

The Henry County Planning Commission held a regular monthly meeting in person at 5:00 pm on Thursday November 20th 2025.

The meeting was called to order by Marsha Gratner at 5:00.

Roll was called by Attorney Sean Row. Board members present were: Steve Dellinger, Marsha Gratner, Kenon Gray, Dale Cole, David Fisher, Sheldon Dynes, Jason Roberts and Terry Matney. Also present were Zoning Administrator Tom Green, data clerk America Nevitt and Attorney Sean Row.

Minutes from Previous Meeting

Motion to accept minutes- Dale Cole. Seconded by Steve Dellinger= all members voted yes.

New Business:

Case B2286: Rezone of parcels from Agricultural (A1) to Residential 1 (R1). William Freeman made request for rezone of two of his parcels of land from A1 to R1 to sell to the developer that is building houses in Kennard Lake Estates.

Dale Cole asked if they have access to sewer- the answer is yes.

The properties there are on wells.

Kenon Gray made a motion to approve the Rezone- Dale Cole seconded. All planning commission members voted yes to rezone the property. This rezone will go before the county commissioners for final approval.

Old Business:

Case B:2285- Commission discussion on P.U.D. and potential action

Marsha stated the three members went to new Albany data center. They were able to observe to some capacity some parts of the data centers there. They observed no issues with noise at all.

They were not allowed to enter the property of the Meta data center; they were only able to observe from the outside. They observed no noise other than construction.

Kenon also visited a small one in Carmel. Kenon attempted to contact a county rep from New Albany but didn't receive a response. Kenon and Marsha described their experiences at each center they visited or attempted to visit.

Terry Matney was able to visit the google data center in New Albany. He was able to take some photos and review HVAC from the outside. He did not observe any generators and didn't observe any noise issues. The centers that he observed had very minimal set back requirements; much less set back requirements than what is being proposed with the PUD. He further explained his experiences at each.

Steve Dellinger visited the Carmel data center as well. All members did this on their own time- doing their due diligence in making this decision.

The Developers addressed the main concerns that have been expressed either in person or via letter/email.

Greg Martz made some presentation based on the concerns expressed.

In order of most concern.

Water usage

Electricity

Noise

Environment

Water usage- some data centers use an open loop cooling system- this system uses the earth as a refrigerator and sucks the moisture from the ground. They use it until it can't be used anymore. They are against that type of system. The way they have addressed this with PUD is with prohibiting on site wells- the open loop process can't be used without wells. One concern was that water would still be coming from wells in the area. He stated they would like amend the language to show that open loop systems would be prohibited on the property. This would prevent that type of water usage. It would absolutely prohibit that type of system on that property.

Chris King addressed concerns as well. Their goal has been to understand and learn from the public and challenges from other centers. This center will be much smaller than the New Albany data center- that center takes up 9000 acres. This project will be under 600 acres with 150 acres dedicated to remaining green space.

Noise - Henry County has a very stringent noise ordinance. This will keep the levels down and also addresses timeframes. The noise will not be an issue as they will have the berm that will keep the noise levels under control as well.

Power-onsite generation. The electrical infrastructure will be internal to the site. This will avoid any increase of cost for the community. This will be 100 % funded by the project itself. It will not be funded by the Henry County tax payers. All generation and all transmission will be funded by the project. They hope that they will eventually be able to put power back into the grid as the project progresses.

They will follow all regulations.

They will tap into the pipeline and have their own natural gas power plant. This project will be done in phases.

Marsha asked them to go over possible allowed uses other than data centers.

Mr. Martz and Mr. King stated that they have asked for over and above the existing regulation and putting extra guardrails in place to protect the community. They are restricting usage beyond what our current zoning requirements and rules are.

Sheldon Dynes- asked where they will be planning on getting the water from.

He stated that infrastructure must be set up first- the county cannot afford to put in or maintain roads etc.

He wants to assurances that this will not fall back on the county and cost us in the long run.

