



# Metropolitan Development Commission (July 1, 2026) Meeting Notice

## Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

**Date:** Wednesday, July 01, 2026

**Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

## Business:

**Adoption of Meeting Minutes:** June 17, 2026

### Special Requests

**Item 8:** Acknowledgement of the withdrawal of the Petition

**Item 16:** Request for continuance for cause

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2026-R-018

Authorizes the Department of Metropolitan Development to cooperate with the Indianapolis Fire Department to acquire and facilitate redevelopment of the Property at 834 East Westfield Boulevard, aka 6330 Guilford Avenue.

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 2. 2026-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC, located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years real property tax abatement.)

#### 3. 2026-A-029 (For Public Hearing)

Final Economic Revitalization Area Resolution for Prysmian Cables & Systems USA, LLC, located at 7950 Rockville Road, Council District #16, Wayne Township. (Recommend approval of seven (7) years personal property tax abatement.)

#### 4. 2026-A-030 (For Public Hearing)

Final Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years real property tax abatement.)

#### 5. 2026-A-031 (For Public Hearing)

Final Economic Revitalization Area Resolution for Aerodyn Engineering, LLC and Aerodyn Real Estate, LLC, located at 1919 South Girls School Road, Council District #17, Wayne Township. (Recommend approval of four (4) years personal property tax abatement.)

**6. 2026-A-032 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Olson Custom Designs LLC, located at 6803 Coffman Road, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

**7. 2026-A-036 (For Public Hearing)**

Authorizes amendment to the 2024 Personal Property Tax Abatement approved by Resolution #2024-A-040 at 4825 West 79th Street, Council District #6, Carlos Perkins.

**Zoning Petitions:**

**PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):**

**8. 2025-ZON-114 (Second Amended) | 4005 East Southport Road**

Perry Township, Council District #24  
Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FF) (FW) district to the C-S (FF) (FW) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

**\*\*Petitioner has withdrawn the Petition**

**9. 2026-ZON-035 | 7323 South Mooresville Road**

Decatur Township, Council District #21  
Redwood Apartment Neighborhoods, by Clark Quinn Law

Rezoning of 21.66 acres from the D-A (FW) (FF) district to the D-6 (FW) (FF) district to provide for residential uses.

**10. 2026-ZON-040 | 2422 & 2430 Prospect Street**

Center Township, Council District #18  
Terra Resources, LLC, by Antonio Amaryllis aka Jonathan Padilla

Rezoning of 0.23-acre (total across two noncontiguous lots) from the I-3 district to the D-5 district to provide for residential uses.

**11. 2026-CZN-823 | 4240 Bluff Road**

Perry Township, Council District #22  
SU-7  
Otis James & Tonya Haimes, by David Gilman

Rezoning of 1.14 acres from the SU-7 district to the D-1 district to provide for residential uses.

**12. 2025-REG-036 | 222 East Market Street**

Center Township, Council District #12  
CBD-2 (RC) (TOD)  
City of Indianapolis, by Alex Kelley

Regional Center Approval to provide for a new public plaza west of City Market.

**13. 2026-REG-015 | 412 West McCarty Street, 1717 and 1721 Chadwick Street**

Center Township, Council District #18  
CBD-2 (RC)  
TWG 412 McCarty Street, LLC, by Joseph D. Calderon

Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

- 14. 2026-REG-035 | 17 West 22nd Street**  
 Center Township, Council District 12  
 MU-2 (RC)  
 M22 Housing, LP, by Camden Roembke

Regional Center Approval to provide for a four-story, 48-unit residential development.

**Petitions for Public Hearing**

**PETITIONS FOR PUBLIC HEARING:**

- 15. PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:**

**2026-AO-001**

A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

- 16. COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:**

**2026-CVR-815 / 2026-CPL-815 | 305 Fintail Drive**

Warren Township, Council District #20  
 I-3  
 DCB Indianapolis, LLC, by Mindy Westrick Brown

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a data center (not permitted), consisting of up to three buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required).

Approval of a Subdivision Plat to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots.

**\*\*Petitioner request for continuance for cause to July 15, 2026**

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

**MEMBER ROSTER**

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Vacant	Mayor	

Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	06/01/2026 – 05/07/2027

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).

Real Estate  
Acquisition/Disposition of Property  
Wash. Twp- 6330 Guilford Ave.  
IFD/DMD

**METROPOLITAN DEVELOPMENT COMMISSION  
OF  
MARION COUNTY, INDIANA  
Resolution No. 2026-R-018**

WHEREAS, the Department of Metropolitan Development (“DMD”) is engaging in acquisition, disposition and redevelopment activities within the Marion County Redevelopment District (“District”); and WHEREAS, pursuant to I.C. 36-7-15.1-2, 6 and 7, the Metropolitan Development Commission (“MDC”) is charged with the purpose and responsibilities of replanning and redevelopment to benefit public health and safety and to promote the use of land in the manner that best serves the interests of the Consolidated City of Indianapolis (“City”) and its inhabitants, and of cooperating other City departments in so doing; and

WHEREAS, the Indianapolis Fire Department (“IFD”) needed a new fire station in the Broadripple area to address public health and safety interests of the City and its inhabitants and has completed construction and the move to a new station at 6355 N. College Ave, Indianapolis, IN 46220 (“New IFD 32”). IFD has determined and communicated to DMD that the old Station 32 located at 834 East Westfield Blvd., aka 6330 Guilford Ave. (“Property”) is no longer needed for IFD operations; and

WHEREAS, IFD has determined and communicated to DMD, as the redevelopment agency, that the old Station 32 located at 834 East Westfield Boulevard, aka 6300 Guilford Avenue. (“Property”), is no longer needed for IFD operations and that IFD would like to transfer the Property to DMD to pursue appropriate redevelopment of the Property; and

WHEREAS, pursuant to I.C. 36-7-15.1-6 (4) and in accordance with I.C. 36-7-15.1- 7, 12, the MDC wants to cooperate with the IFD to acquire the Property from IFD for the City of Indianapolis in order to facilitate redevelopment, subject to any terms and conditions negotiated between DMD and IFD in the best interest of the City and its inhabitants.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Subject to the requirements above, the DMD is hereby authorized to acquire the Property and to pursue redevelopment of the Property on terms and conditions beneficial to the City.
2. The Director of the DMD is hereby further authorized to execute all necessary documents related to acquisition and disposition in accordance with this Resolution and thereafter to do all acts and execute all other documents and instruments deemed necessary or appropriate by such official to best accomplish the objectives set forth herein, and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved.

Approved as to Adequacy of Legal Form:

Metropolitan Development Commission:

By: Sheila Kinney  
Sheila Kinney, Asst. Corporation Counsel

John J. Dillon III  
John J. Dillon III, President

Date: 6/8/2026

Date: \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA**

**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**RESOLUTION NO. 2026-A-028**

**REAL PROPERTY TAX ABATEMENT**

**Prysmian Cables & Systems, LLC**

**7950 Rockville Road**

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on **Wednesday, June 3, 2026** the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-022** preliminarily designating the

Subject Real Estate as an Economic Revitalization Area for an abatement period of **three (3) years** (“Preliminary Resolution”); and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

**WHEREAS**, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
  - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
  - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
  - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates **three (3) years** after the date a final resolution is adopted ; however, relative to redevelopment or rehabilitation completed before the end of the **three (3) year period or December 31, 2029**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **seven (7) years**.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA.
4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize a **standard** abatement schedule.

