

Franklin County Area Plan Commission Meeting – July 8th, 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 perform rollcall. All present.

Robert Braun asked if there were any additions or corrections for the minutes from June 10th.

Rob Seig stated he had some corrections with the minutes on pages 1, 8, and 12.

Motion

Rob Seig made a motion to approve the minutes with the noted additions and corrections to pages 1, 8, and 12.

Tracy Brumfiel seconded. All in favor; motion carried.

Data Center Moratorium

Robert Braun discussed that this data center moratorium update would consist of the review of the updated ordinance draft with the additions and corrections discussed during the last meeting.

Todd Raible stated that the current ordinance draft contained the changes suggested by the APC during the last meeting

Robert Braun asked Brian Moning if there was anything he would like to address about the ordinance draft.

Brian Moning stated that current draft is version 4, which was made publicly available online. Moning asked if the draft would have public feedback or be reviewed by the APC.

Robert Braun stated that this would be for APC review.

David Mannix interjected and stated the current, presented document was released, following the last APC meeting. Mannix stated the last review included the public feedback from the public hearing, as recommended by the APC. Mannix stated there had been a total of 23 revisions to the document, following the public input and subsequent work group meeting. David Mannix stated these changes are in the current version of the document, version 4, which was made public a few weeks prior. Mannix stated that all of the changes to the ordinance draft were listed on the first page of the provided document. David Mannix stated that the work group did not have any further instructions or additional work for the ordinance. David Mannix asked the board how they would like to proceed.

Daryl Kramer asked Geoff Wesling whether the APC would need to have a public hearing if they deemed the ordinance complete and satisfactory.

Rob Seig asked David Mannix about battery storage and whether the ordinance needs to address battery storage.

Mannix stated Seig had sent him some feedback while he was attending a conference. Mannix stated there were a couple things he found might be useful in the ordinance, namely, separate drainage agreement distinct from road use and a maintenance agreement that extend past project construction. Mannix stated that there is a requirement to have a drainage plan in the current code, and that these additions might be worthwhile. David Mannix stated it was recommended that more construction meetings take place during the design and development stages. Mannix stated that frequent meetings with the county and developer could be made a requirement during the construction and implementation phases. Mannix stated that Rob Seig's suggestions would be in either the development agreement, decommissioning plan agreement, or any other agreement between the county and developer. Mannix discussed how discussed implementing a requirement in the ordinance for these agreements with details being in the contract. David Mannix stated that this type of arrangement would require additional work, as it would need to occur before the project is accepted. Mannix stated that the ordinance would establish the requirements and the documents and contracts would be well-designed with granular detail.

Rob Seig discussed a recent conference he had attended, where some counties were implementing different agreements concerning road use and drainage. Seig stated he would like to reach out to some of these counties to see copies of their road use and drainage agreements and possibly use those as templates in developing future code. Seig stated these agreements could be opened-ended and require bimonthly meetings with county officials and developers to establish a clear line of communication. Seig stated one county was having issues with an installation, due to the lack of agreements and proper communication. Seig stressed the need to learn from other counties and how they are handling data centers and to utilize the time granted from the moratorium. Seig stated he believed the ordinance needed some additional updates/revisions before having a public hearing for the ordinance.

David Mannix proposed that the feedback from Seig be brought before the work group for further discussion for additional updates to the ordinance. Mannix stated that, after these updates, the updated ordinance would be presented to the APC at the next meeting for review.

Daryl Kramer asked David Mannix about road use and its requirements.

David Mannix stated that they would not touch the road use agreement and would add separate drainage and maintenance agreements.

Daryl Kramer asked Mannix about the separate stormwater control policy that is independent of the county and how that would affect the other agreements.

Rob Seig responded that the stormwater control policy only controls and dictates what is done during construction to be compliant with code. Seig discussed decommission plans and concerns about what would happen to unused pattern tiles. Seig discussed the use of bonds for

decommission plans and the need to reevaluate decommissioning costs as time goes on. Rob Seig discussed separate use agreements. Seig stated that having these agreements might be worthwhile for the county.

