

Franklin County Area Plan Commission Executive Session - March 11th, 2026 Minutes

5:00pm-6:00pm 1010 Franklin Ave, Room 107

The area plan commission discussed office personnel in the session.

Franklin County Area Plan Commission Meeting – March 11th, 2026

Present: Bob Braun, Tracy Brumfiel, Daryl Kramer, Todd Raible, Christine Rains, Rob Seig, Phillip Wendel, Geoffrey Wesling, Kaitlin Sterwerf-Banks, Paul Noble

Kaitlin Sterwerf-Banks performed rollcall.

Phillip Wendel was absent at time of rollcall.

Daryl Kramer made a motion to approve the minutes from February 11th. Rob Seig seconded. All in favor; motion carried.

Minutes

Daryl Kramer made a motion to recommended having the attorney review House Bill 1001 since it pertains heavily to zoning. Rob Seig seconded. All in favor; the motion carried.

Todd Raible made a comment on ADUs in House Bill 1001 regarding mixed zoning.

Rob Seig added that House Bill 1001 discusses mixed zoning within districts.

Daryl Kramer brought up opting out of sizing of lots in residential districts that are completely different from current code and recommended changing it to what the county wants, as the residential lots, under the bill, would be cut from 1 acre to 1/8 acre; this would cause issues with the county and its current lot requirement size.

Geoff Wesling added that, even if the county is in complete agreement with what the state says, he recommends the county opt out (if possible) to maintain local rules and be able to make decisions on zoning.

Daryl Kramer discussed keeping zoning at the local level. Daryl Kramer stressed the need to address Additional Dwelling Units (ADUs), and what should be allowed, asking for public input on the matter. Daryl Kramer further discussed the need to address current zoning on what classifies as a subdivision, and how the new House Bill could allow for multiple dwellings on parcels, where it would otherwise go against the current zoning code of one dwelling per parcel.

Todd Raible added that the House Bill needs to be thoroughly reviewed to determine with what the county must comply or opt out and return to discussion of ADUs in the county.

Rob Seig said the House Bill aims for denser development, where infrastructure, namely, sewer and water, are present and stressed the need for further research.

Daryl Kramer discussed the current situation with the outgoing Area Planning Director, Kaitlin Sterwerf-Banks.

Bob Braun stated the position will be open and available and discussed the proposal for an interim Area Planning Director.

Daryl Kramer thanked Kaitlin Sterwerf-Banks, on behalf of the APC board, for her years of excellent work in the county and wished her the best with her new job. Daryl Kramer stated, since the county would be without an

Area Planning Director the following Monday, hiring a new Area Planning Director would take time since the position would need to be listed both internally and publicly, and the county would be in a position with no Area Planning Director. Daryl Kramer suggested, with the urgent situation, an interim Area Planning Director would be needed since it would take a considerable amount of time to post the job listing (both internally and publicly) and hire a new Area Planning Director. Kramer added, during an Executive Session, it was discussed to appoint Paul Noble as the interim Area Planning Director until a new Area Planning Director could be hired. Daryl Kramer made a motion to appoint Paul Noble as the interim Area Planning Director, and that he is compensated with equivalent hourly pay of the Area Planning Director position.

Tracey Blumfiel seconded. All in favor; motion carried.

Bob Braun suggested starting the data center moratorium meeting since Paula Keller was not yet present.

Todd Raible discussed the work group meeting on 3/10/26, update the board, and go through the materials presented during the data center moratorium work group meeting

Data Center Moratorium Update

David Mannix discussed what the work group had gone over and the posting of updated materials on the website. Mannix also provided a Data Center Community Fact Sheet online to provide the public with information relevant to the Data Center Moratorium Workgroup. Mannix also provided a book with all three documents in the APC office for public viewing. David Mannix elaborated on the current code and the ambiguity of the current code when addressing the establishment of data centers in Franklin County. Mannix discussed House Bills 1001, 1012, 1210 and how most of what is in the Ordinance is covered by these House Bills and revisions to the code to match what is Indiana law. Mannix discussed the recommendations to balance public safety, development, and regulation and overregulation. Mannix asked Geoff Wesling about preclusive zoning.

Geoff Wesling expressed concern about setbacks and stressed the need to appropriately define setbacks and not setting arbitrary numbers in the ordinance.