5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for **nine (9) years**. The dates of the nine (9) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, and 2035. (abatement total plus 2 years)**
8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) years**.
9. A copy of this Resolution shall be filed with the Marion County Auditor.

[ Remainder left intentionally blank, signatures to follow]

**PROPOSED ABATEMENT SCHEDULE**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillion III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this ~~11th~~  
of June 11, 2026 2026.

*Sheila Kinsey*  
\_\_\_\_\_  
Assistant Corporation Counsel

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located East of Country Club Road, West of N Girls School Road, South of 10<sup>th</sup> Street.

Current Zoning:..... I4

New Jobs Created: ..... 55 at an average of \$30.00/hr.

Jobs Retained: ..... 82 at an average of \$34.00/hr.

Estimated Cost of proposed project: \$60,000,000.00 (\$40,000,000.00 in Personal Property Investment)

**STAFF ANALYSIS**

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City’s infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and one hundred production plants. It is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. The company has had a presence in Indianapolis for the past 25 years and has experienced significant acquisition and growth. The facility has been a key contributor to the local economy through job creation, industrial investment and community engagement. The Indianapolis plant and the facility in McKinney, Texas are both under consideration and competing for expansion for this project. Given the current projection of the company, future expansions within the city would be considered for 2027 or 2028.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed Project. The granting of property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff’s opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this Project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this Project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

**RECOMMENDATION:** Staff recommends approval of **seven (7) years** real property tax abatement.

## TOTALITY OF BENEFITS

- PETITIONER:** Prysmian Cables & Systems USA, LLC
- INVESTMENT:** Staff estimates that the proposed investment of **\$60,000,000.00** should result in an increase to the tax base of approximately **\$46,491,000.00** of assessed value. Staff estimates that over the **seven (7)** year real property tax abatement period the petitioner will realize savings of approximately **\$5,588,934.96** (a **51.3%** savings). During the abatement period, the petitioner is expected to pay an estimated **\$5,513,204.54** in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of **\$49,948.50** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **\$1,557,448.50** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.
- EMPLOYMENT:** The petitioner estimates that this project will retain **eighty-two (82)** positions with an average wage of **\$34.00/hr.** and create a minimum of **fifty-five (55)** positions at an average wage of not less than **\$30.00/hr.** Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this Project is significant for **Wayne Township** in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County.
- STAFF COMMENT:** Staff believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

**PROJECT SUMMARY**

**Factual Information**

Applicant: Prysmian Cables & Systems USA, LLC

Subject Real Estate: 7950 Rockville Road

Wayne Township Parcel Numbers: 9050108

**PROJECT DESCRIPTION**

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City’s infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. Given the current projection of the company, future expansions within the city would be considered.

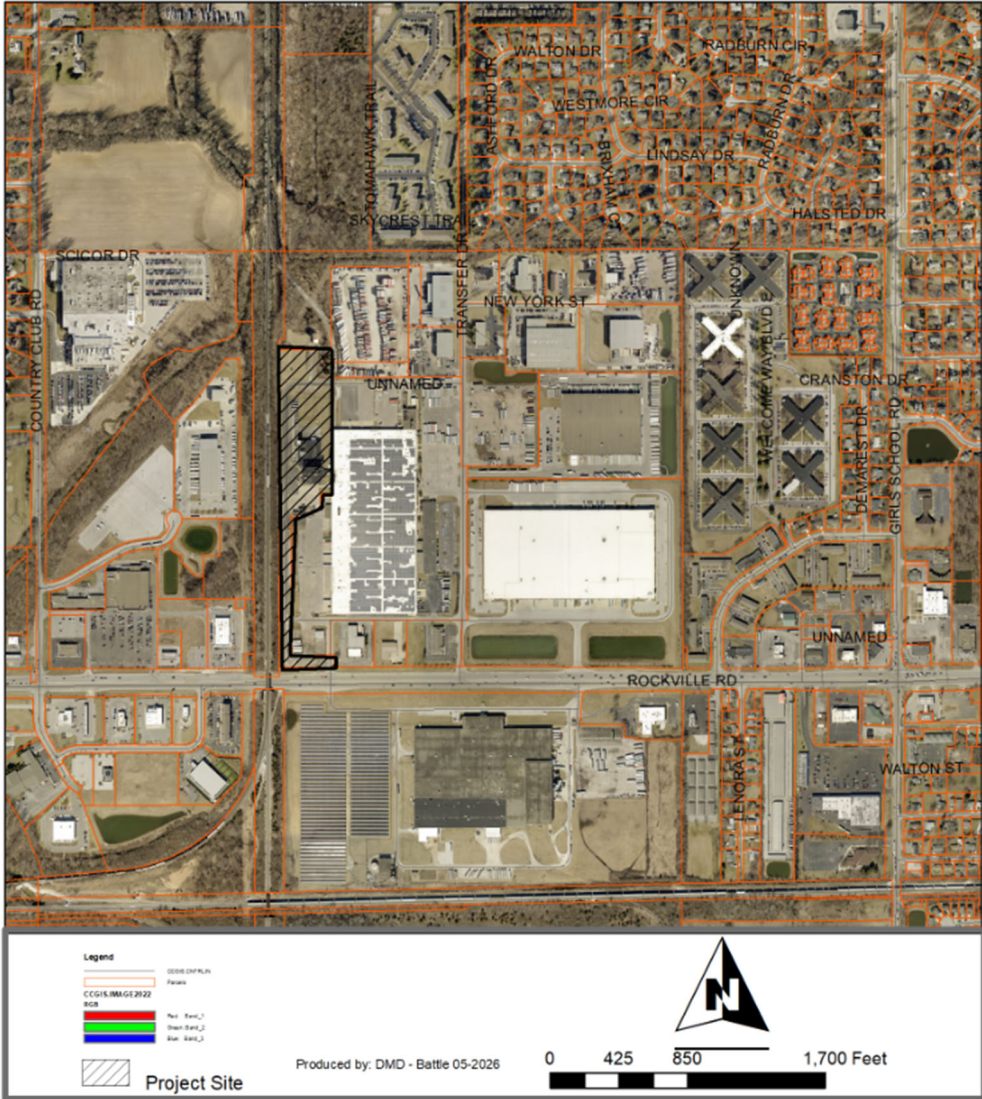
New Jobs Created: 55 at an average wage of \$30.00/hr.

Jobs Retained: 82 at an average wage of \$34.00/hr.

