favor. Motion carried.

Code Change Suggestion

Kaitlin Sterwerf-Banks presented the following proposed code amendment:

80.10.02: Subdivisions Must Have Approval by the APC.

A. No plat or replat of a division of land resulting in a Subdivision shall be filed with the County Auditor and recorded by the County Recorder unless it has first been granted Final Approval by the Franklin County Area Plan Commission, and such approval shall have been signed and certified on the Plat by the President of the Commission with the following exception:

a) Administrative Replat: A division of land for the transfer of a tract, or tracts, between adjoining lots provided that no additional principal use building sites are created by the division. Such divisions shall not be recorded until approved by the Executive Director. The Executive Director may refer the application to the Commission for public hearing. A plat of the survey and conveyances must be recorded at the time of the replat.

Todd Raible moved to advertise for the hearing. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to advertise for a hearing for land division director review. Todd Raible seconded. All in favor. Motion carried.

Violations

Kaitlin Sterwerf-Banks presented the following violation updates:

REPORTED VIOLATIONS

January 14th, 2026

Merrell Grain

2015 Seeley Road, West Harrison

**Parcel # 24-11-33-226-008.000-021, 7205 Johnson
Fork Road**

Building without permit (commercial site)

01-05-2025 – System Signed Off – In Compliance

Dean F Shadley

Whistle Creek Rd

Metamora, IN 47030

Dwelling Without Permits

01-05-2025 – In Compliance

Zona Gayle & Steve B Shepherd

505 Chapel Rd

**01-05-2026 – New Property Owners Brought Property
Into Compliance**

Smith, Justin Tyler & Latashia Lee

Mailing Address: PO Box 93 Laurel, IN 47024

Parcel # 24-02-09-494-010.000-011

**Violation: Dwelling with no permits in Floodway – two
stop work orders have been issued – house is being
rented out**

**01-07-2026 – Certified mail was Returned Unserved at
the PO Box 93, Laurel, Indiana Address**

**Deck, Michael D & Petree, Denver W (Kodal Transport
Inc running out of property via land contract with
Allen Ketcham) Mary 513-518-7525**

Parcel # 24-04-25-100-001.000-007

Mailing Address: 8973 Harrison Ave Cleves, OH 45002

Violation: Unpermitted trucking company

11-05-2025 – Application Incomplete

Michael & Manya Riednour

23130 Stipps Hill Road, Laurel, IN 47024

Parcel # 24-07-05-100-012.000-017

**Unlicensed and/or inoperable vehicles, mowers, trash,
etc.**

12-19-2025 – Not in Compliance

Resident

8143 Silver Creek Rd Metamora, IN 47030

Parcel Number(s): 24-08-08-200-004.000-012

**11-26-2025 – Christine Rains Working with Wooten to
Resolve Issue**

Sturwold Family

2139 East Rd Brookville, IN 47012

Parcel #24-16-30-200-001.000-008

08.08.03/08.08.06

01-07-2026 – Complaint Being Prepared

Scott Sizemore

12055 US 52, Metamora, IN 47030

Parcel # 24-10-19-200-002.000-003

Violation: 08.08.03/08.08.06

**01-06-2026 – Trailers Full of Items to Remove from
Property – Progress Being Made**

Anthony & Francis Lecher

4130 Moorman Rd

Batesville, IN 47006

Parcel Number(s): 24-07-36-200-003.000-024

**09-30-2025 – Attorney Working with Director to Move
Forward with Litigation**

Mounthaven LLC

9238 US Hwy 52

Brookville, IN 47012

24-16-03-300-004.000-003

01-02-2026 – Property Owner Visited Office

Violations from Assessors Office:

