

Town of Gibson Plan Commission Meeting September 9, 2026 Minutes

Chairman called Plan commission meeting to order at 7:16 P.M.

Members present: John Rabitz, Leigh Coenen, Sydney Herman, and Duane Argall.

Members excused: David DeRosier and Kathleen Kudick. Quorum present.

Chairman D. Argall then asked for a motion to approve the meeting agenda. Motion made by L. Coenen and seconded by S. Herman. Motion passed.

Chairman D. Argall then asked for a motion to approve the Plan Commission meeting minutes from 5-14-2026. Motion made by J. Rabitz and seconded by L. Coenen. Motion passed.

Chairman D. Argall then read the resolution No. 2026-5 pertaining to Chapter 3 draft changes to the plan incorporating into an ordinance as a Comprehensive Plan change pertaining to the construction of Commercial/Light Industry, and Government/institutional/Utilities, and any Data Centers having the primary purpose of storing, managing, and processing digital data. (Hereafter, any business shall be called the Facility)

Conditions are to be added in Chapter 3 *Recommendations*, number 6 that reads as follows: **“6. If businesses propose to locate within the Town, they shall be compatible with the character of the Town of Gibson. Any new industry allowed must be consistent with the scale of the town and be environmentally friendly.”**

1. The Facility shall provide a restoration plan:
 - a. Purchase a bond to cover the costs of restoring the property to its original condition when abandoned or no longer becomes functional.
 - b. If the bond dollars do not cover the costs, the Facility shall pay for restoration completion of the land to its original condition.
2. Facility shall get the Department of Natural Resources (DNR) approval pertaining to their process/procedures/permitting pertaining to, but not limited to:
 - a. Septic plans.
 - b. How the Facility’s water resource will be acquired for the facility.
 - c. If the Facility discharges water; provide appropriate reports on number of gallons discharged to include any/all contents of the water.
 - d. That the Facility will not be constructed near a wetland or floodplain.

3. Facility shall submit an approved utility plan showing how power will be provided to the facility.
 - a. Facility is responsible to include all required permits.
4. Facility shall pay the Town of Gibson tax revenues based on property value.
5. Facility shall pay their electricity and water use costs.
 - a. Facility shall use on-site renewable energy as a secondary source for power (solar)
 - b. Facility shall use a closed loop cooling system without the use of PFAs.
 - c. Facility shall provide quarterly reports on electrical and water usage/consumption to the Town Board.
6. Facility shall provide a well monitoring program to all residents within a mile of the proposed site.
 - a. Facility shall restore water to residents whose wells have gone dry.
7. Facility shall replace Town Roads damaged during the construction phase by use of trucks and other heavy equipment to a new condition.
8. Facility, at a minimum, shall guarantee property values adjacent to the proposed facility site at current values prior to acquisition of land and construction.
9. Facility shall use current technology to limit/reduce noise levels.
 - a. This includes if generators are used when there is a loss of power to the facility.
10. Facility shall not enter into any Non-Disclosure Agreement (NDA) with members of the Town Board.
 - a. Any "pre-signed NDA" will not be honored and shall be considered invalid.
11. Facility shall plant Thuja "Green Giant" Arborvitae trees around the facility to maintain the rustic and rural vision of the Township.
 - a. Trees shall be approx. 4' in height and spaced 15' apart.
 - b. Trees shall be maintained and Facility shall replace any that should happen to die.
12. Facility shall request a rezoning request, application available from the Town Clerk.
13. Facility shall create a Development Agreement, incorporating those conditions listed here-in that apply to be compatible with the character of the Town, or as designated by the Town Plan Commission and Town Board.
14. Facility shall create a Community Agreement based on public input from Town residents. A minimum of 3 public meetings shall be scheduled and publicized. Meetings to be held at the Town Hall.
15. Once all documents are received and reviewed by the Town's Plan Commission, a recommendation of approval or denial shall be forwarded to the Town Board.

16.NOTE: Not all conditions listed may be applicable to a Facility and will be designated/selected on a case by case basis; however, the Town Board may recommend additional conditions not listed here-in.

17.Chairman D. Argall then asked for any discussion. L. Coenen brought up a concern of an operating Data Center that used more water than anticipated and the neighboring residents' wells were drying up. Chairman D. Argall the re-read #6 which stated: "Facility shall provide a well monitoring program to all residents within a mile of the proposed site.

a. Facility shall restore water to residents whose wells have gone dry.

Chairman again asked if there was any further discussion. Hearing none, Chairman D. Argall then asked for a motion to approve Resolution 2026-5 Updating the Town of Gibson 20 Year Comprehensive Plan.

Motion made by L. Coenen and seconded by J. Rabitz. All members voted aye, motion passed.

Next meeting date is to be determined

Motion to adjourn was made by J. Rabitz and seconded by L. Coenen. All voted aye. Motion passed.

Respectively submitted,

Duane Argall

20 Year Plan Commission Chairperson