Estimated Cost of Project: \$60,000,000.00 (\$40,000,000 in Personal Property Investment

**RECOMMENDATION:** Staff recommends approval of seven (7) years real property tax abatement.

Prysmian Cables and Systems  
Project site: 7950 Rockville Road  
Parcel: #9050108



**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA  
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-029**

**PERSONAL PROPERTY TAX ABATEMENT**

**Prysmian Cables & Systems, LLC**

**7950 Rockville Road**

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on **Wednesday, June 3, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic

*Prysmian Cables & Systems USA, LLC- 7 Years Real Property Tax Abatement*

Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-023**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on **Wednesday, July 1, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

**WHEREAS**, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period July 1, 2026, to December 31, 2029.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than **seven (7)** years.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:

- A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
  7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of **nine (9) years**. The dates of the nine (9) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. (abatement total plus 2 years)**
  8. The Subject Real Estate and Project area are approved for an abatement period of **seven (7) years**.
  9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

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John J. Dillon III, President

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Date

Approved as to Legal Form  
and Adequacy this 11th day  
of June 11, 2026, 20XX.

*Sheila Kinney*  
Assistant Corporation Counsel

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 7950 Rockville Road

New Jobs Created:.....55 at an average of \$30.00/hr.

Jobs Retained:.....82 at an average of \$34.00/hr.

Estimated Cost of Equipment: \$40,000,000.00 (\$60,000,000,00 in Real Property Investment)

**STAFF ANALYSIS**

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City’s infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and one hundred production plants. It is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. The company has had a presence in Indianapolis for the past 25 years and has experienced significant acquisition and growth. The facility has been a key contributor to the local economy through job creation, industrial investment and community engagement. The Indianapolis plant and the facility in McKinney, Texas are both under consideration and competing for expansion for this project. Given the current projection of the company, future expansions within the city would be considered for 2027 or 2028.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

**RECOMMENDATION:** Staff recommends approval of **seven (7) years** personal property tax abatement.

*Prysmian Cables & Systems USA, LLC- 7 Years Real Property Tax Abatement*

**TOTALITY OF BENEFITS**

- PETITIONER:** Prysman Cables & Systems USA, LLC
- INVESTMENT:** Staff estimates that the proposed investment of **\$40,000,000.00** should result in an increase to the tax base of approximately **\$16,000,000.00** of assessed value in the first year of operation. Staff estimates that over the **seven (7)** year personal property tax abatement period the petitioner will realize savings of approximately **\$1,910,513.38** (a 54.8% savings). During the abatement period, the petitioner is expected to pay an estimated **\$1,573,486.72** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **\$402,000.72** in personal property taxes annually related to the new equipment.
- EMPLOYMENT:** The petitioner estimates that this project will retain **eighty-two (82)** positions with an average wage of **\$34.00/hr.** and create a minimum of **fifty-five (55)** positions at an average wage of not less than **\$30.00/hr.** Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this project is significant for **Wayne Township** in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.
- STAFF COMMENT:** Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

**PROJECT SUMMARY**

Applicant: Prysmian Cables & Systems USA, LLC

Subject Real Estate: 7650 Rockville Road

Wayne Township Parcel Number: 9050108

**Project Description**

Prysmian Cables & Systems USA, LLC is proposing a significant expansion of its Indianapolis operations to increase their capabilities to produce medium volt insulated cables in North America. The Indianapolis location will be able to double its production of Ethylene Propylene Rubber compounds to more than 100% of its current production. The company will be investing sixty million (\$60 million) in real property and forty million (\$40 million) in personal property for a total investment of one-hundred million (\$100 million) over the next seven years. The project will retain eighty-three (83) jobs with an average wage of \$30/hr. and create fifty-five (55) new jobs by year end 2028 with an average wage of \$30/hr. One hundred percent of the new jobs will be filled by Marion County residents, strengthening the local economy and workforce.

Additionally, five percent of the total savings will be directed to the City’s infrastructure improvements for the areas adjacent to the project site.

Prysmian has a long history that spans over 130 years and is recognized as a leader in the energy and telecom cable industry. Globally headquartered in Milan Italy, the company has a presence in more than 50 countries and is known for its technological innovation and has a comprehensive range of products including underground and submarine power transmission and low voltage cables. Given the current projection of the company, future expansions within the city would be considered.

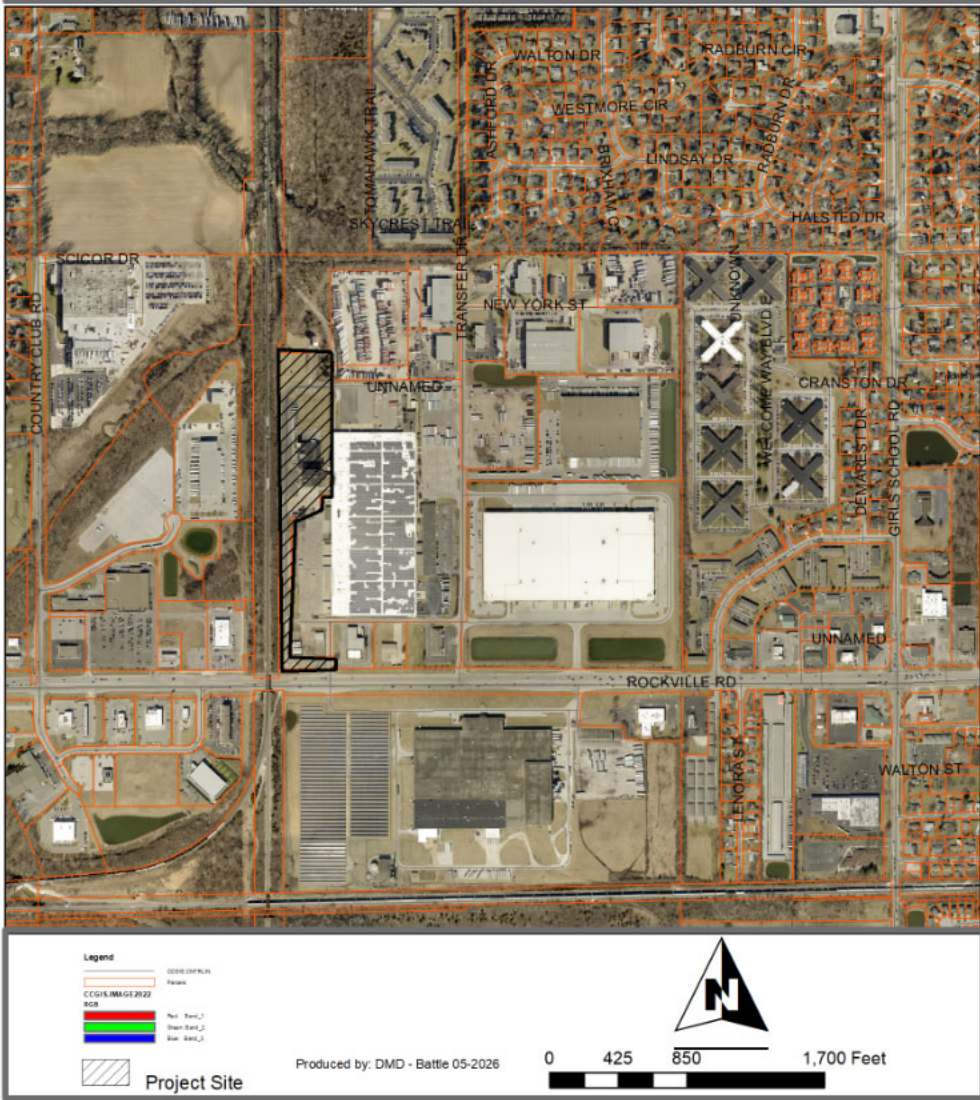
New Jobs Created: 55 at an average wage of \$30.00/hr.