Robert Braun asked Seig if that would be something the group could have available at the next meeting.

Seig stated he believe he could obtain that information. Seig discussed possibly incorporating some of these agreements from other counties, should the county need it. Seig stated these counties are having success with these agreements.

Todd Raible discussed drainage issues with current industrial sites, road ponding, and how these drainage agreements can be used to address drainage issues. Raible stated that, while stormwater control would probably cover most issues, a drainage agreement would serve as an additional layer of protection.

Rob Seig stated he believed it was worth taking an additional month to get the ordinance right.

Tracy Brumfiel agreed with Seig and stated there is time to get the ordinance right. Brumfield stated it might be worth incorporating other counties' agreements into the ordinance.

Rob Seig discussed thoroughly explaining the final ordinance to the commissioners to alleviate any possible apprehensiveness towards the ordinance.

Todd Raible discussed how some data center ordinances are being delayed or denied, due to issues with drafting an ordinance. Raible discussed instances where data centers had to use backup generators for operations, due to grid strain from excessive heat waves. Raible stated he believed the current ordinance sufficiently covered backup power generation and operation noise. Raible stated that these types of project operations are always changing.

Daryl Kramer discussed the current timeframe for that data center ordinance and the need to have it approved before the new commissioners take office. Daryl Kramer discussed addressing any concerns with the current ordinance by the work group and having a public hearing for the ordinance in September.

Todd Raible discussed data center ordinance and the possibility of further revisions from another public hearing.

Daryl Kramer discussed having the ordinance reviewed by the work group with the suggested changes from Rob Seig and presenting the updated ordinance at a public hearing.

David Mannix agreed with Kramer and stated the current ordinance would only have a few minor updates with clarification on drainage and bonds. Mannix stated that the revised ordinance could, then, be presented at a public hearing for public feedback.

Rob Seig discussed final language for user agreements and the ability to edit those agreements later, so long as those agreements are in the code. Seig stated agreements require both parties to agree and terms of agreement can be changed.

Tracy Brumfiel discussed making additions to the current data center ordinance version, elevating it to version 5 for public review, and having a public hearing the following month.

Daryl Kramer discussed the next APC meeting date and the deadline for advertisement.

David Mannix stated version 4 of the data center ordinance could be advertised for the public hearing with the changes proposed at the same meeting for public input.

Daryl Kramer stated he did not like the thought of advertising version 4 of the ordinance and reviewing version 5 at the public hearing.

Todd Raible asked Geoff Wesling about changes made a public hearing input and ordinance version escalation.

Geoff Wesling stated that there did not need to be another public hearing for the ordinance, but said he would want the APC to have another public hearing, due to the significance of the ordinance. Wesling stated the most current version of the ordinance would need to be advertised for discussion on changes to the ordinance.

David Mannix stated ordinance version 4 was reviewed by the APC in May and made publicly available in June.

Rob Seig asked David Mannix if the feedback/suggestions he provided would be able to be in ordinance version 5.

David Mannix stated that he would have a work group meeting the following Monday for review of the ordinance.

Rob Seig stated he would attempt to obtain information regarding ordinance agreements and provide them to the work group, followed by a meeting for review.

Todd Raible discussed advertisement of ordinance version 4 and whether revisions could be discussed and added to the final version.

Daryl Kramer discussed the advertisement deadlines for the ordinance.

Geoff Wesling discussed advertised ordinance versions and APC review of current ordinance versions.

Daryl Kramer stated that the suggested revisions could be incorporated into the ordinance and reviewed by the APC at the August meeting with a public hearing for the ordinance in September. Kramer stated this would allow 90 days for review by the commissioners. Kramer

stated the 90 days would allow the commissioners sufficient time to review the ordinance and provide feedback

Geoff Wesling stated he would recommend the APC provide an updated version of the ordinance, review the updated ordinance at the August meeting, and advertise for a public hearing in September.

