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

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cityofbutler.in.gov

Plan Commission
Thursday, November 19, 2026
6:00 PM

1. Call to Order
2. Roll Call
3. Minutes of Previous Meeting: October 15, 2026
4. Public Hearings:
    - City of Butler – Zoning Ordinance Text Amendment for Telecommunication Facilities to be allowed as a permitted use in the Institutional & Office Zoning District (INS).
5. Report from Planner, Attorney or Commission Members
6. Other Business/Audience Comments
7. Adjournment: Next Meeting Date: December 17, 2026

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

October 15, 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. Adam Staley motion was made to approve the minutes from September 24, 2026. Darren Alloway seconded. All in favor. None opposed.

Public Hearings:

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. Mr. Reed explained this is a continuance from September 24, 2026, meeting. Asking any other questions from the past meeting.

Darren Alloway asked about the size of the building with a 15 MW size. Saying the building could be the size of the Wal-Mart building or a small office building like city hall. Mr. Alloway says he is comfortable with the language based on his research.

Greg Reed brought up the servers and said that he hadn't heard any complaints. The existing facility is CPU based.

Members of the PC discussed various facets of these facilities.

Mr. Reed opened the floor for public comment.

Andrew Provines made a comment about data centers and that this ordinance is for City limits only and not the ETJ area. Data centers ordinance for the County will be approved at the next County Plan Commission meeting.

Mr. Gaumer reiterated that this is for all the city + the ETJ – but the zoning limits it to just the areas within the city.

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

Mr. Reed asked if there were other comments or questions. There were no additional changes or revisions to the proposed text amendment.

Jim Davis made a motion for a favorable recommendation for the text amendment as proposed to the City Council. Stuart Mutzfeld seconded. All in favor. None opposed.

Stuart Mutzfeld made a motion to adopt the findings of fact. Gale Ryan seconded. All in favor. None opposed.

Reports:

None.

Other Business/Audience Comments:

None.

Adjournment:

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

_____

Greg Reed, President

_____

Kristian Hoff, Vice President

_____

Chris Gaumer, City Planner

CITY OF BUTLER PLAN COMMISSION PETITION: 26-03

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.