SAM Enterprises, LLC

12062 Bulltown Rd

Parcel # 24-01-23-400-002.000-013

Home Built Without Permit

**01-05-2026 – Property Owner Working with Health
Department**

Colt Marcum

25153 Vanetta Hollow Rd

Parcel # 24-01-12-200-007.000-013

Home Built Without Permit

01-06-2026 – Letter Mailed from Director

Patrick R Bedel

21186 Werner Rd

Metamora, IN 47030

Building Without Permits

01-07-2026 – Letter Mailed from Director

Franklin County Area Plan Commission Meeting January 14th, 2026

Attendance: Daryl Kramer, ~~Rob Seig~~, Christine Rains, Philip Wendel, Bob Braun, Todd Raible, Tracy Brumfiel, Geoff Wesling, Kaitlin Sterwerf-Banks

Minutes

Daryl Kramer moved to approve the minutes from December 10th, 2025. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to approve the minutes from December 29th, 2025. Todd Raible seconded. All in favor. Motion carried.

Board Appointments

Daryl Kramer moved for Bob Braun to be board president. Christine Rains seconded. Philip Wendel moved for nominations to be closed. Daryl Kramer seconded. All in favor. Motion carried.

Daryl Kramer moved for Christine Rains to be vice president. Philip Wendel seconded. Daryl Kramer moved for nominations to be closed. Tracy Brumfiel seconded. All in favor. Motion carried.

Daryl Kramer moved for Geoff Wesling to be the APC board attorney. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved for Kaitlin Sterwerf-Banks to be the APC Director. Tracy Brumfiel seconded. All in favor. Motion carried.

Todd Raible moved for Daryl Kramer to be on the BZA. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved for Todd Raible to be on the TAC. Christine Rains seconded. Daryl Kramer nominated Phil Wendel to be on the TAC. Christine Rains seconded. All in favor. Motion carried.

Code Change Suggestion

Kaitlin Sterwerf-Banks presented the following proposed code amendment:

80.10.02: Subdivisions Must Have Approval by the APC.

A. No plat or replat of a division of land resulting in a Subdivision shall be filed with the County Auditor and recorded by the County Recorder unless it has first been granted Final Approval by the Franklin County Area Plan Commission, and such approval shall have been signed and certified on the Plat by the President of the Commission with the following exception:

a) Administrative Replat: A division of land for the transfer of a tract, or tracts, between adjoining lots provided that no additional principal use building sites are created by the division. Such divisions shall not be recorded until approved by the Executive Director. The Executive Director may refer the application to the Commission for public hearing. A plat of the survey and conveyances must be recorded at the time of the replat.

Todd Raible moved to advertise for the hearing. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to advertise for a hearing for land division director review. Todd Raible seconded. All in favor. Motion carried.

Violations

Kaitlin Sterwerf-Banks presented the following violation updates:

REPORTED VIOLATIONS

January 14th, 2026

Merrell Grain
2015 Seeley Road, West Harrison
Parcel # 24-11-33-226-008.000-021, 7205 Johnson
Fork Road
Building without permit (commercial site)
01-05-2025 – System Signed Off – In Compliance

Dean F Shadley
Whistle Creek Rd
Metamora, IN 47030
Dwelling Without Permits
01-05-2025 – In Compliance

Zona Gayle & Steve B Shepherd
505 Chapel Rd
01-05-2026 – New Property Owners Brought Property
Into Compliance

Smith, Justin Tyler & Latashia Lee
Mailing Address: PO Box 93 Laurel, IN 47024
Parcel # 24-02-09-494-010.000-011
Violation: Dwelling with no permits in Floodway – two
stop work orders have been issued – house is being
rented out
01-07-2026 – Certified mail was Returned Unserved at
the PO Box 93, Laurel, Indiana Address

**Deck, Michael D & Petree, Denver W (Kodal Transport
Inc running out of property via land contract with
Allen Ketcham) Mary 513-518-7525**
Parcel # 24-04-25-100-001.000-007
Mailing Address: 8973 Harrison Ave Cleves, OH 45002
Violation: Unpermitted trucking company
11-05-2025 – Application Incomplete

