

Franklin County Area Plan Commission Meeting – June 10th, 2026

Present: Robert Braun, Tracy Brumfiel, Daryl Kramer, Todd Raible, Christine Rains, Rob Seig, Phillip Wendel, Geoff Wesling, Paul Noble

Minutes

Robert Braun asked Paul Noble to do rollcall. All present.

Braun asked if there were any comments on the minutes from May 13th's meeting.

Tracy Brumfiel had a correction for the misspelling of his last name on the minutes.

Daryl Kramer made a motion to approve the minutes with misspelling correction. All in favor; motion carried.

Daryl Kramer discussed the formatting of minutes to be more summarized and concise. Kramer asked Paul Noble what would be preferable.

Paul Noble said having the notes in a more summarized format would reduce the time to complete minutes for long APC/BZA meetings and hearings.

Todd Raible asked Geoff Wesling is summarized minutes would be appropriate/legal.

Wesling said yes.

Hearings

05182026-CU-01 – Brookville Public Library

Parcel 24-10-20-377-010.000-004

Conditional Use for a Municipal, County or Governmental Building

Ryan O'Mally approached the board. O'Mally explained that the conditional use was to permit a Heritage Center for the town of Brookville. O'Mally discussed that the project would be converting a single-family home into a historical center. Ryan O'Mally said this project was to expand the Brookville Public Library's history collection and provide visibility and access to the community. O'Mally stated that the renovations to the exterior of the building would be minimal. O'Mally discuss the implementation of additional parking at the rear of the property to allow for safe, accessible parking for patrons with handicap parking. Ryan O'Mally discussed how the proposed parking spaces would comply with Franklin County Zoning Code.

Robert Braun asked Paul Noble if notifications were in order.

Paul Noble said the notifications were in order.

Robert Braun asked Ryan O'Mally if he had received recommendation from the Town of Brookville.

O'Mally stated that he had spoken with the town but was unable to have the project on the docket until their next meeting on June 15th. Ryan O'Mally discussed the lighting plan for the project, which would minimize light pollution. O'Mally discussed the removal of a tree in the rear of the property for a handicap parking spot.

Robert Braun asked if the public had any comment.

Jeff Tebbe approached the podium. Tebbe stated he lives across from the proposed heritage center and had concerns about the project and the proposed parking spots.

Ryan O'Mally explained the project site plan and proposed parking arrangements to Jeff Tebbe. O'Mally discussed the renderings of the project.

Jeff Tebbe discussed how the proposed parking could pose an issue with his garage. Tebbe stated he worried his garage may be damaged from cars, as a result of the proposed parking along the narrow alley.

Janet Tebbe discussed how his barn is historic and feared it may be damaged from cars backing out parking spaces. Tebbe asked if that project had gone before the Historic Preservation Committee.

Jeff Tebbe discussed concerns over the narrow alley and the speed at which drivers go down the alley.

Ryan O'Mally stated that it had not yet gone before the Historic Preservation Committee.

Janet Tebbe asked if that would be the first place the project would be presented for prior approval.

Ryan O'Mally addressed the concerns of Jeff and Janet Tebbe in regards to the proposed parking.

Daryl Kramer asked Janet Tebbe about the barn and its proximity to the proposed parking.

Janet Tebbe explained to Kramer that the barn was north of the property along Progress St and the alley. Tebbe stated the barn is historic.

Ryan O'Mally asked Tebbe to show where the barn would be on the project site map.

Janet Tebbe said the proposed heritage center could use Main St parking instead of creating parking spaces at the rear of the property.

Tracy Brumfiel asked Paul Noble what the approval processes would be for a project of this matter.

Paul Noble said this project's approval by the APC would be contingent upon approval from both the Town of Brookville and the Historic Preservation Committee.

Robert Braun asked Noble if the APC could approve the project with the contingency that both the Town of Brookville and the Historic Preservation Committee approve the project.

Paul Noble said those conditions could be imposed on the project.