TEXT TO REMAIN

~~TEXT TO BE REMOVED~~

TEXT TO BE ADDED

ARTICLE FOUR - INSTITUTIONAL, OFFICE, RECREATIONAL & AGRICULTURAL DISTRICTS

4.1 - INS District Intent, Permitted Uses, and Special Exception Uses

Permitted Uses

Utility Permitted Uses

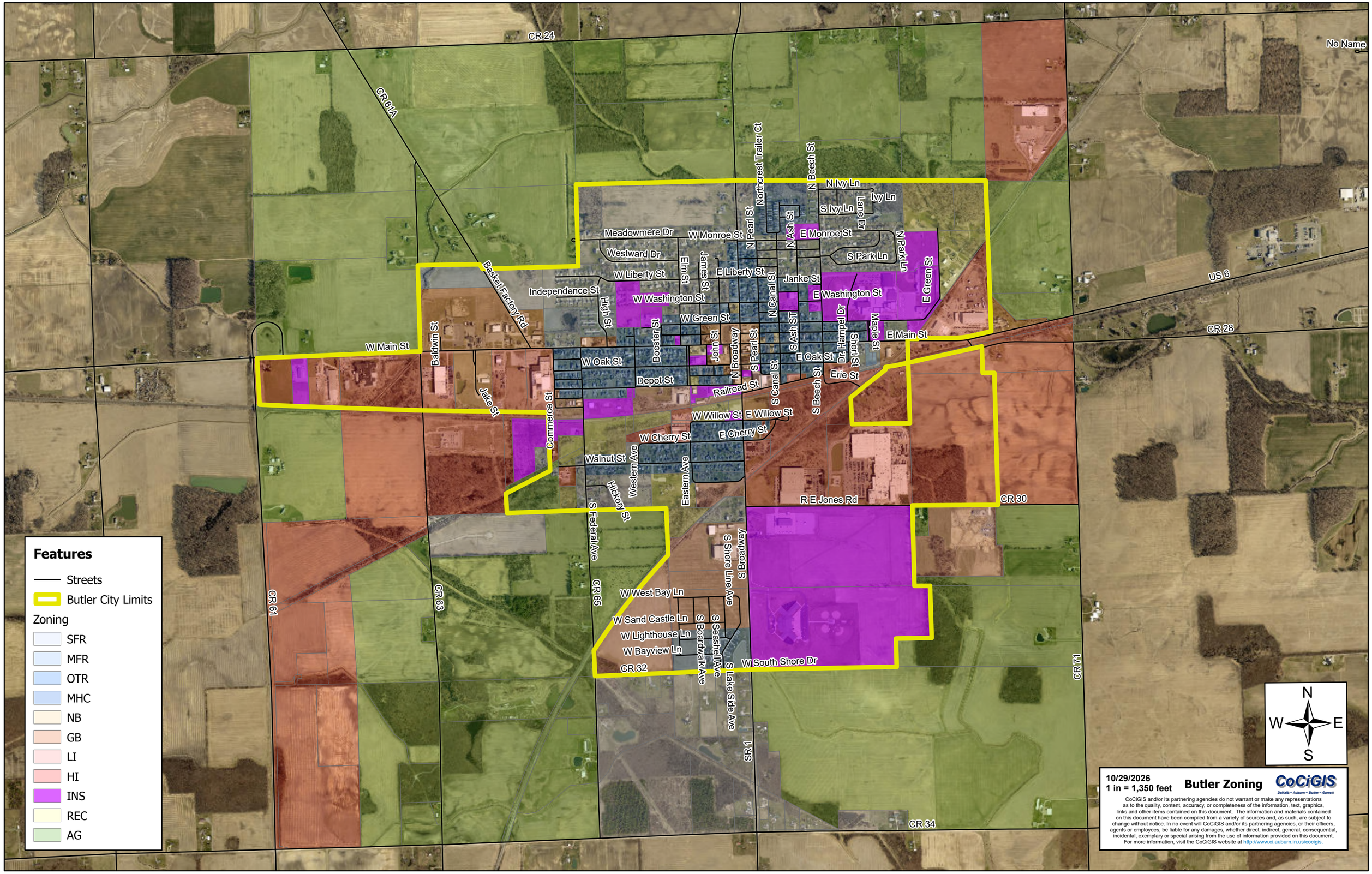
- **Telecommunications Facility**

JUSTIFICATION:
Allowing Telecommunication Facilities in the Institutional & Office Zoning District would provide more opportunities to improve wireless coverage and reliable communication throughout the City of Butler & DeKalb County. Adding this as a permitted use gives the City more flexibility to accommodate the need for better communication services while allowing these facilities in appropriate zoning districts.

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.


CR 24
CR 61A
No Name
US 6
CR 28
Basket Factory Rd
Northcrest Trailer Ct
N Beech St
N Ivy Ln
Ivy Ln
S Ivy Ln
Lane Dr
N Pearl St
N Ash St
E Monroe St
Meadowmere Dr
W Monroe St
Westward Dr
N Park Ln
S Park Ln
E Green St
Elm St
James St
W Liberty St
E Liberty St
Janke St
Independence St
W Washington St
E Washington St
N Canal St
High St
W Green St
Maple St
E Main St
W Main St
Baldwin St
Booster St
John St
N Broadway
S Pearl St
S Ash St
Dr. Hampel Dr
Storts St
E Oak St
W Oak St
Depot St
Erie St
Railroad St
Jake St
Commerce St
S Canal St
S Beech St
W Willow St
E Willow St
W Cherry St
E Cherry St
Walnut St
Western Ave
Eastern Ave
Hickory St
R E Jones Rd
CR 30
S Federal Ave
S Boardwalk Way
S Shore Line Ave
W West Bay Ln
W Sand Castle Ln
W Lighthouse Ln
W Bayview Ln
S Boardwalk Ave
S Seashell Ave
S Lake Side Ave
CR 32
W South Shore Dr
CR 61
CR 63
CR 65
CR 1
CR 71
CR 34
Features
Streets
Butler City Limits
Zoning
SFR
MFR
OTR
MHC
NB
GB
LI
HI
INS
REC
AG
N
W
E
S
10/29/2026
1 in = 1,350 feet
Butler Zoning
CoCiGIS
DeKalb ~ Auburn ~ Butler ~ Garrett
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