Michael & Manya Riednour
23130 Stipps Hill Road, Laurel, IN 47024
Parcel # 24-07-05-100-012.000-017
Unlicensed and/or inoperable vehicles, mowers, trash,
etc.
12-19-2025 – Not in Compliance

Resident
8143 Silver Creek Rd Metamora, IN 47030
Parcel Number(s): 24-08-08-200-004.000-012
11-26-2025 – Christine Rains Working with Wooten to
Resolve Issue

Sturwold Family
2139 East Rd Brookville, IN 47012
Parcel #24-16-30-200-001.000-008
08.08.03/08.08.06
01-07-2026 – Complaint Being Prepared

Scott Sizemore
12055 US 52, Metamora, IN 47030
Parcel # 24-10-19-200-002.000-003
Violation: 08.08.03/08.08.06
01-06-2026 – Trailers Full of Items to Remove from
Property – Progress Being Made

Anthony & Francis Lecher
4130 Moorman Rd
Batesville, IN 47006
Parcel Number(s): 24-07-36-200-003.000-024
09-30-2025 – Attorney Working with Director to Move
Forward with Litigation

Mounthaven LLC
9238 US Hwy 52
Brookville, IN 47012
24-16-03-300-004.000-003
01-02-2026 – Property Owner Visited Office

Violations from Assessors Office:

SAM Enterprises, LLC
12062 Bulltown Rd
Parcel # 24-01-23-400-002.000-013
Home Built Without Permit
01-05-2026 – Property Owner Working with Health
Department

Colt Marcum
25153 Vanetta Hollow Rd
Parcel # 24-01-12-200-007.000-013
Home Built Without Permit
01-06-2026 – Letter Mailed from Director

Patrick R Bedel
21186 Werner Rd
Metamora, IN 47030
Building Without Permits
01-07-2026 – Letter Mailed from Director

Sean & Helen Vincente
24105 Bullfork Rd
Oldenburg, IN 47036
Dwelling Without Permits
01-06-2026 – Monica Yane Applied for Variance

Building Inspector Violations

Lynn Sams
16195 McGuire Ridge Rd
12-3-2025 – Letter Mailed from Director

Teresa Fait
14022 Mill St
12-3-2025 – Letter Mailed from Director

John and Taleana Burns
120 Clay St
01-05-2026 – Director Called – Property Owner
Making Progress – Moved Honda Van, Chrysler Van,
Jeep, Dodge Durango

Barber
27075 US 52
12-3-2025 – Letter Mailed from Director

Garr Hill Campground LLC
Garr Hill Rd
01-07-2026 – Letter Mailed from Director

Mary Strong
12108 Elm Tree Rd
01-06-2026 – Director Called Joe Strong – McMillan
Supposed to Call

Bridget Smith
6013 St Peters Rd
West Harrison, IN 47060
01-05-2026 – Progress Made on Property

Donna Fait
18298 Stone Church Rd
Laurel, IN 47024
01-07-2026 – Director Mailed Letter

Daryl Kramer moved to accept the violation report. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to recess the meeting. Tracy Brumfiel seconded. All in favor. Motion carried.

Bob Braun called the meeting to order.

Hamstra

Curt Hamstra of Hamstra Builders explained that he revised the items that were brought up at the previous hearing. Todd Raible asked if the dumpster pads were being moved to the front. Hamstra confirmed that they were.

Christine Rains moved to give a favorable recommendation to the Board of Zoning Appeals. Daryl Kramer asked for the condition to be added to have the stormwater contract signed before the permit is issued. Daryl Kramer moved to give a favorable recommendation with the condition of having the stormwater contract signed prior to the issuance of the permit. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to recess the meeting. Todd Raible seconded. All in favor. Motion carried.

Bob Braun called the meeting to order.