Tracy Brumfiel expressed concern over APC approval of the project with those conditions.

Christine Rains asked Geoff Wesling about APC approval for a project and the proposed conditions.

Geoff Wesling said he would recommend that the project have approval from both the Town of Brookville and the Historic Preservation Committee before the APC votes on the project.

Todd Raible asked about the next meeting for the Historic Preservation Committee.

Ryan O'Mally stated that the project was on the HPC docket for June 18th.

Raible asked O'Mally about going before the Town of Brookville.

O'Mally said he was not sure about the meeting date, but said the project would be on the next agenda.

Todd Raible expressed concern over approving the project without prior approval from the Town of Brookville and the Historic Preservation Committee.

Geoff Wesling stated it would be prudent to allow the Town of Brookville to review the project prior to APC approval for feedback or possible corrections.

Todd Raible discussed parking and that he believed waiving of parking accommodations were waived for buildings located along Main St.

Christine Rains said the Town of Brookville and the Historical Preservation Committee would need to give approval to the proposed heritage center prior to the APC granting approval.

Ryan O'Mally stated that it would not be able to go before the Town of Brookville and the HPC until after the APC meeting.

Janet Tebbe stated the HPC would need to approve the project before it could go before the Town of Brookville.

Robert Braun stated that, with how the HPC and Town of Brookville conduct their meetings, the project would be delayed by 2 months.

Todd Raible stated that he would like to see additional parking with handicap parking at the rear of the property for the safety of patrons.

Jeff Tebbe expressed concern over the potential depreciation of his property being next to a parking lot.

Janet Tebbe asked whether the proposed parking spaces would be needed, given the number of patrons.

Susan Knight approached the board and explained the proposed parking was to facilitate ease of access to the heritage center and allow for ADA accessibility. Knight stated parking on Main St is problematic for patrons, especially those who require ADA accessibility.

Janet Tebbe asked why the parking could not be placed further into the property. Tebbe said she feared the proposed parking would result in damage to her property.

Susan Knight stated that Ryan O'Mally had been in communication with the Mitchell Knigga from Indiana Landmarks on the proposed parking. Knight stated that proposed parking space placement was developed to allow for greenspace, which was a recommendation from Mitchell Knigga.

Janet Tebbe expressed concern on possible damage to her historic barn as a result of the proposed parking.

Robert Braun stated that the Historical Preservation Committee and the Town of Brookville would need to approve the proposed heritage center before the APC could make a decision.

Daryl Kramer asked Ryan O'Mally if the number of parking spaces could be reduced on the side facing Jeff and Janet Tebbe's property, given the average daily number of patrons.

Ryan O'Mally said that he would need to run the proposed reduction in parking spaces by Susan Knight and her team.

Daryl Kramer said he believed it would be best to table the project and allow the HPC and Town of Brookville to review the project.

Ryan O'Mally asked the board if additional, off-street parking would be required for the project by the zoning code.

Todd Raible said he did not believe off-street parking was required for businesses located on Main St. Raible stated he believed the off-site parking would be necessary to allow for ADA accessibility and to alleviate any safety concerns with patrons parking along Main St.

Tracy Brumfiel asked Ryan O'Mally if the 4 parking spots along the alley could be consolidated into 2 parallel parking spaces to address the concerns from Jeff and Janet Tebbe.

Todd Raible asked if the 4 parking spaces along the alley could be reduced to 3 wider parking spaces.

Daryl Kramer stated that he liked the number of proposed parking spots, but did not know if the 9 total parking spots would be needed with the number of daily patrons. Kramer stated he would want to hear from the HPC and the Town of Brookville before the APC makes a decision. Daryl

Motion

Daryl Kramer made a motion to continue the Conditional Use to Permit a Municipal, County or Governmental Building to the next meeting.

Tracy Brumfiel seconded. All in favor; motion carried.

Ryan O'Mally asked if off-site parking would be required by code for the project.

Todd Raible said they would want to require off-site parking.