David Mannix discussed the regulatory standards and setting definitions of processes. Mannix made a disclaimer, stating the current drafted regulation proposal is a draft and not law. Mannix talked about the layout of the sections in study guide with sections pertaining to permitted zones, conditional uses, requirements for siting, design, and installation standards based on state or federal law and/or through industry standards. Mannix discussed how the requirements will be listed in the ordinance with the details that comprise the contract/contract law being separate. Mannix reviewed the application process and how applicants must certify they have complied with the requirements, which are spelled out in the preliminary plan, final plan, and ILP. David Mannix discussed metrics for noise generated by operations and implementing monitoring for compliance. Mannix said the all documentation on the website is a deliberative document and not law. Mannix discussed industrial districts and how current code issues permits in open industrial districts, how enclosed uses are permitted, and whether or not the county wants to permit those reciprocal uses.

Phillip Wendel joined the meeting.

David Mannix discussed setbacks and how 300 ft setbacks can greatly reduce the noise generated from operations with the exception of Noise Generating Equipment (NGE), which are not abated at 300 feet. Mannix said the group pushed the setbacks to 500 feet for NGEs with exceptions for other industrial neighbors. Mannix listed site development standards, which cover possible disruptions from high-noise generating equipment and

establishing setback standards to mitigate noise disruptions. David Mannix discussed implementing reciprocal restrictions for neighboring residences to data centers with an exception to new, neighboring residences constructed after the construction of the data center has completed and is operational. David Mannix discussed setting restrictions on height in agricultural areas to prevent “agricultural shadowing” in neighboring areas. Mannix also mentioned the monitoring of operations’ noise, metrics used to measure noise, and strict time scheduling to reduce disruptive noise pollution. David Mannix stated that the current scale requires lower dB than typical industrial noise restrictions. Mannix discussed drafting a standard to reduce underground vibration to neighboring property lines. Mannix discussed thermal emission and how data centers disperse thermal outputs from operations and implementing a limit of a 5 degree increase in ambient air temperature via monitoring. Mannix addressed lighting pollution and standards for addressing light pollution and metrics. David Mannix discussed amending the noise ordinance and setbacks to address noise skipping and engineering controls to dampen noise. Mannix discussed fuel and battery storage. Mannix asked the board if they had any questions.

Bob Braun asked Mannix about down lighting and whether it would be required everywhere, even from high parts of the building.

Mannix said yes and stated the current standard is that the light points down. Mannix also said that there can’t be any backlighting leaking through the filters.

Todd Raible asked Kaitlin Sterwerf-Banks if they needed to recess, so they could start the BZA meeting.

Kaitlin Sterwerf-Banks said it would be a nice thing to do for both the applicants and the BZA.

Daryl Kramer made a motion to recess the Data Center Moratorium Update meeting; Todd Raible seconded. Motion carried.

Data Center Moratorium Update (Resumed)

Mannix discussed water supply and resource strains from prospective a data center. Mannix detailed regulatory guidelines and procedures for reducing demand of water resources (municipal water, wells, aquifers, etc.) as well as conducting a water impact study. Mannix further discussed the implantation of water testing/monitoring systems, off-site removal of contaminated water, and monthly water reports. David Mannix discussed contracts with Franklin County and ensuring the parties involved uphold their commitment, including a road use and maintenance agreement, road bond, and impact analyses on county roads. Mannix discussed the decommission plan that is currently in draft, and what is contained within it and the construction management plan. Mannix discussed the requirement for insurance policies and compliance. Mannix spoke about controlling the price of electricity and how the recently passed House Bill 1002 put stricter controls on what developers can and cannot do in terms of passing on the costs of their infrastructure to the consumer through the utilities. David Mannix spoke about the preliminary plan, listing two technical reviews with the first being the initial application, which includes detailed maps, location of structures, road locations, and EMS locations. Mannix discussed implementing an impact evaluation of public safety, schools, environment, and resources/utilities. David Mannix discussed subsequent studies that should be required in the preliminary application. Mannix said there will be a subject matter expert hired for the technical reviews to ensure compliance. Mannix spoke about the final development plan, which contains the results of all testing for sound, vibration, heat, and shadowing. Mannix discussed the emergency response plan and all binding agreements. Mannix also discussed issuance of a temporary certificate of occupancy when a data center requests permission to turn on their systems, which is standard in current code, and listed the requirements they have to meet to comply with ordinances. David

Mannix discussed monitoring and reporting for noise and temperature with automatic feeds that will be submitted to the office on a monthly basis. Mannix talked about enforcement, Indiana Code, its standards, and limits regarding violations and fees. David Mannix spoke about non-compliance, revocation permits, and the avenues to escalate their appeal, in the event of permit revocation.

David Mannix concluded the presentation, encouraging the board members to read over checklist and recommended steps in document on website before the next session.

Todd Raible asked about the discrepancies in permissibility between enclosed industrial and open industrial, when it pertains to lot coverage.

Daryl Kramer asked about the committee and their future proceedings.

David Mannix discussed further updating the draft to reflect current questions and concerns.