Data Center Q & A

David Rattovich introduced himself and asked the APC what their concerns were. Bob Braun stated that most of the questions would come from the public. Braun said that everyone needs to know more about what the data centers are. Rattovich said that data centers are just buildings. Rattovich said there is one in downtown Cincinnati called Cyrus One and that they can be built like Costco's or beautiful office buildings. Rattovich said that data centers bring high-paying jobs and do not raise electric bills or ruin drinking water. Rattovich said

that their company wants to improve the grid infrastructure, roads, schools, and provide jobs. Ratkovich explained that they plan to build 15 buildings on 300 acres using 860 megawatts with substations being built on the parcel. There would need to be tens of millions of gallons of water needed once every four years. Glycol would be used in the water. There would be no noise. We are here to help the community. And we are here to provide jobs for the community.

David Mannix said there are four primary concerns:

Water usage

Electricity

Noise

Heat

Mannix said we would like to understand the impact on the grid and will taxpayers have to fund any of the infrastructure improvements. Mannix asked about the water disposal plan. Mannix asked if they are using battery backup or diesel and what does that look like for noise. Mannix asked what is the plan for the ambient level for heat.

David Ratkovich responded that they are using rain water. Ratkovich assured that the grid will not be strained and the county will not pay anything. Ratkovich said that they are not only using the grid, also using gas. Ratkovich said that data centers do not hum because they use thick concrete walls. Ratkovich explained that only accessible people will be able to enter the building and the public will not be able to access it.

David Mannix asked if they were partnering with the state. David Ratkovich responded that they are partnering with Duke. Ignacio said that the glycol will be a closed loop and once the glycol is ambient, it will be sent to another facility to recycle it.

David Mannix asked if there was a standard for controlling the heat. David Ratkovich said that they do not measure heat because there are a cold and a hot aisle in the data center and the racks always have to be cooled or the racks will be ruined.

Andrew Sloscher asked what jobs are being brought. David Ratkovich said that there are maintenance, kitchen, security and technical jobs.

Ken Eckerle read the following letter:

My name is Ken Eckerle. I have been an Industrial Electrician for 40 years with prior education in industrial electronics, industrial electricity serving an apprentice program in industrial electricity and maintenance. My last 2 years of working was at a level 3 data center as a maintenance technician, then owned by PNC Bank.

The proposed data center of 840 megawatt presented by ABEI must be carefully approached to protect the citizens of Franklin County. Will the proposed system actually utilize a closed loop system for cooling purposed or pump millions of gallons of water from our aquifer?

Geothermal was also mentioned which could be used to dissipate the heat generated by the servers and other equipment into our groundwater.

Electrical towers will be installed across fields and near houses for the needed electrical grid.

Tent housing, as mentioned at another site by ABEI, will impact roads, strain utilities, overload sewer systems, restaurants, gas stations, law enforcement and judicial systems. Even our schools will be impacted.

Noise – I know from experience that 1-5 megawatt or larger diesel gas generators take over in case of a complete power outage or just a glitch. They generate more than electricity with their huge diameter fans used for cooling the generators. The possible 105 decibels or more noise from each of the possible 100s of fans at a time will be heard for miles.

These generators are not just used during power outages; the redundant backup systems are cycled periodically for dry runs to maintain integrity of the systems.

For comparison, grain dryers can be heard across fields, many of these dryers are equipped with 20 horsepower motors for moving air. The 100's of megawatts of generators in a data center running during an outage of minutes to weeks will be devastating.

I have more information on a second sheet about staffing and construction from my experience that I plan to give the county commissioners in the near future.

Thank you

Ken Eckerle

January 14th, 2026

Mark Enneking, a Franklin County resident, asked about some of the data from a previous meeting that stated there would be 1,000 employees, when it was stated at this meeting that there would be 2,000 employees. Enneking said that through his research, that number seems exaggerated and typically data centers like these only employ a few hundred people. Enneking asked what the typical life span of this type of data center would be. David Ratkovich responded 50. Enneking stated that his research shows they last around 15-20 years. Enneking asked what happens to the data center after they leave. Ratkovich asked where the research was done. Enneking responded that 60 minutes did a story based in northern Virginia. Ignacio, who has experience working with data centers in Virginia, responded that those data centers are using 40-year-old technology. Enneking asked about the waste generated by the centers. Ratkovich assured him that the waste was disposed of responsibly. Ratkovich also noted that the data presented in the article Enneking was referring to written by Sara Duffy had some incorrect information.