Job Retained: 82 at an average wage of \$34.00/hr.

Estimated Cost of Project: \$40,000,000.00 (\$60,000,000.00 in Real Property Investment

**RECOMMENDATION:** Staff recommends approval of **seven (7)** years personal property tax abatement.

Prysmian Cables and Systems  
Project site: 7950 Rockville Road  
Parcel: #9050108



**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA**

**FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**RESOLUTION NO. 2026-A-030**

**REAL PROPERTY TAX ABATEMENT**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

**1919 South Girls School Road**

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "Project") in "Economic Revitalization Areas"; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to redevelopment or rehabilitation activities; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, **June 3, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2026-A-024** preliminarily designating the

*Aerodyn Engineering, LLC & Aerodyn Real Estate-4 Years Real Property Tax Abatement*

Subject Real Estate as an Economic Revitalization Area for an abatement period of **three (3) years** (“Preliminary Resolution”); and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

**WHEREAS**, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
  - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
  - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
  - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates **three (3) years** after the date a final resolution is adopted ; however, relative to redevelopment or rehabilitation completed before the end of the **three (3) year period or December 31, 2029**, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **four (4) years**.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: This **designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5**. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to redevelopment and rehabilitation activities occurring in the ERA.
4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize a **standard abatement schedule**.

5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the value of the proposed Project is reasonable for projects of that nature.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for **six (6)** years. The dates of the **six (6)** surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, and 2032, (abatement total plus 2 years)**
8. The Subject Real Estate and Project area are approved for an abatement period of **four (4) years**.
9. A copy of this Resolution shall be filed with the Marion County Auditor.

[ Remainder left intentionally blank, signatures to follow]

**PROPOSED ABATEMENT SCHEDULE**  
**REAL PROPERTY TAX ABATEMENT**

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	75%
3 <sup>rd</sup>	50%
4 <sup>th</sup>	25%

METROPOLITAN DEVELOPMENT COMMISSION

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John J. Dillion III, President

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Date

Approved as to Legal Form  
and Adequacy this      day  
of June 11, 2026      2026

*Sheila Kinsey*  
Assistant Corporation Counsel

**STAFF ANALYSIS**  
**REAL PROPERTY TAX ABATEMENT**

Area Surrounding Subject Real Estate: The site is located east of South Girls School Road and south of West Washington Street.

Current Zoning:..... C5

New Jobs Created: ..... 25 at an average wage of \$42.40/hr.

Jobs Retained: ..... 65 at an average wage of \$47.33/hr.

Estimated Cost of proposed project: \$6,900,000.00 (Personal Property investment \$6,500,000.00)

**STAFF ANALYSIS**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

Founded in 2002 in Indianapolis, Aerodyn Engineering LLC is a precision machining and technology firm serving the aerospace, power generation, automotive, and defense industries. Along with its headquarters on Girls School Road, the company operates a test facility in Whitestown, Indiana, and maintains a global presence across three continents and five countries. Aerodyn continues to grow and innovate, strengthening its position as a global leader through ongoing product development and technological advancement

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed Project. The granting of property tax abatement will assist the petitioner in making this Project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff’s opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this Project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this Project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

**RECOMMENDATION:** Staff recommends approval of **four (4)** years real property tax abatement.

## TOTALITY OF BENEFITS

- PETITIONER:** **Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**
- INVESTMENT:** Staff estimates that the proposed investment of **\$6,900,000.00** should result in an increase to the tax base of approximately **\$6,984,000.00** of assessed value. Staff estimates that over the **four (4) year** real property tax abatement period the petitioner will realize savings of approximately **\$389,610,063 (a 41.6% savings)**. During the abatement period, the petitioner is expected to pay an estimated **\$546,245.37** in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of **\$60,601.50** annually (pay 2026 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated **\$233,964.00** in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.
- EMPLOYMENT:** The petitioner estimates that this project will retain **sixty-five (65)** positions with an average wage of **\$47.33/hr.** and create a minimum of **twenty-five (25)** positions at an average wage of not less than **\$42.40/hr.** Staff finds these figures to be reasonable for a project of this nature.
- OTHER BENEFITS:** Staff believes this Project is significant for Wayne Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's Project will lead to continued future investment and development in Marion County.
- STAFF COMMENT:** Staff believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

**PROJECT SUMMARY**

**Factual Information**

Applicant: Aerodyn Engineering, LLC & Aerodyn Real Estate LLC

Subject Real Estate: 1919 South Girls School Road

Wayne Township Parcel Numbers: 9030832

**PROJECT DESCRIPTION**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

New Jobs Created: 25 at an average wage of \$42.40/hr.

Jobs Retained: 65 at an average wage of \$47.33/hr.

Estimated Cost of Project: 6,900,000.00 (Personal Property investment \$6,500,000.00)

**RECOMMENDATION:** Staff recommends approval of **four (4)** years real property tax abatement.



**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA  
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-031**

**PERSONAL PROPERTY TAX ABATEMENT**

**Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC**

**1919 South Girls School Road**

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, **June 3, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-025**,

*Aerodyn Engineering, LLC & Aerodyn Real Estate-4 Years Personal Property Tax Abatement*

preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **July 1, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

**WHEREAS**, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period July 1, 2026, to December 31, 2029.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than **four (4)** years.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of **six (6)** years. The dates of the **six (6)** surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031 and 2032. (abatement total plus 2 years)**
8. The Subject Real Estate and Project area are approved for an abatement period of **four (4) years**.
9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 11th day  
of June, 2026.

*Sheila Kinney*  
\_\_\_\_\_  
Assistant Corporation Counsel

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 1919 South Girls School Road

New Jobs Created:.....25 at an average wage of \$42.40/hr.

Jobs Retained:.....65 at an average wage of \$47.33/hr3

Estimated Cost of Equipment: \$6,500,000.00 (Real Property investment \$6,900,000.00)

**STAFF ANALYSIS**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township.

Founded in 2002 in Indianapolis, Aerodyn Engineering LLC is a precision machining and technology firm serving the aerospace, power generation, automotive, and defense industries. Along with its headquarters on Girls School Road, the company operates a test facility in Whitestown, Indiana, and maintains a global presence across three continents and five countries. Aerodyn continues to grow and innovate, strengthening its position as a global leader through ongoing product development and technological advancement

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

**RECOMMENDATION:** Staff recommends approval of **four (4)** years personal property tax abatement.

**TOTALITY OF BENEFITS**

**PETITIONER:**                    **Aerodyn Engineering, LLC & Aerodyn Real Estate LLC**

**INVESTMENT:**                    Staff estimates that the proposed investment of **\$6,500,000.00** should result in an increase to the tax base of approximately **\$3,900,000.00** of assessed value in the first year of operation. Staff estimates that over the **four (4)** year personal property tax abatement period the petitioner will realize savings of approximately **\$242,521.50** (a 67.5% savings). During the abatement period, the petitioner is expected to pay an estimated **\$116,766.00** in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated **\$43,550.00** in personal property taxes annually related to the new equipment.

