



City of Butler, Indiana
215 South Broadway
Butler, IN 46721

Phone: 260-868-5200
cityofbutler.in.gov

Plan Commission Thursday, October 15, 2026 6:00 PM

1. Call to Order
2. Roll Call
3. Minutes of Previous Meeting: September 24, 2026
4. Public Hearings:
 - City of Butler – Zoning Ordinance Text Amendment to include Electronic Information Processing Facility, Limited as permitted & Special Exception uses as well as Development Standards
(Continued from September 24, 2026 Plan Commission meeting)
5. Report from Planner, Attorney or Commission Members
6. Other Business/Audience Comments
7. Adjournment: Next Meeting Date: December

Plan Commission Members:

Darren Alloway, Council Appointee, term 1/15/24 to 12/31/27
Jim Davis, Mayoral Appointee, term 1/1/24 to 12/31/27
Kristian Hoff, Mayoral Appointee, term 1/23/25 to 12/31/28
Stuart Mutzfeld, Council Appointee, term 1/23/25 to 12/31/28
Greg Reed, Mayor Appointee, term 1/1/24 to 12/31/27
Stephanie Rohm, Mayoral Appointee, term 1/3/23 to 12/31/26
Gale Ryan, Mayoral Appointee, term 1/3/23 to 12/31/26
Adam Staley, ETJ 1, County Council Appointee, term 1/2/25 to 12/31/28
Vacancy, ETJ 2
Sandy Harrison, DeKalb County Plan Commission Appointee, non-voting

City of Butler Plan Commission

September 24, 2026: 6:00 PM

Call to Order: Greg Reed calling the Plan Commission meeting to order.

Roll Call/Attendance: Those in attendance: Greg Reed, Gale Ryan, Darren Alloway, Jim Davis, Adam Staley, Stuart Mutzfeld, Stephanie Rohm, Sandy Harrison (DeKalb Co. PC Representative) Mayor Mike Hartman, Chris Gaumer (City Planner), Don Stuckey (City Attorney). Members not in attendance: Kristian Hoff

Minutes: Mr. Reed briefly reviewed the minutes. Mrs. Rohm made a correction to the minutes with the spelling of her last name. Gale Ryan motion was made to approve the minutes from August 27, 2026, with the revisions. Stephanie Rohm seconded. All in favor. None opposed.

Public Hearings:

Kiracofe Homes Zone Map Amendment: Zone Map Amendment for approximately 5.5 acres from Multi-Family Residential (MFR) to Single-Family Residential (SFR). Chris Gaumer reviewed the staff report. Highlighting the location, existing zoning designation and proposed zoning designation.

Mr. Reed asked for comments from the public.

David Hottman, Independence St. has a concern is making sure no construction traffic comes down Independence St. and uses Basket Factory Rd.

Jim Kiracofe, Kiracofe Homes, states that all construction traffic will come off Basket Factory Rd. Further, he stated that the property is now zoned for apartments but didn't fit the project area and decided to do single family homes; even though they could get more density and higher price.

No additional public comment and Mr. Reed closed public hearing.

There was no discussion between the Plan Commission.

Darren Alloway made a motion for a favorable recommendation to the Common Council. Gale Ryan seconded. All in favor. None opposed

Gale Ryan made a motion to adopt the proposed findings as presented. Jim Davis seconded. All in favor. None opposed.

Kiracofe Homes Preliminary Plat: Proposal for preliminary plat that will consist of a 38-lot subdivision for single-family residences. Chris Gaumer reviewed the staff report. Highlighting the location of the subdivision, the location of the proposed streets and lots. Mr. Gaumer highlighted the relocation and reconstruction of the County regulated drain. Mr. Gaumer future went on to remind the plan Commission that the development does meet the standards of the Zoning Ordinance for the zoning district.

Greg Reed asked about the lot numbers.

Joe Herendeen, Sauer Land Surveying, representing Kiracofe Homes, states that the lot numbers carry over from Chapman Trails Phase II and he carried over lot number pattern.

Mr. Reed asked about the sewer tie in.

Mr. Herendeen stated that the sewer will tie in on W. Liberty St. and run into the development and head South to Independence St. and then west to Basket Factor Road. He further discussed the storm sewer locations and plan for that development. The wetland has been delineated and do have approval to drain into the for stormwater.