Daryl Kramer asked Mannix about stormwater recycling.

Mannix said that they had not specified. Mannix said they favored the best-effort conservation plan since these deployments are large water consumers and would like for them to show good partnership and reuse as much water as possible.

Bob Braun asked about the disposal and removal of hazardous materials/liquids.

David Mannix discussed how the data centers would have to truck those hazardous materials/liquids away from site.

Bob Braun expressed concern about the use of glycol in water for the cooling systems.

Daryl Kramer asked if the present draft and resources would be available online.

Mannix said they were not, but a hard copy would be available for viewing in the Area Planning office. Mannix added that the community guide would be available online.

Bob Braun listed the remaining items during the scheduled session: Violations.

Kaitlin Sterwerf-Banks updated the board on the violation on Edgerton St for “Smith”, and how the house burned down and would be removed. Kaitlin Sterwerf-Banks said the violation for “Marcum” had been resolved, due to the fact that it is an accessory structure and not a dwelling, which was confirmed from a visit inside the building. Kaitlin Sterwerf-Banks spoke how complaints would now be brought directly to the APC Board from the Area Planning office.

Tracy Blumfiel asked Kaitlin if she had spoken to somebody about the house on Edgerton St in Laurel.

Kaitlin Sterwerf-Banks said she had spoken with the resident the day after the house had caught fire. Sterwerf-Banks also added that she had yet to get an update from DNR since the house fire and said the last update from DNR was to remove the house from the site.

Adjournment

Daryl Kramer made a movement to adjourn. Christine Rains seconded. All in favor; Motion carried.

Bob Braun

APC Board President

Kaitlin Sterwerf-Banks

APC Executive Director

Franklin County Area Plan Commission Meeting Minutes February 11th, 2026

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

Minutes

Daryl Kramer moved to accept the minutes. Todd Raible seconded. All in favor. Motion carried. Rob Seig abstained.

Code Amendment 80.10

Kaitlin Sterwerf-Banks read the following proposed amendment:

SECTION 80.09 DIVISION OF LAND

The regulations on the division of land are set forth in this section. Such divisions that fit the definition of a Subdivision, Section 80.10 shall also be subject to the provisions of that section. All divisions of land shall be reviewed and signed off on by the Executive Director prior to being recorded.

Rob Seig agreed with the proposed change, but requested a timeline for the review and approval since this is relative to real estate transactions. Seig asked if the submissions should be digital or on paper. Todd Raible asked if there was a timeline with the recorder. Seig said there is no delay in process with the recorder. Raible agreed with the timeline. Seig suggested 5-10 business days. Geoff Wessling said that he did not think a timeline was necessary but if there needed to be one he proposed 10 business days. Seig said there are other items in the code that require timelines. Wessling said that he thinks if the director can't decide before the next board meeting, it would be reviewed by the board. Kaitlin Sterwerf-Banks said that if it written in the code, it is fine, but if it is not written in the code, she does not intend to take longer. Raible suggested adding the timeline to the code. Sterwerf-Banks said that she did not mind if applicants turned the documents in digitally or in person and that she would simply stamp the documents.

Daryl Kramer moved to give a favorable recommendation to the commissioners on the proposed code amendment. Rob Seig seconded. All in favor. Motion carried.

Code Amendment 80.10.02

Kaitlin Sterwerf-Banks read the following proposed amendment:

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.

Daryl Kramer moved to give a favorable recommendation to the commissioners on the proposed code amendment. Christine Raines seconded. All in favor. Motion carried.

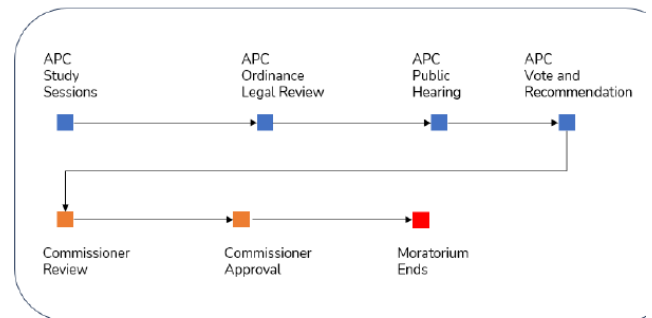
Daryl Kramer moved to recess the meeting. Todd Raible seconded. All in favor. Motion carried.

Bob Braun called the meeting back in session.