Daryl Kramer state that he would prefer to receive feedback on the parking from the HPC and the Town of Brookville.

Robert Braun asked the board if they would like to continue their meetings at 6:00 PM or return to 7:00 PM since the data center ordinance is nearing completion.

Rob Seig requested an executive session before the next scheduled meeting to assess Paul Noble's performance as the Area Planning Director over the last 90 days and address any concerns he or the APC may have.

Motion

Rob Seig made a motion to have an executive session to discuss Paul's Noble's progress.

Christine Rains seconded. All in favor; motion carried.

Recess

Robert Braun called for a recess to allow the Board of Zoning Appeals to conduct their business

Resumption

Moratorium – Update (Data Centers)

Brian Moning discussed the updates to the data center ordinance from the public feedback. Moning went over 25 public comments from the previous public hearing. Moning discussed revisions to the ordinance, such as requiring all data centers to connect to a municipal water utility, more stringent air quality and noise standard, and, EMI/RFI provisions. Brian Moning discussed the implementation of environmental protections, allowing for future technology upgrades that are more efficient, and technology recycling requirements. Moning discussed revisions in sound monitoring frequency and road maintenance agreements. Brian Moning discussed the definition of earthen berms and when they would be required. Moning discussed shadow studies, road use during peak agriculture seasons, and building height requirements.

Rob Seig asked Brian Moning about requirement for data centers to connect to a municipal water utility and what would happen if data centers would be permitted to drill wells if connecting to municipal water utility was not available.

David Mannix interjected and stated, in such an instance, data centers would not be permitted to build in Franklin County.

Daryl Kramer asked David Mannix about earthen berms and the potential for impacted waterflow.

David Mannix stated that earthen berms would be required when property adjoins a public right-of-way, residential district, or for noise abatement. Mannix stated it would be preferable for the APC to work with the developer to determine whether an earthen berm is required.

Daryl Kramer asked Mannix about building heights and shadow casts.

David Mannix discussed the requirement for shadow studies, providing zero shadow encroachment to adjacent agricultural uses, which must include data from the vernal equinox, autumnal equinox, and winter solstice to account for Indiana planting and harvesting seasons.

Todd Raible asked David Mannix about the next steps for the ordinance.

David Mannix state that the ordinance version would be elevated to version 4.0 and posted to the county website for public and APC to review. Mannix stated that version 4.0 feedback and any suggestions, additions, or corrections from the APC could be discussed at the next meeting.

Todd Raible asked Geoff Wesling if there would need to be a public hearing for reviewing version 4.0 of the data center ordinance.

Geoff Wesling stated that the APC would have a public hearing if they believed the data center ordinance was complete.

Tracy Brumfiel stated he had concerns about the height limit of 75 feet, and that he would prefer if the height requirement remained 60 feet.

David Mannix stated that anything under 65 feet in height would limit a data center to 1 story in height, and that is why the current height limit is 75 feet. Mannix stated that the 75-foot height limit came from advice of an architect who had constructed data centers.

Tracy Brumfiel expressed concern over the height limit.

Robert Braun stated if the 75-foot height limit was suggested by an experienced architect, that would be a sufficient number for 2 stories.

Rob Seig stated that data centers will require more space if they are limited to 1 story and recommended they accommodate for 2 stories.

Todd Raible stated that data centers with additional vertical space would allow for more revenue on the 1% tax on the technology upgrades.

Christine Rains asked the board members what they thought about the 75-foot height limit.

Rob Seig stated that the current county zoning code does not account for horizon obstruction and said that is something that could be addressed.

Tracy Brumfiel stated that the shadow casts from taller data centers would require greater setbacks to prevent shadow casts on neighboring properties, which would limit the available, buildable land.

Rob Seig stated that he would want to know the effect of the shadow casts of data centers and what that might do to crops on neighboring agricultural land. Seig stated he believed that the buffer zones, berms, any planted trees, and shadow casts should be considered if farming is to be protected.