Mr. Gaumer commented on the need for a pre-construction meeting with City departments because this is on the preliminary plat. Construction documents need to be prepared after the preliminary plat is approved.

Gale Ryan asked about the water infrastructure and water capacity for the project.

Mayor Hartman commented that the city flows about 200,000 – 250,000 gallons per day with capacity for upwards of 750,000 gallons per day.

Terry Fritch, Meadowmere Dr., addressed concerns about the County Regulated Drain and that during heavy rain, the tile is full. Mrs. Fritch also asked about a lift station for sanitary sewer.

David Hottman, Independence St., concerned about water in and along the homes on north side of Independence St. Independence St. is higher than Liberty St.

Donna Garman, representing Mayer Development Corp., owns the land north of this development. She is concerned about tiling (regulated drain and private) & drainage concerns. She thought drain would go under proposed retention pond. Is the pond detention or supposed to hold water.

Rick Walters, representing Butler Innovations LLC, states that their concern is that the improvement doesn't negatively impact the area. He remembered there being a lot of drainage concerns and flooding in this area.

Plan Commission members discussed the history of the area with flooding and drainage concerns.

Joe Herendeen, Sauer Land Surveying, representing Kiracofe Homes, states that there will not be a lift station, all sewers will be gravity sewers. As for the drainage concerns, the tile (regulated drain) is a 42" tile so there could be issues further down the tile that need to be addressed. If a private tile (or abandoned tile) is found during construction, it will get rerouted through the drainage system. Mr. Herendeen stated that they have a meeting with the County surveyor on Friday (09.25.26) to review the drainage plan.

Mr. Gaumer stated it still needs Drainage Board approval and that is a public meeting on October 1.

The Plan Commission members discussed the other concerns brought up.

No additional public comment and Mr. Reed closed public hearing.

Stuart Mutzfeld made a motion to grant preliminary plat approval with condition of the zoning change from Multi-Family Residential (MFR) to Single-Family Residential (SFR) & drainage concerns are addressed. Darren Alloway seconded. All in favor. None opposed.

Gale Ryan made a motion to adopt findings. Jim Davis seconded. All in favor. None opposed.

Text Amendment: City of Butler Zoning Ordinance Text Amendment to include Electronic Information Processing Facility, Limited as permitted & Special Exception uses as well as Development Standards. Chris Gaumer explained new language to the best of his ability and asked Andrew Provines, former City Planner, to further explain the language.

Greg Reed said this is not considered language for a data center. Mr. Gaumer agreed.

Stuart Mutzfeld requested clarification that this language will limit what is allowed because we don't have any language and limiting the scope of projects. Mr. Reed agreed.

Mr. Reed asked if they could put in their own dedicated air-conditioning unit. Andrew Provines explained the uses and allowing very small facilities. He further explained the Ordinance since it was created when he was the City Planner.

Adam Staley asked about the megawatts and asked if other members of the Commission have researched the size a facility can be with the megawatts allowed. He is concerned this could be too large.

Mr. Reed explained that the city needed this Ordinance to get guard rails in place because now, there is nothing in place.

Terry Fritch, Meadowmere Dr, asked where these facilities or areas these can go in.

Mr. Gaumer answered that they can look at online GIS sites for the zoning districts they are allowed.

No additional public comment and Mr. Reed closed public hearing.

Darren Alloway made a motion to continue the text amendment for additional research.

Adam Staley seconded. All in favor. None opposed.

Reports:

Don Stuckey, City Attorney, discussed the Westside TIF district and the amended resolution due to the READI Grant not existing anymore. Explained he needed a motion to approve Resolution 01-2026

Adam Staley made a motion to approve amended Resolution 01-2026. Jim Davis seconded. All in favor. None opposed.

Other Business/Audience Comments:

None

Adjournment:

Stephanie Rohm made a motion to adjourn. Darren Alloway seconded. All in favor. None opposed. Meeting adjourned at 7:16 PM.

Greg Reed, President

Kristian Hoff, Vice President

Chris Gaumer, City Planner

This staff report is prepared by the City Planner to provide information to the Plan Commission to assist them in making a decision on this Amendment to Ordinance Text to the Unified Development Ordinance – Article 9.05. It may also be useful to members of the public interested in this Amendment to Ordinance Text proposal.