Riviera, a junior at a local school, asked for more information on training highschoolers. David Ratkovich explained that the tech jobs range from \$80 to \$300 per hour. Ratkovich said that the training would take place in school with the approval of the school board. Riviera asked if people in the county would want to take on farming jobs since they are from a farming community. Riviera asked if the salary was so high because it was specialty or because the jobs were dangerous. Ratkovich said it was just specialty because there are no harmful materials. Riviera said that the article that was out about the data center said that earplugs are required to be worn because the noise was 100 decibels. Riviera explained that gunshots are 140-200 decibels and asked if that doesn't qualify as being a dangerous noise level? Ratkovich said that the headphones are a safety precaution mandated by the government so he said the job could be dangerous but there are dangers to every job.

Victoria Martz, resident of Ripley County, asked if there was an explicit purpose for the data center? David Ratkovich responded no. Martz said that it was mentioned earlier that Ratkovich said none of the burden to pay would be put on the community for the use of the power grid. Ratkovich responded that there would be a contract through the county. Martz asked if this was being done with the state through Duke Energy. Ratkovich

answered yes. Martz asked Ratkovich if he was aware that Duke Energy has been able to pass off costs onto customers across Indiana before. Ratkovich said that he was unaware but the contract with Duke Energy would state that they couldn't do that. Martz asked if they could guarantee that Duke Energy would not pass off the costs to their customers? Ratkovich asked how Duke would be double dipping. Morris responded that they have done this before across Indiana. Ratkovich stated that he can't speak for Duke Energy because he doesn't work for them. Martz said that Ratkovich mentioned they were a small company with only 300 employees but that Ratkovich stated there were data centers across multiple states. Martz went on to say that Ratkovich promised thousands of jobs to the community and asked how that can be guaranteed when they are a small company with only 300 employees. Ratkovich responded that the centers are leased out to other companies because their company does not have the technical expertise to run that side of things. Martz asked about the forecasted numbers for the jobs being promised to the community. Ratkovich responded that he would give the people who are questioning the number of jobs the task of proving him wrong through their own research.

Aaron Kolzowski, a Franklin County resident (also 35 years IT industry with the last 10 being worked for data centers), asked if the property was being developed for tenants that are not necessarily set yet, how the company can state that the jobs would actually be local. David Ratkovich responded that he can guarantee that because he knows who the tenant is, it just cannot be stated publicly who the tenants will be because it is confidential. Kozlowski stated that Meta is calling for only 1,000 employees for their proposed center that would be two and a half times bigger than this facility and 66 times bigger than Cyrus One. Kozlowski said that in his experience, most people working for data centers work from their homes and that the people who install the servers are generally contractors.

Kendall Burns asked if the information reported by The Observer had incorrect information in it if they could share the presentation with the public so that they could see the current information. David Ratkovich responded yes.

Brian Moning asked if there are data centers all over the country developed by this company if they were up and running. David Ratkovich stated yes, and said that there is one in Bloomington, Indiana that is almost up and running and photos can be sent of the data center. Moning asked how many tenants were going to use the space. Ratkovich responded that there are two tenants who are hyperscalers that are non-stop building their own buildings and as soon as they found out that they had space they immediately took the three of the floors of the center in Bloomington and there is another smaller tenant that is taking the other floor. Moning asked how many square feet would be dedicated for the computing area. Ratkovich responded that the building in Bloomington is almost 6 acres in surface area with seven stories. Moning asked how much of it is office space. Ratkovich said that in Bloomington there are two floors that are office space, and the bottom floor is for storage. Moning said that if he were a tenant, he would probably space his servers for diversification purposes across seven buildings, so why would Ratkovich claim that all of the jobs would be in one data center. Ratkovich explained that all of the systems constantly need to be refreshed. Moning asked what the cooling system would be. Ratkovich responded that it would be pipe cooled. Ratkovich said there would be 120-130 kilowatts used per rack.