Moratorium Extension

Bob Braun said that he believes the APC should ask the commissioners for an extension. Todd Raible said that as a work group member he recommended that the moratorium be for 12 months. David Mannix reviewed the following handout:

Project Milestones Data Center Zoning Ordinance Amendment



Workgroup Members

Tracy Brumfiel
David Mannix
Brian Moning
Todd Raible
Kaitlin Sterwerf-Banks

Objective

Develop a Data Center Zoning Ordinance and assist with obtaining final APC recommendation to the County Commissioners

Scope of Work

- Determine conditional use zoning district(s)
- Identify application fees/fines
- Develop definitions, requirements and standards for planning and implementation
- Identify operator responsibilities including insurance, construction, decommissioning and emergency response
- Document key deliverables for each step in the Data Center application process
- Present ordinance to APC and at Public Hearings, and revise as required

Project Timeline Step

Progress Update to APC

Due Date: February 14, 2026

PUBLIC NOTICE

FRANKLIN COUNTY AREA PLAN COMMISSION

TO: All Residents of Franklin County and Interested Parties

FROM: Franklin County Area Plan Department

RE: Work Session – Proposed Zoning Ordinance Amendment: Section 80.06.09 (Data Center Regulations)

NOTICE IS HEREBY GIVEN that the Franklin County Area Plan Commission (APC) will hold a Work Session on [Date], beginning at [Time]. The meeting will be held at Franklin County Government Center, Commissioners' Meeting Room.

PURPOSE: The purpose of this work session is to conduct a technical review and "mark up" of the proposed language for **Section 80.06.09 – Data Center Regulations**.

Please note: This is a Work Session for discussion purposes. No final action or binding votes will be taken at this meeting. Public testimony may be heard at the discretion of the Board.

POSTED THIS [Date] Per IC 5-14-1.5 (Indiana Open Door Law)

Proposed Next Steps: Study Sessions

The Process: A Section-by-Section Review

To ensure a comprehensive evaluation, we will conduct a sequential review of both ordinances, moving systematically from Section A through Section J. We will focus on one section at a time to:

- **Facilitate Depth:** Ensure a thorough understanding of every individual element.
- **Provide Context:** Allow the work group to explain the rationale behind each specific recommendation.

The Outcome: Following this review, the first reading draft will be published. The work group will then transition to the second draft, incorporating the feedback gathered during this session.

Key Benefits

- **Precision:** Maintains a focused dialogue on content and intent.
- **Transparency:** Provides the public with a clear window into the decision-making process.
- **Efficiency:** Keeps the review moving at a steady, organized pace.

Todd Raible explained that the work group has spent 4 weeks on this and he believes that it will take time to make sure it is done correctly.

Victoria Martz, resident of Ripley County, asked to be a part of the work group meeting. Martz asked the board to extend the moratorium for 12 months.

Don Murray asked how many months the board would extend the moratorium. Geoff Wesling responded that the moratorium extension is going to be recommended for 12 months.

Rob Seig asked if there was a way for the community to reach out to the work group. Kaitlin Sterwerf-Banks explained that anyone could reach out at director@franklincounty.in.gov.

Connie Rosenburger, Bath resident, read a letter praising David Mannix's work on code amendments, claiming to trust the process of the work group.

Daryl Kramer moved to recommend a 12-month moratorium extension to the commissioners. Christine Rains seconded. All in favor. Motion carried.

David Mannix requested to release version one of the draft to the website. Todd Raible moved to release the version. Daryl Kramer seconded. All in favor. Motion carried.

Daryl Kramer moved for the meetings to be at 6:00pm for the next 12 months. Phil Wendel seconded. All in favor. Motion carried.

ADU's

Kaitlin Sterwerf-Banks asked the board to review what zones they would like to see ADU's in, some basic requirements, and a definition of ADU's. Rob Seig said he is in favor of ADU's and also would like for the board to think about adding tiny houses to the zoning code. Todd Raible said he is for this for young people to save up money for a solitary house while living on the same property as their parents. Raible said people will be classified as having a second dwelling due to the assessors. Raible said that he agrees with Seig and thinks this should be added to the code. Raible stated that he thinks there should be certain size restrictions. Daryl Kramer said that he would have an issue with the density. Raible said that the ADU's should follow the capacity rules in the code. Seig said that these structures are permitted in the Cincinnati area. Seig asked the APC board to look at their comprehensive plan. Seig said that he believes the APC should follow what the town of Brookville is doing and should have town hall meetings, steering committees, and should work with a consultant. Seig suggested that John Palmer with Economic Development may be able to help the board pay for a consultant. Kramer said that he has reservations about changing the looks of established subdivisions.

Violations

Kaitlin Sterwerf-Banks gave the following updates on the violations:

Mounthaven LLC
9238 US Hwy 52
Brookville, IN 47012
24-16-03-300-004.000-003

Sean & Helen Vincente
24105 Bullfork Rd
Oldenburg, IN 47036

Adjourn

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

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