**EMPLOYMENT:**                    The petitioner estimates that this project will retain **sixty-five (65)** positions with an average wage of **\$47.33/hr.** and create a minimum of **twenty-five (25)** positions at an average wage of not less than **\$42.40/hr.** Staff finds these figures to be reasonable for a project of this nature.

**OTHER BENEFITS:**                    Staff believes this project is significant for Wayne Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

**STAFF COMMENT:**                    Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

**PROJECT SUMMARY**

Applicant: Aerodyn Engineering, LLC & Aerodyn Real Estate, LLC

Subject Real Estate: 1919 South Girls School Road

Wayne Township Parcel Number: 9030832

**Project Description**

Aerodyn plans to expand its Indianapolis facility by 23,400 square feet to support increased production capacity and the installation of new, state-of-the-art machinery and equipment. The company anticipates investing \$6.9 million in real property improvements and \$6.5 million in personal property over the next four years. This investment includes the most advanced CNC machining technology currently available, enabling Aerodyn to produce some of the most complex aerospace components being designed today.

The company will retain sixty-six (65) existing employees with an average hourly wage of \$47.33 and create twenty-five (25) new positions with an average hourly wage of \$42.40. Additionally, Aerodyn intends to reinvest the 5% tax savings into Youth Apprenticeship opportunities in Wayne Township

New Jobs Created: 25 at an average wage of \$42.40/hr.

Job Retained: 65 at an average wage of \$47.33/hr.

Estimated Cost of Project: \$6,500,000.00 (\$6,900,000.00 Real Property Investment)

**RECOMMENDATION:** Staff recommends approval of **four (4)** years personal property tax abatement.



**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA  
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

**Resolution No. 2026-A-032**

**PERSONAL PROPERTY TAX ABATEMENT**

**Olson Custom Designs LLC**  
6803 Coffman Road  
Phase II

**WHEREAS, I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

**WHEREAS, I.C. 6-1.1-12.1** empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period for such property by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

**WHEREAS,** the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

**WHEREAS, I.C. 6-1.1-12.1** requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

**WHEREAS,** a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

**WHEREAS,** the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

**WHEREAS,** during a preliminary hearing at 1:00 p.m. on Wednesday, **June 17, 2026**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic

*Olson Custom Designs, LLC – Phase II 5-Year Personal Property Tax Abatement*

Revitalization Area and the Commission adopted **Preliminary Resolution No. 2026-A-027**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **July 1, 2026** in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be designated as an Economic Revitalization Area to allow for the installation of the specified New Equipment; and

**WHEREAS**, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

**WHEREAS**, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

**WHEREAS**, at such final hearing, evidence and testimony, and Assertions 1 through 6 stated on the attachment to this Resolution, (along with all written remonstrances and objections previously filed) were considered by the Commission;

**NOW, THEREFORE, IT IS RESOLVED:**

1. The Commission now confirms, adopts and approves such Preliminary Resolution and thereby designates, finds and establishes the Subject Real Estate as an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, at the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the Township Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2030. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed on the Subject Real Estate during the period July 1, 2026, to December 31, 2030.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than four (4) years.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.

*Olson Custom Designs, LLC – Phase II 5-Year Personal Property Tax Abatement*

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached "Statement of Benefits" and that the "Statement of Benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
  - A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
  - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
  - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1-5.1(b), the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the project described in the attachment to this Resolution annually for a total of seven (7) years. The dates of the seven (7) surveys shall be on or about the following dates: **2027, 2028, 2029, 2030, 2031, 2032, and 2033.**
8. The Subject Real Estate and Project area are approved for an abatement period of five (5) years.
9. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillon III, President

\_\_\_\_\_  
Date

Approved as to Legal Form  
and Adequacy this 23<sup>rd</sup> day  
of June, 2026.

*Sheila Kinney*  
\_\_\_\_\_  
Sheila Kinney  
Assistant Corporation Counsel

**STAFF COMMENT**  
**PERSONAL PROPERTY TAX ABATEMENT**

Street Address:..... 6803 Coffman Road

New Jobs Created:..... 51 at \$64.07/hr.

Jobs Retained:..... None

Estimated Cost of Equipment: \$15,000,000.00

**STAFF ANALYSIS**

Olson Custom Designs, LLC, established in 2014, has experienced significant growth and far exceeded its 2024 Phase I 5-year personal property tax abatement commitments. Phase I originally included a \$5,000,000 investment in CNC machinery, robotics, and IT infrastructure, but the company ultimately increased its investment to \$8,000,000 and added 30 full-time employees, to the original 56 committed bringing total employment to 86 positions at the 4825 West 79<sup>th</sup> Street location.

In addition, the company accelerated payment of its workforce 5% commitment of savings with the full \$7,511 Indy Achieves payment being made in 2026 instead of the originally planned 2029 date. Building on this strong performance and continued demand from aerospace, medical, and defense customers, Olson Custom Designs is now preparing to advance into the next stage of its long-term growth strategy.

In Phase II, Olson Custom Designs plans a major expansion at its fully owned and occupied facility at 6803 Coffman Road. The company will invest \$15,000,000 in new personal property, including advanced CNC equipment, automation systems, and IT upgrades, and is requesting a five-year personal property tax abatement to support this growth. This phase is projected to create fifty-one (51) new jobs at an average wage of \$34.07 per hour at the Coffman Road facility, as well as an additional nine (9) new jobs at the Phase I location at 4825 West 79th Street. Olson will also continue its commitment to donate 5% of tax-abatement savings to the Indy Achieves grant. Through this second phase of expansion, the company aims to strengthen its competitive position, expand production capacity, and deliver meaningful economic benefits to the community.

The applicant is requesting tax abatement to assist in off-setting the high costs of equipment investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. Staff believes that a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of personal property tax abatement.

**RECOMMENDATION:** Staff recommends approval of five (5) years personal property tax abatement.

**STATEMENT OF BENEFITS**

**PETITIONER:**                    **Olson Custom Designs LLC – Phase II**

**INVESTMENT:**                    Staff estimates that the proposed investment of \$15,000,000.00 should result in an increase to the tax base of approximately \$6,000,000.00 of assessed value in the first year of operation. Staff estimates that over the five (5) year personal property tax abatement period the petitioner will realize savings of approximately \$467,511.00 (a 61.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$298,239.00 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$114,862.50 in personal property taxes annually related to the new equipment.

**EMPLOYMENT:**                    The petitioner estimates that this project will create fifty-one (51) new positions at an average or minimum wage of \$34.07/hr. Staff finds these figures to be reasonable for a project of this nature.

**OTHER BENEFITS:**                    Staff believes this project is significant for Pike Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

**STAFF COMMENT:**                    Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

**PROJECT SUMMARY**

Applicant: **Olson Custom Designs LLC – Phase II**

Subject Real Estate: 6803 Coffman Road

Center Township Parcel Number: #6007697

**Project Description**

Phase II for Olson Custom Designs LLC plans a major expansion at its fully owned and occupied facility at 6803 Coffman Road. The company will make a \$15,000,000.00 investment in new personal property, including advanced CNC equipment, automation systems, and IT upgrades, and is requesting a five-year personal property tax abatement to support this growth.