Proposed Use & Development Standards and Definitions for:

Electronic Information Processing Facility, Limited Text Amendment

6.52 Electronic Information Processing Facility Standards (EI-01)

TEXT TO REMAIN

~~TEXT TO BE REMOVED~~

TEXT TO BE ADDED

ARTICLE THREE - BUSINESS & INDUSTRIAL DISTRICTS

3.1 - NB Neighborhood Business District Intent, Permitted Uses, and Special Exception Uses

Special Exception Uses: Business: General Business (pg. 27)

- **Electronic Information Processing Facility, Limited, subject to Electronic Information Processing Facility Standards EI-01.**

3.3 - GB - General Business District Intent, Permitted Uses, and Special Exception Uses

Business: General Business Permitted Uses (pg. 30)

- Boat sales
- **Electronic Information Processing Facility, Limited**
- Funeral home or mortuary
- Hotel/motel
- Print shop/copy center
- Self-storage facility
- Three-Dimensional Printing (3-D Printing) (Amended by Ord. # 1618, adopted August 3, 2015)
- Tool/equipment rental
- Tool/equipment sales

ARTICLE SIX – DEVELOPMENT STANDARDS

6.33 - Number of Off-Street Parking Spaces Required by Land Use - PK-04 – pg 73

Business: General Business

- Boat sales, manufacturing housing sales: Two spaces plus 1 per employee
- Funeral Home or Mortuary: One space per 4 seats
- Hotel/Motel: One space per employee plus 1 space per rentable room
- Kennel: One space per 5 pet accommodation spaces
- Self-Storage Facility: One space per employee plus 1 visitor per 10 employees plus one space per 10 units
- Print Shop/Copy Center, Tool/Equipment Rental, Tool/Equipment Sales: One space per 300 sq ft
- **Electronic Information Processing Facility, Limited: One space per employee on the largest shift plus one visitor space (if needed); minimum two spaces.**

PROPOSED NEW SECTION TO ARTICLE 6: DEVELOPMENT STANDARDS -
ALL TEXT BELOW IS NEW.

6.52 - Electronic Information Processing Facility Standards - EI-01 – This section applies to Electronic Information Processing Facilities, Limited, located in the NB Neighborhood Business District and GB General Business District.

- A. Enclosed Operation. All servers, computers, storage equipment, networking equipment, and associated information-processing equipment shall be operated entirely within a fully enclosed principal building. Outdoor containers, trailers, modular server units, and similar exterior equipment shall not be used to house information-processing equipment.
- B. Facility Scale.
 - 1. In the NB District, the use shall:
 - a. Be located within a principal commercial building existing on the effective date of this section;
 - b. Not be developed as a new purpose-built facility or multi-building campus; and c. Have a total planned or installed non-emergency electrical capacity not exceeding two megawatts.
 - 2. In the GB District, the use shall:
 - a. Not be enveloped as a multi-building data-processing campus; and
 - b. Have a total planned or installed non-emergency electrical capacity not exceeding fifteen megawatts.
 - 3. Electrical capacity shall be determined from the utility service agreement, utility will-serve letter, approved electrical plans, transformer capacity, or other documentation acceptable to the Electric Provider for the City.
 - 4. Adjacent parcels, buildings, equipment, or services under common or affiliated ownership or control shall be considered together when determining compliance with the electrical-capacity limitation.
 - 5. Emergency standby generation shall not be used to increase or supplement the electrical capacity otherwise permitted by this section.
- C. Water and Cooling.
 - 1. Once-through cooling systems, cooling towers, and evaporative cooling systems that routinely consume municipal water or groundwater for heat rejection are prohibited.
 - 2. Process cooling shall use air-cooled, dry-cooled, sealed closed-loop, or other substantially non-consumptive cooling technology.
 - 3. Continuous or routine consumptive use of municipal water or groundwater for equipment cooling or heat rejection is prohibited.
 - 4. Water may be used for drinking water, restrooms, sanitation, fire suppression, initial filling of a sealed system, incidental cleaning, occasional maintenance, or an emergency condition.
 - 5. The applicant shall provide the Water Superintendent with the anticipated average-day and peak-day water demand and a description of the proposed cooling system before issuing an Improvement Location Permit.
- D. Emergency Standby Generation.
 - 1. A combustion-powered generator may be installed as emergency standby equipment or use during load curtailment.
 - 2. A generator shall not be operated for routine facility power.
 - 3. Except for required testing and maintenance, a generator may be operated only during an actual interruption, load curtailment, or failure of utility electrical service.
 - 4. Testing and maintenance shall:
 - a. Be limited to the minimum duration required by applicable law, fire code, manufacturer specifications, or insurance requirements; b. Occur only between 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding legal holidays, except when otherwise required by the Fire Marshal; c. Be recorded in an operating log maintained for at least three years and made available to the City upon request.