Chris King responded. The county should not be responsible to pay anything for this project. They have talked with both the towns of Shirley and Knightstown about using and connecting to their services. The town of Knightstown has planned to extend services to that area for years and the problem has been funding- this project must pay for it. The towns and county will not be responsible. This will benefit others in the area. They will allow those near to connect to the services they bring to the area. The roads will be maintained by the project.

Greg Martz stated they have used "guiding principles" in the planning of this project from the beginning. They have not talked to any companies at this time. They do not want any corporate pressure which is why they have not talked with any companies at this time. They want the guardrails set, and then start trying to find companies. This sets rules for engagement. That way the rules are already set and the companies must follow them. If they (the companies) can't follow them, they will not pursue this location for their business.

David Fisher has no comments or questions.

Kenon Gray stated he has studied the aquifers and water resources of Henry County. Henry County is blessed with water. Rushville has sought our water in the recent past and his was stopped by an ordinance by our county commissioners.

Kenon wanted to know where they plan to get the water from Knightstown. The wells in Knightstown would be upgraded by this project.

Kenon also stated that the project should be responsible to reconstruct roads that may be damaged during the construction of the project. Chris responded that this will be in the agreement.

Dale Cole- asked if they will use union members to build this project. Greg stated that it will be built by union workers. This will be a big part of the project and in supporting the community.

Jason Roberts asked what they will do with the existing wells on property. Chris stated they will go the process to close those wells. Jason stated that the gas pipeline is not on the property-. He asked how will they get that to the property. They are working with that agency that oversees the pipeline to get this done. They will do whatever is needed to get this done and it must be done according to the regulations that are set within the PUD. The line is not on the property, but they will have access to it and will go through that process. This will be part of the PUD.

Steve Dellinger asked how far does Chris King and Greg Martz' involvement go into the project? Are they willing to see this through and be sure the rules are followed? Their thought is that they restrict the water wells and cooling system that would protect for the future. One thing they do not know for sure, is that they will be able to attract a company that is willing to want to build here with these restrictions. They have only 18 months to get a company to take on this project with its restrictions and requirements.

Terry Matney asked how the substation for electricity will work.

Chris stated their goal is to work with REMC and Hoosier energy. Initially the benefit of onsite generation is to the project itself. The hope is that the site develops they can give it back to the community and lower the rates. Terry asked who will own the substation- Chris stated that initially it will be owned by the project. They will need regulatory approval to be able to share it with other companies and bring benefit to the communities in the area.

Terry Matney asked if they had any explanation on emissions for this center. Chris King stated the tech is constantly improving. They will have to go through a stringent process with IDEM and be sure they are reducing the emissions. There will be a study and they have to provide the info and ensure environmental protection. The comparison would be from Cadiz- much has changed and they will be able to have much less emissions.

Terry Matney asked for an estimate on how much water may be used. Chris responded that the closed loop system limits the amount of water that will be used.

Marsha asked for any more questions from the planning commission.

Sheldon asked if the state would keep the county from collecting taxes from this project. Chris responded- that is not the case. The community will receive tax revenue. There are some sales tax exemptions that may be possible. Kenon asked if any company that might come into interest of this location would be able to seek a tax abatement. Chris King stated that the bottom line is to bring revenue to the county. Anything related to an exemption would go before the county council for approval.

Marsha asked for a motion for favorable or unfavorable on this PUD - Terry Matney made motion for favorable. Kenon Gray seconded the motion.

All members voted yes to approve the PUD except Jason Roberts- favorable 7-1.

Other business: None

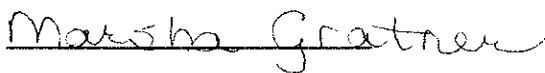
No other business.

No other announcements

Dale Cole made a motion to adjourn the meeting. Jason seconded the motion.

Meeting adjourned at 6:18pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, December 18th at 5pm in the meeting room of the Henry County sheriff's office unless there is no business to discuss.



President



Secretary