Tracy Brumfiel stated that he believed that trees and vegetation could be put into the shadow study, due to inability to determine the growth of trees and vegetation. Brumfiel stated that shadow study would pertain to the data center itself and its shadow cast. Brumfiel stated he felt that 60 feet would be sufficient for data centers. Tracy Brumfiel stated that he believed the workgroup was ready to finalize version 4.0 of the data center ordinance for public and APC review.

Todd Raible asked the board if they would want a public hearing or public meeting for next month for the data center ordinance.

Daryl Kramer stated that he believed the data center ordinance was nearing competition and would only require a few changes to address the concerns of the APC. Kramer stated he did not feel comfortable voting on an ordinance he had not fully reviewed.

Motion

Tracy Brumfiel made a motion to escalate the data center ordinance to version 4.0 with the corrections discussed by the APC with further discussion at the next public meeting.

Daryl Kramer seconded. All in favor; motion carried.

Addressing Issues with the Current Zoning Code

Todd Raible discussed issues with the current zoning code concerning whether the commissioners and highway department want concrete or asphalt roads. Raible stated that had asked David Mannix to look into matter. Raible stated that Mannix had listed the pros and cons of concrete and asphalt roads, including lifespan and maintenance.

Daryl Kramer stated that the concrete roads are expensive to maintain and that the county has had issues maintaining concrete roads.

Rob Seig stated that asphalt pavements require additional maintenance and replacement, compared to concrete. Seig discussed road drainage and its importance to ensuring a road's lifespan. Seig stated that using the INDOT road standards would result in better roads. Seig

stated that road and pavement technologies have advanced in the last 20 years with improvements in materials and construction. Rob Seig stated that he did not see a justification in banning concrete roads, due to some previous issues concrete roads in subdivisions. Seig discussed the rising costs of petroleum products, which includes asphalt.

Todd Raible stated that, from David Mannix's findings, the current county code concerning roads is lacking, compared to in INDOT code. Raible said that part of the code needs to be updated.

Rob Seig discussed road construction standards concern thickness and materials.

Robert Braun stated that the roads to be annexed by the county should be inspected beforehand to ensure they were built properly. Braun stated that any roads that were improperly built should not be annexed by the county.

Rob Seig stated there was an instance where the county denied the request for road annexation, due to improper construction of the road in Elkhorn Estates.

Todd Raible stated that an inspection, particularly for drainage, should be performed before any road is annexed by the county. Raible stated he did not know if that would need to be addressed in the current zoning.

Rob Seig stated that proper drainage is paramount in ensuring the roads are properly constructed.

Todd Raible discussed the missing inspection references and standards in the zoning code and the need to address it in the zoning code.

Daryl Kramer stated that he believed the developer was responsible for the costs of any inspections on roads and said the developer should be responsible for the inspections.

Rob Seig discussed requiring letter of credits, construction bonds, and performance bonds for roads and ensuring the road sustains itself for a period of 3 years before the county annexes the road.

Todd Raible asked whether a moratorium would need to be in place to address these current road issues.

Daryl Kramer discussed changing the current county road specifications to those of INDOT and whether they would want a private inspector or the county inspector to perform the road inspections.

Christine Rains said those types of inspections would go beyond the knowledge and expertise of the county.

Rob Seig stated he would be the one who reviews the drainage specifications for subdivision road construction in the county.

Tracy Brumfiel suggested requiring a third-party to review road plans for subdivision roads.

Rob Seig discussed road construction and materials and ensuring the road's construction follows the outlined design plan.

Christine Rains asked who would inspect the roads.

Brian Moning stated that, in his previous experience with construction of roadways, they had used geotechnical engineering firms to conduct soils tests, drainage assessments, and review design plans for roads.

Todd Raible asked about INDOT specifications and whether they reference road compaction.

Rob Seig stated that compaction would consist of the substrate used, base lift, and either concrete or asphalt.

Todd Raible asked if they would use a third-party to conduct those tests and inspections at the cost of the developer. Raible discussed the number of inspections that would be required for the roads.