This phase is projected to create fifty-one (51) new jobs at an average wage of \$34.07 per hour at the Coffman Road location, along with an additional nine (9) new jobs at the Phase 1 facility at 4825 West 79th Street. Olson will continue its commitment to donate 5% of tax-abatement savings to the Indy Achieves grant. Through this second phase of expansion, the company aims to strengthen its competitive position, enhance production capacity, and deliver meaningful economic benefits to the community.

New Jobs Created: 51 at \$34.07/hr.

Job Retained: None

Estimated Cost of Project: \$15,000,000.00

**RECOMMENDATION:** Staff recommends approval of five (5) years personal property tax abatement.

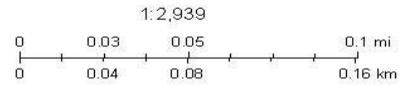
Exhibit A – Site Plan

PROJECT SITE: 6803 Coffman Road



6/3/2026, 2:37:13 PM

Parcel



IGIO, Microsoft, Vantor

**METROPOLITAN DEVELOPMENT COMMISSION OF  
MARION COUNTY, INDIANA  
RESOLUTION  
AUTHORIZING AMENDMENT TO THE MEMORANDUM OF AGREEMENT  
ASSOCIATED WITH RESOLUTION 2024-A-035 REGARDING  
PERSONAL PROPERTY TAX ABATEMENT**

**RESOLUTION NO. 2026-A-036**

**Olson Customs Designs LLC**  
4825 West 79<sup>th</sup> Street

**WHEREAS I.C. 6-1.1-12.1** allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities (hereinafter the “Project”) in Economic Revitalization Areas; and

**WHEREAS**, pursuant to I.C. 6-1.1-12.1, Olson Custom Designs LLC (hereinafter “Applicant”) filed designation application requesting that the subject real estate at 4825 West 79<sup>th</sup> Street (hereinafter “Subject Real Estate”) be designated as an Economic Revitalization Area for the purpose of achieving personal property tax savings in connection with redevelopment or rehabilitation activities (hereinafter “Project”); and

**WHEREAS**, on Monday, October 23, 2024, the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolutions No. 2024-A-033 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

**WHEREAS**, on Wednesday November 6, 2024, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2024-A-035 hereinafter “Resolution”), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to five (5) years personal property tax abatement (hereinafter “Abatement”); and

**WHEREAS**, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement (hereinafter “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter “City”), the Applicants indicated, among other requirements, that a minimum of \$5,000,000 in personal property improvements would be made at the Subject Real Estate, and would have 30 full-time permanent positions would be created at wages of no less than \$29.41 per hour as a result of the Project (collectively, the “Commitments”); and

**WHEREAS**, in the MOA it required the Applicant to complete the Commitments for a personal property investment of \$5,000,000 and 30 new positions at wages of no less than \$29.41 per hour (excluding benefits and overtime) by December 31, 2029 (the “Deadline Date”); an

**WHEREAS**, the City and Applicant (collectively, the “Parties”) desire to amend the Resolution in the following manner: the Applicant submitted a request to amend the agreement to increase the personal property investment commitment by \$3,000,000 and the job creation commitment by 9

additional jobs by December 21, 2029. This would bring the personal property investment commitment to \$8,000,000 and the job creation commitment to 39 jobs by December 31, 2029.

**WHEREAS**, the City and Applicant desire to amend the Resolution in the following manner: to require the Applicant to complete the Commitments for a personal property investment totaling \$8,000,000 and new job creation commitment of 39 new jobs at an average wage of \$33.08 (excluding benefits and overtime).

**WHEREAS**, the City and Applicant set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, July 1<sup>st</sup>, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA; and

**WHEREAS**, proper legal notices were published stating when and where such final hearing would be held; and

**WHEREAS**, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

**WHEREAS**, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Commission hereby determines that the Applicant has complied with and exceeded the job creation Commitments, as stated in the Statement of Benefits, the Resolution, and the MOA.
2. The Commission finds that allowing an increase of the personal property tax abatement and job creation commitments are reasonable deviations from the Commitments set forth in the SB-1, Resolution and MOA, and authorizes the Director of DMD to execute the Amended Memorandum of Agreement.
3. The Commission hereby determines that the Applicant shall comply with the stated terms of this agreement: a personal property investment totaling \$8,000,000 and new job creation commitment of 39 new jobs at an average wage of \$33.08 (excluding benefits and overtime).
4. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

\_\_\_\_\_  
John J. Dillion III, President

\_\_\_\_\_  
Dated

Approved as to Legal Form  
and Adequacy July 1st, 2026.

*Sheila Kinney*  
\_\_\_\_\_  
Printed: Sheila Kinney

Approved for Legal Form and Adequacy  
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION** **July 1, 2026**

**Case Number:** 2026-AO-001  
**Location:** Indianapolis-Marion County, Indiana  
**Petitioner:** Department of Metropolitan Development  
**Request:** A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts) pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.  
**Staff Recommendations:** **Approval with Amendments**  
**Staff Reviewer(s):** Megan Vukusich, Director—Department of Metropolitan Development  
 Carmen Lethig, Deputy Director—Department of Metropolitan Development  
 Bryce Patz, Administrator—Current Planning

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed zoning ordinance amendment 2026-AO-001, subject to the following proposed amendments based on stakeholder engagement & feedback.

**3. Protected District separation.** Minimum separation of ~~200ft.~~ 400ft between the primary building of the data center facility and the property line of a Protected District (pertaining to industrial development).

**4. Sound levels.** Maximum sound levels associated with any component of a data center may not exceed ~~65~~ 55 decibels (dB), measured at or beyond the property line.

**5. Mechanical equipment.** All mechanical and electrical equipment will be screened from the view of the public right-of-way and adjoining properties.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only. Any and all testing of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m. and on Knozone action days.

**9. Emergency Contact Information.** All data centers shall provide signage with 24-hour emergency contact information that is visible at each access entrance. Signs shall include the company name (if applicable), the name and telephone number of a representative of the operator, and web address or other available identifier (i.e. Quick Response QR code) to the required publicly available online dashboard identified in Section 742-109(L).11.