E. Mechanical and Electrical Equipment.

1. Exterior transformers, switchgear, dry coolers, condensers, generators, fuel tanks, and similar equipment shall be located behind or beside the principal building and shall not be located between the principal building and a public street.
2. Exterior equipment shall be screened from adjoining streets and residential property by walls, fencing, landscaping, equipment enclosures, or a combination thereof.
3. Mechanical and electrical equipment shall comply with Performance Standards PF-01, including the standards addressing noise, vibration, electrical disturbance, heat, glare, air pollution, and obnoxious characteristics.
4. No equipment shall create a persistent tonal, pulsating, humming, or low-frequency sound that constitutes a nuisance at an adjoining residential property.

F. Batteries and Fire Protection.

1. Uninterruptible power-supply batteries and battery energy-storage equipment shall be accessory to the principal information-processing use.
2. A stand-alone or grid-scale battery energy-storage facility is not authorized by this section.
3. Battery rooms, battery cabinets, fuel systems, generators, and fire-suppression systems shall be reviewed and approved by the Fire Marshal and shall comply with applicable building and fire codes.
4. The operator shall provide emergency contact information and an emergency- response plan to the Fire Department before commencing operations.

G. Required Application Information. In addition to the information ordinarily required for an Improvement Location Permit or Special Exception, the applicant shall submit:

1. A description of the proposed operations and number of employees;
2. A utility will-serve letter or equivalent documentation of electrical capacity;
3. Sealed electrical plans identifying the maximum planned electrical capacity;
4. A cooling-system and water-use narrative;
5. The number, capacity, fuel type, location, and testing schedule of standby generators;
6. The type, capacity, and location of battery systems;
7. A plan for screening exterior equipment; and
8. Any additional information is reasonably necessary for the Water Superintendent, Community Development Office, or Fire Marshal to determine compliance with this section.

H. Expansion or Alteration.

1. An increase in electrical capacity, addition of generators, material alteration of the cooling system, expansion into another building, or expansion onto another parcel constitutes an expansion of use and requires a new or amended Improvement Location Permit.
2. A facility exceeding the applicable electrical-capacity limitation or otherwise failing to satisfy this section is not an Electronic Information Processing Facility, Limited, and is not permitted in the NB or GB District.

ARTICLE TEN - DEFINITIONS

10.2 - Defined Words - Relevant Amendments

Business, General Business - Boat sales, **electronic information processing facility, limited**, funeral home or mortuary, hotel/motel, kennel, manufactured housing sales, print shop/copy center, self storage facility, tool/equipment rental and tool/equipment sales.

Electronic Information Processing Facility, Limited - **An indoor commercial facility primarily used for the operation of servers, computers, storage systems, networking equipment, and associated power and cooling equipment for the storage, processing, transmission, hosting, backup, retrieval, or management of electronic or digital information. The term includes a use commonly known as a data center, server farm, colocation facility, cloud-computing facility, enterprise server facility, or similar operation. The term does not include a telecommunications tower, electric generation plant, or stand- alone battery energy-storage facility unless such use is separately and expressly permitted by this Ordinance.**

STAFF RECOMMENDATIONS:

Staff recommend that the proposed text amendment be certified by the Plan Commission with a favorable recommendation to the City of Butler Common Council.

UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS:

When considering a Textual Amendment, the Butler Plan Commission and the Common Council are obligated — under Section 8.12 (D) of the City of Butler Zoning Ordinance — to pay reasonable regard to the following:

- a. The Comprehensive Plan;
- b. Current conditions and the character of current structures and uses in each district;
- c. The most desirable use for which the land in each district is adapted;
- d. The conservation of property values throughout the jurisdiction; and
- e. Responsible development and growth.