David Mannix interjected and stated that the current zoning code is not specific and only requires testing on the referenced INDOT sections. Mannix said the existing code seems appropriate.

Daryl Kramer asked David Mannix if the only thing to address would be to correct the INDOT specification references in the zoning code.

David Mannix stated that there are some areas that could be improved in the zoning code. Mannix said he would attempt to update the road testing piece in zoning code.

Todd Raible discussed the current issues with the zoning code and contradictory language concerning property setbacks. Raible stated he had asked David Mannix to look into the contradictory language in the current zoning code.

David Mannix stated that the front setback adjustments for established block frontages would only be applicable in residential districts.

Rob Seig asked Mannix how much of the language was new.

Mannix stated that the language was existing.

Rob Seig asked Mannix if he could review some concerns he had with the code.

Mannix said he could review them.

Rob Seig stated that addressing these current issues with the zoning code would help the director and alleviate any unnecessary hearings for the BZA.

Todd Raible stated the zoning code is riddled with contradictory and ambiguous language, which need to be addressed.

Rob Seig discussed contradictory language within the code concerning conditional uses and minimum setbacks and yard space.

Rob Seig stated that the current zoning code and comprehensive plan need some corrections and revisions. Seig discussed revising the code and the county comprehensive plans through available funding and grants.

Todd Raible stated the zoning code and county comprehensive plan need some revisions to address current issues. Raible discussed the increasing population growth in the county and the need to address these changes in the county.

Rob Seig discussed the possible new subdivisions to be developed in the county and the need for the county to have a plan for future developments.

Todd Raible discussed the county citizens disapproval with hiring a third-party organization to develop a county comprehensive plan.

Robert Braun stated the current county comprehensive plan was a result of a citizens' input committee and many meetings.

Daryl Kramer stated that he held meetings for the public to offer their opinions and suggestions in drafting a county comprehensive plan, which none of the public would attend. Kramer said there is a need to revise the county comprehensive plan.

Todd Raible discussed the community involvement in the comprehensive plan for the Town of Brookville and the positive response they received from the community.

Rob Seig discussed the importance of comprehensive plans and their impact on both the economy and the community.

Todd Raible stated it is difficult to get community involvement in these projects.

Rob Seig discussed requests for community involvement, which may include the general public, business owners, and county officials.

Todd Raible asked Rob Seig if he would work with David Mannix on addressing some concerns with the zoning code.

Rob Seig stated that we would work with David Mannix.

Daryl Kramer asked about the Spires Oldenburg project and whether they were using bonds or escrow for the drainage.

Rob Seig stated that the Spires Oldenburg project would have a bond for the construction and \$15,000 in escrow for the drainage.

Daryl Kramer asked whether they would require bonds or escrows for future projects. Kramer asked about where the bonds and escrow would go.

Jeff Wesling stated that the escrow would ideally go to a bank account set up by the applicant.

Daryl Kramer asked Wesling if the escrow could accrue interest for the applicant.

Wesling stated the accrued from the escrow would not be high.

Kramer asked Wesling if allowing applicants the option to have bonds and escrow would be sufficient.

Wesling stated that the applicants would need to set up the escrow account, and there would need to be language to have a co-signer from the county on the account.

Daryl Kramer asked Geoff Wesling about who would handle bonds.

Geoff Wesling stated that the applicant typically provides proof of the bond on a yearly basis.

Wesling stated that secondary notification can be implemented to alert the county if the bond has lapsed.

Todd Raible discussed how the stormwater code originally requested an escrow, but the county did not want the trouble of determining how to set up the escrow and instead settled on a bond. Raible expressed concern over bonds the possibility of the bonds lapsing in the future.

Rob Seig discussed establishing the area planning director as co-signer on the escrow account to facilitate annual reporting to the county on the account.

Daryl Kramer discussed the current confusion with the definition of contiguous lots in the current zoning code. Kramer asked if 2, 1-acre lots separated by a road would constitute as contiguous.