**10. Required site and operational plan(s):**

1. All data centers shall be subject to an approved Site Plan, Plan of Operation, utility consumption and capacity reports which identify:

f. A water management plan detailing ~~how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed.~~ water use associated with the facility. The plan shall provide, at a minimum for both initial and full site build out:

1. Average and peak water use associated with facility operations.
2. Average and peak water use associated with energy generation.
3. Discharge location of used water including frequency, velocity, quality, and amount; a discharge location other than a sanitary sewer requires written approval from the administrator and/or designee, as assigned by the department of public works deputy director of the engineering division.
4. Measures taken to minimize water use in the initial facility design and planned efforts to monitor and minimize water consumption at the facility during operation.

h. A noise study and mitigation plan prepared by an acoustics engineer describing the facility's anticipated noise levels and all proposed mitigation efforts (e.g., sound walls, baffles, ventilation silencers, landscaping) that will be employed to ensure compliance with the maximum sound level standard. Prior to issuance of an ILP, a report that describes the methodology on how the property owner/operator shall measure and monitor decibel levels at the property line shall be submitted to ensure compliance with all rules and regulations related to permitted level of noise. The noise study and mitigation plan shall provide, at a minimum:

1. Existing ambient sound levels measured prior to construction at the property line and at adjacent protected districts.
2. Projected sound levels during normal operation of the facility;
3. Projected sound levels during peak operating conditions, including generator testing, simultaneous equipment operation, emergency backup operation, and other reasonably anticipated high-noise events;
4. The proposed locations, times, duration, weather conditions, equipment, and methodology for all sound measurements;
5. Identification of the applicable maximum sound level standard and an analysis demonstrating whether the facility is expected to comply with that standard at the property line; and
6. All proposed mitigation measures, including but not limited to sound walls, enclosures, baffles, ventilation silencers, acoustic louvers, equipment orientation, building placement, operational limitations, landscaping, berming, or other noise attenuation measures necessary to ensure compliance.

i. A decommissioning plan that provides, at a minimum:

1. Definition of the scope of the decommissioning process: full or partial decommission.
2. Anticipated timeline for the decommissioning process.
3. Identification of the required compliance measures with local, state

- and federal building code and environmental regulations.
4. Inventory Removal Plan including asset disposition, e-waste tracking reports and hazardous materials handling.
  5. Identification of the required documentation for the destruction of inventory.
  6. Facility Restoration Plan including the removal of all equipment, **and** restoration of the building ensuring that it is a building code compliant structure, **and remediation of any environmental impacts and hazardous materials associated with the operation of the data center, up to contemporary standards defined by the environmental regulatory authority.**

2. All proposed data centers shall provide written verification in the form of a will serve letter from the utility provider(s) and agencies serving the site. At a minimum, the utility provider(s) and agencies shall verify that:

d. Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility **and whether serving the data center is in alignment with the utility's most recent integrated water resource plan.**

## **11. Minimum Commitments**

1. At a minimum the following commitments shall be included with the approval of each SU-47 district and/or data center facility: "The property owner and/or designated operator shall (1) submit an annual report to the Metropolitan Development Commission no later than January 31 of each calendar year for the duration of the facility's operation from the previous year. The annual report must be signed and notarized by the property owner and designated operator. (2) provide a publicly available online dashboard within six months of operation, and (3) resubmit water management plan and electricity capacity plan for review if facility operations change such that the originally submitted values will be exceeded. Revised operations are not to be initiated until the revised plans are approved."
  1. The annual report shall include the following:
    - i. Annual Energy Consumption Report including total annual electrical demand, peak energy demand data, summary of any on-site renewable energy generation systems serving the facility, documentation of any renewable energy offsets, renewable energy credits, power purchase agreements, or other renewable energy sourcing mechanisms utilized to offset facility consumption, general summary of any measures implemented to reduce operational energy impacts or improve energy efficiency during the reporting year, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.
    - ii. Annual Water Consumption Report including annual water consumption of the facility, specific water consumption for cooling systems including cooling system storage units, water consumption associated with energy generation; water conservation or reuse measures implemented in the last year and corresponding impact on water use, and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.
    - iii. Annual Noise Compliance Report prepared by a qualified acoustic engineer documenting compliance of max decibel limits at the property line, including

- methodology of measurement. The report shall be prepared in accordance with the approved Noise Study and Mitigation Plan and shall include sound measurements conducted under the operating conditions identified in the approved plan, including normal operations and peak operations such as generator testing.
- iv. Annual Emergency Generator Testing Report which documents the frequency of generator testing, the duration of testing for each generator unit, testing schedule, and confirmation of compliance with all IDEM regulations
  - v. A statement confirming that the facility continued to operate in substantial conformance with the approved development plan, commitments, and all applicable Special Use District standards.
2. The publicly available online dashboard shall include at a minimum the following information:
- i. Dates of upcoming planned generator testing.
  - ii. Notice of other temporary changes that may impact the public.
  - iii. The following information updated monthly with the data posted by the 15th day of the following month. A minimum of three years of data shall be maintained, allowing for trends to be identified:
    1. Electrical
      - a. Monthly total electrical use and peak use
      - b. Breakdown of electricity source (i.e. purchased from grid, renewable, etc.)
    2. Water
      - a. Monthly total facility water consumption and peak facility consumption
      - b. Monthly total energy water demand and peak energy water demand

The Department of Metropolitan Development (DMD) has conducted thorough research and has proposed reasonable and responsible regulations for data centers. If the Metropolitan Development Commission (MDC) and/or the City-County Council deem that further zoning research and community outreach is required before bringing forward a revised draft of zoning standards for data centers, the Department of Metropolitan Development (DMD) would highly recommend a temporary moratorium on data centers to carry out this additional directive.



## ORDINANCE AMENDMENT OVERVIEW

Listed below are sections of the Consolidated Zoning Ordinance of Indianapolis-Marion County that staff is proposing be amended under 2026-AO-001.

Section	Included
Section 740-202	Addition of definition for Data Center.
Section 742-109(B)	Amend Table 742-109-1 to add the new SU-47 district for Data Center facilities.
Section 742-109(L)	Addition of standards required for the new SU-47 district for Data Center facilities.
Section 741-310	Add SU-47 (data center facilities) as a use not permitted in non-SU districts.

### Research & Feedback

Below is a timeline outlining meetings held to research zoning standards, solicit feedback, and share draft standards with key stakeholders and the general public.

- March 2025 – DMD Current Planning staff begins research on data center zoning standards. See attached ‘Data Center Research Memo’.
- January 16, 2026 – Data Center Policy Conversation with Councilor Barth
- January 22, 2026 – Data Center Meeting with City Council members and DMD
- January 28, 2026 – City Council Environmental Sustainability Committee Data Center Discussion (Public Meeting)
- February 19, 2026 – City Council and DMD Working Group Meeting #1
- March 6, 2026 - Big City Directors Data Center Discussion. Various U.S. city planning departments discuss data center zoning standards cities are contemplating.
- March 11, 2026 – Central Indiana Regional Development Authority (CIRDA) Data Center Panel
- March 12, 2026 - City Council and DMD Working Group Meeting #2
- March 16, 2026 - City Council and DMD Working Group Meeting #3
- March 17, 2026 - City Council and DMD Working Group Meeting #4
- March 17, 2026 – DMD and Citizens Energy Group (CEG) Meeting
- March 23, 2026 - City Council and DMD Working Group Meeting #5
- April 1, 2026 - City Council and DMD Working Group Meeting #6
- April 7, 2026 – DMD, CEG, and AES coordination meeting
- April 9, 2026 – Indiana Department of Environmental Management (IDEM) provides info sheet on data center standards.
- April 10, 2026 – DMD presents Data Center Community Info Session Presentation to City of Indianapolis Department Directors
- April 13, 2026 – DMD presents Data Center Community Info Session to Mayor’s Neighborhood Advocates