Laura Wilson asked based off of the size descriptions if the data center would be a hyper center. Wilson told the board that there is a comprehensive plan for the county that references the fact that Franklin County is largely agricultural that welcomes small industrial businesses. Wilson said that potentially 30 million square feet of an industrial center is being introduced when other businesses are needed in the county, making the idea antithetical to the comprehensive plan. Wilson asked if the center was meant to go off SR 101 as referenced in the Observer. David Ratkovich responded that he cannot speak for the current tenant. Wilson said if this is not in a TIF district then there would not be as much money coming into the county.

A resident of Franklin County and business owner in Brookville asked where the water would be coming from and how assurances can be provided that water will not be damaged. David Ratkovich stated that through John Palmer, the water department has already completed a study of how many gallons it could provide the data center. Ratkovich said that the water will be minimally affected. The resident asked if all of the water will come from the public water companies or if it will also come from natural sources. Ratkovich said that they were told there would be sufficient water but he is not sure yet where it would be taken from.

Kaitlin Sterwerf-Banks asked the following zoom question:

Ed Derickson asked, ‘since Franklin County has volunteer fire departments, what is their plan for fire protection?’

David Ratkovich said that they spoke to the local fire chief and they would be able to buy fire trucks and ambulances and provide training.

Dennis Kolb said that every time an outside company comes to the community always asks for tax abatements. David Ratkovich said that they are not going to take taxes from anyone.

Gary Yane, Franklin County resident, said that the presenter is a salesman then he Googled the effects that data centers have on the environment and read them to the room.

Tracy Robins, Franklin County resident, asked if they sought Franklin County or if they were brought here. David Ratkovich said that they were not brought in, their technical office has a section called the ‘grid team’ that finds grid lines where the centers can go.

Brian Nobbe asked how much in taxes would be provided. David Ratkovich stated that he can’t answer that because taxes change every year and are determined by other entities.

Kaitlin Sterwerf-Banks asked the following zoom question:

‘Will the center increase cyber security or increase terror-attack threats?’

David Ratkovich responded no, saying that the data center would actually prevent those threats.

Kaitlin Sterwerf-Banks asked the following zoom question:

‘Why not around a major city? Why around here?’

David Ratkovich responded that there are two major cities around the county and that they are already completely constructed.

Helen Yane, Franklin County resident, said that the property values around the data centers will plummet. Yane asked if data centers would become a target for a terrorist attack. David Ratkovich said that it is easier to steal data from other countries rather than in our country directly. Ratkovich said that property values actually go up.

Kaitlin Sterwerf-Banks read the following question from zoom:

‘How does a data center here keep other public entities from buying our data?’

‘Can you tell us more about the data center in Bloomington?’

David Ratkovich said that he has a business card and anyone can reach out for more information if they have other questions.

Matt Pennington asked about housing for the people working at the data centers. David Ratkovich responded that is one of the things that their company can help provide. Pennington asked what the exit strategy was. Ratkovich responded that they would likely give the buildings to the county.

Daryl Kramer moved to create a workgroup to investigate and propose zoning code for data centers. Christine Rains seconded. All in favor. Motion carried.

Daryl Kramer moved to advertise for a moratorium extension. Christine Rains seconded. All in favor. Motion carried.

Todd Raible moved to schedule the APC meetings at 6:00pm for two months. Daryl Kramer seconded. All in favor. Motion carried.

Adjournment

Tracy Brumfiel moved to adjourn the meeting. Christine Rains seconded. All in favor. Motion carried.

Robert Braun

APC Board President

Kaitlin Sterwerf-Banks

APC Executive Director

****The presentation from the Third Place meeting was not provided to director to be included in the minutes****