Rob Seig stated that, in that instance, the lots would be contiguous. Seig stated he had a different interpretation of what constituted as contiguous. Seig discussed drafting a document for the APC director and department heads on what surveys require review by the director. Rob Seig discussed parent parcels numbers and any divisions from parent parcels constituting as contiguous. Seig discussed parent parcels and the inability for a property owners to subdivide their parcels of different parent parcels, due to the zoning code's description of a contiguous lot.

Todd Raible stated that, with the current zoning code, one property owner could dictate how or if another property owner could subdivide their property.

Rob Seig discussed how some counties allow property owners to subdivide their property via a minor subdivision. Seig stated that the current code needs to be addressed.

Todd Raible stated that he believed that contiguous lots should be determined by subdivision of a parent parcel.

Daryl Kramer asked if the definition of a contiguous lot should be 2 or less acre adjacent lots from the same parent parcel.

Rob Seig stated that he believed a contiguous lot would constitute as any children tracts of 2 acres or less from the same parent parcel.

Kramer asked Seig if 2 adjoining parcels of 2 acres or less of different parent parcels should not be penalized.

Rob Seig stated he did not think they should be penalized.

Todd Raible stated he did not know what the best solution to the definition of a contiguous lot. Raible stated he believed a contiguous lot constitute as 2, adjoined lots of 2 or less acres from the same parent parcel.

Daryl Kramer discussed establishing APC responsibility for this interpretation/rule for the director to follow.

Todd Raible asked if a road right-of-way would separate two parcels.

Rob Seig stated that road rights-of-ways are separate properties and would any parcels across from each other with a right-of-way in between would not be contiguous.

Motion

Daryl Kramer made a motion to define a contiguous lot as 2 adjoining parcels of 2 acres or less from the same parent parcel.

No second. Motion denied.

Todd Raible discussed township lines and whether township lines create separate parcels. Raible stated that there will be some difficult areas in the zoning code, and the new director needs some clarification on how to proceed.

Daryl Kramer stated it should be the responsibility of the board to establish the definition of a contiguous lot. Kramer discussed the how, per the current zoning code, one person's subdivision of property could result in the inability for a neighbor to subdivide their own property.

Rob Seig discussed corner sections and parcel numbers.

Todd Raible asked if township lines could pose issues with subdividing. Raible asked the board agreed that contiguous lots would be determined by parent parcels.

Motion

Todd Raible made a motion to make the determination of a contiguous lot by parent parcel with the exception of township lines and quarter section lines to be reviewed.

Geoff Wesling interjected and stated that the APC could not make any changes of code without a public hearing

Todd Raible stated that Paul Noble should have leeway to make a decision on a contiguous lot, based on parent parcel.

Geoff Wesling stated Paul Noble can use his own discretion in that regard.

Todd Raible stated Noble could use his own discretion if it is a parent parcel splits, but any lots in a quarter section or township lines may require further review from the APC.

Rob Seig stated he would provide advice to Paul Noble as county surveyor, should he have any questions.

Robert Braun addressed allowing David Mannix to speak remotely, which violated one of the APC's rules. Braun stated that the APC make an exception to this rule for David Mannix while he is working on the data ordinance.

Motion

Daryl Kramer made a motion to allow David Mannix to speak virtually at future meetings/hearings while the data center ordinance is being drafted.

Todd Raible seconded. All in favor; motion carried.

Rob Seig discussed informing department heads and elected officials on the recording of surveys and what surveys require review by the Area Planning Director with a provided document. Seig discussed what surveys would require review from the director.

Geoff Wesling stated that providing other departments with document would be permissible and aid other departments in determining when surveys require review by the director.

Rob Seig stated he would want board approval to provide informational document to department heads.

Adjournment

Daryl Kramer made a motion to adjourn.

Christine Rains seconded. All in favor; motion carried.

Recorded Meeting Link

<https://www.youtube.com/watch?v=OHQhNBLqq2M>