Rob Seig discussed political changes happening in January with 2 incoming commissioners.

Geoff Wesling stated the new commissioners may not want to rule on the ordinance.

Daryl Kramer discussed the need to have a public hearing for the ordinance in September to allow the current commissioners 90 days to review or rule on the ordinance.

Geoff Wesling stated he did not think the commissioners would not provide feedback or a ruling on the ordinance within the 90 days.

Daryl Kramer discussed the 90-day rule, which would make the ordinance law if the commissioners did not provide feedback or a ruling.

Todd Raible discussed public hearings and whether feedback provided at the public hearing would delay the final ordinance.

Geoff Wesling stated the ordinance could be passed by the APC at the public hearing with the changes added with APC agreement. Wesling stated ordinance could be passed and sent to the commissioners. Wesling stated he felt comfortable with David Mannix implementing any changes into the final ordinance. Geoff Wesling stated he was pleased with David Mannix and the work group's progress in creating the ordinance and that the work group was further along than other counties in the state.

Daryl Kramer discussed sending the changes recommended by Rob Seig to the work group for review with the APC reviewing the updated ordinance at August's meeting. Kramer stated the APC can make a decision about the ordinance for public hearing in September.

Robert Braun stated that the ordinance and recommendations from Rob Seig will be reviewed by the work group with the updated ordinance being presented at the August APC meeting with a public hearing in September.

Issues with the Current Zoning Code

Todd Raible discussed having a public hearing on the zoning code with updated standards from INDOT.

David Mannix discussed proposed changes to ordinances 80.08.03 and 80.10.07 concerning yard setbacks and pavement for subdivisions. Mannix discussed the documents he provided to the APC concerning the ordinances.

Todd Raible discussed the current ordinances and what would need to happen prior to having a public hearing.

David Mannix discussed ordinance 80.10.07 and the need for county involvement in addressing the current ordinance.

Rob Seig discussed sending input to David Mannix concerning the ordinance.

David Mannix discussed ordinance 80.08.03 and clarifying ambiguous language and measurement of setbacks.

Rob Seig stated he would like to submit input to David Mannix concerning ordinance 80.08.03.

David Mannix stated that would be fine.

Daryl Kramer asked Seig if he could also submit his input to the other APC members.

Seig stated he would send the other the APC members his input. Seig asked David Mannix about encroachments.

David Mannix discussed encroachment and its definitions.

Rob Seig discussed reviewing the code to understand the terminology.

Todd Raible discussed concern with subdivisions and the current code. Raible stated the ordinances need to be revised in a timely fashion before developers approach the county about new subdivisions.

Daryl Kramer discussed his conversations with the highway superintendent and one of the commissioners and their concerns about adopting concrete roads. Daryl Kramer discussed road maintenance and the costs for concrete and asphalt roads.

Todd Raible asked Geoff Wesling about the legality of the county requiring asphalt-paved roads for subdivisions.

Rob Seig discussed road pavement materials and improper construction of roads by developers. Seig stated INDOT standards should dictate appropriate materials for acceptable road pavement.

Todd Raible discussed the inherent costs of concrete and asphalt and the required equipment and time and costs to repair each road pavement type. Raible stated he felt this ordinance amendment need to be passed at the next APC meeting.

Robert Braun stated that improper road construction will result in road failure.

Motion

Daryl Kramer made a motion to use David Mannix's amended ordinance 80.10.07 A. 29 for a public hearing at the August meeting.

Todd Raible seconded. Rob Seig opposed. Motion carried.

Violations

Paul Noble updated the board about the violations for Banks, Barber, Burns, Sams, Strong.

Rob Seig discussed Indiana House Bill 1001 and stated it had no provisions to opt out.

Motion

Daryl Kramer made a motion to adjourn.

Rob Seig seconded. All in favor; motion carried.

Recorded Meeting Link

<https://www.youtube.com/watch?v=ABxcls08Oqc>