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

- April 13, 2026 – DMD presents Data Center Community Info Session to City Councilors
- April 14, 2026 - DMD presents Data Center Community Info Session to City Councilors
- April 21, 2026 – [Press Release](#) announcing Data Center Community Info Sessions. [Data Center indy.gov webpage](#) and 'Public Comment Form' open.
- April 21, 2026 - Registered Neighborhood Organization and Community Organization Info Session #1 - Proposed Data Center Zoning Standards. Recording is available [online](#).
- April 22, 2026 - Registered Neighborhood Organization and Community Organization Info Session #2 - Proposed Data Center Zoning Standards. Recording is available [online](#).
- April 28, 2026 – Community-wide Info Session #1 - Proposed Data Center Zoning Standards. Recording is available [online](#).
- April 30, 2026 – Community-wide Info Session #2 - Proposed Data Center Zoning Standards. Recording is available [online](#).
- May 6, 2026 – DMD presents at MDC Pre-meeting on proposed data center zoning standards.
- May 6, 2026 – DMD and City of Indianapolis Office of Sustainability Meeting
- May 11, 2026 – DMD Meeting with Indiana Department of Environmental Management (IDEM) Air Quality
- May 18, 2026 – Data Center online Public Comment form closes.
- June 3, 2026 – Indianapolis Economic Development, Inc presents at MDC Pre-meeting on data center incentive scorecard. 2026-AO-001 continued at Metropolitan Development Commission (MDC).
- June 17, 2026 – Indianapolis Economic Development, Inc presents at MDC Pre-meeting on data center incentive scorecard. 2026-AO-001 continued at Metropolitan Development Commission (MDC).
- June 18, 2026 – DMD posts recommended amendments to 2026-AO-001 on [Data Center indy.gov webpage](#).
- June 22, 2026 – DMD and City of Louisville meeting to share draft regulations, experience, and processes.
- June 24, 2026 – DMD watches African American Coalition of Indianapolis (AACI) and the Indianapolis Recorder Data Center Forum 2026.

### Public Comment

All comments received are included as an attachment to this report. A summary and analysis of public comments received through the Public Comment Form is included as an exhibit.

- 406 Registered Neighborhood Organizations and community organizations were invited to attend Info Sessions on April 21 & 22 and provide feedback through the public comment form.
- 431 individuals registered for the Data Center Information Sessions held in April
- 123 individuals signed up to receive email notifications from DMD related to the Data Center Zoning Amendment
- 604 responses were received through the Public Comment Form
- 40 additional public comments have been received through email and mail



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

In addition to the public comments received related to 2026-AO-001, DMD received the following number of comments over the last year related to data center zoning petitions that were considered as a part of this amendment.

- 86 public comments for Google Data Center: 2025-CZN-814 / 2025-CVR-814
- 407 public comments for Sabey Data Center: 2025-CAP-856 / 2025-CVR-856
- 187 public comments for Metrobloks Data Center: 2025-ZON-124 / 2026-VAR-012
- 204 public comments for DC Blox: 2026-CPL-815 / 2026-CVR-815

Anticipated Legislative Timeline

- May 20, 2026 – MDC approves continuance of 2026-AO-001
- June 3, 2026 – MDC approves continuance of 2026-AO-001
- July 1, 2026 – Anticipated Public Hearing at MDC for 2026-AO-001
- July 6, 2026 – Anticipated City-County Council Meeting – Proposal Introduction
- July 13, 2026 – Anticipated City-County Council Metropolitan and Economic Development Committee Public Hearing
- August 10, 2026 – Anticipated City-County Council Meeting – Proposal Final Adoption

DEPARTMENT OF METROPOLITAN DEVELOPMENT  
CITY OF INDIANAPOLIS



## MEMORANDUM

To: Megan Vukusich, Director—Department of Metropolitan Development  
Carmen Lethig, Deputy Director—Division of Planning, Preservation and Design  
Bryce Patz, Administrator—Current Planning

From: Shannon Norman, Principal Planner II--Ordinances  
Date: 5.5.26

Re: Data Center Research

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Director Vukusich and Leadership Team,

Please see the information below; this is a synopsis of the research conducted to formulate the proposed Data Center amendments to Indy Rezone.

### **Best Practices**

*“ULI, the Urban Land Institute, is a 501(c) (3) nonprofit research and education organization supported by its members. Founded in 1936, we now have more than 45,000 members worldwide, representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. A multidisciplinary real estate forum, ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places. Members say we provide information they can trust, and that ULI is a place where leaders come to grow professionally and personally through sharing, mentoring, and problem solving. With pride, ULI members commit to the best in land use policy and practice.”*

*--Mission Statement—Urban Land Institute*

In 2024, the Urban Land Institute (ULI) produced a white paper illustrating the current best practices and successful indicators for regulating data centers: [https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper\\_hm\\_2024-11-12\\_final-final-round.pdf](https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf). This digest demonstrates that Industrial zoning can be appropriate for data centers. However, the determination of ‘*which industrial district is appropriate?*’ is largely dependent on the following factors:

- Size of the parcel—applicable dimensional standards.
- Scale of the operation—commonly how many buildings and of what size and height.
- Proximity to residential uses, proximity to other industrial uses.
- Environmental Overlay districts (examples: Wellfield, Floodplain, Stream Protection

Corridors).

With regard to environment best practices, there are a variety of data center industry publications that specifically discuss Decommissioning Plans:

- <https://www.datacenterknowledge.com/infrastructure/a-checklist-for-data-center-decommissioning>
- <https://hexatronicdatacenter.com/en/knowledge/data-center-decommissioning-what-is-it-and-why-does-it-matter>

Another area where best practices are documented centers on utility reporting, capacity and consumption:

**Data Centers and their Energy Consumption** (published, *Library of Congress*, 1.23.26): <https://www.congress.gov/crs-product/R48646>

**Beyond Megawatts: Rethinking How We Measure Data Center Capacity** (published online, 5.7.25): <https://www.datacenterknowledge.com/energy-power-supply/beyond-megawatts-rethinking-how-we-measure-data-center-capacity>

**Data Center Power Equipment Thermal Guidelines and Best Practices** (American Society of Heating, Refrigerating and Air-Conditioning Engineers, 6.22.16): [https://www.ashrae.org/file%20library/technical%20resources/bookstore/ashrae\\_tc0909\\_power\\_white\\_paper\\_22\\_june\\_2016\\_revised.pdf](https://www.ashrae.org/file%20library/technical%20resources/bookstore/ashrae_tc0909_power_white_paper_22_june_2016_revised.pdf)

### **Local Regulations—Outside Indiana**

It became necessary to find examples of municipalities that are currently regulating data centers and evaluate the scope of their regulations and policies. The following communities were researched-- and their Planning Departments and/or economic development entities were contacted:

- **Loudoun County, Virginia:** “Known as “Data Center Alley,” Loudoun has been addressing data center zoning since 2016 to guide projects to areas with strong utility infrastructure. Nearly all new development is concentrated. In 2022, Loudoun revised its policy to require public hearings and board-level approval for future builds—signaling a shift in response to concerns about land use saturation and community impact.”
- **New Albany, Ohio:** “Proactively included data centers in its 2014 Strategic Plan, positioning itself early as a destination for hyperscale development.”
- **Prince William County, Virginia:** “Amended its Comprehensive Plan to add a new Digital Gateway Zone, with specific rules and regulations for new data center developments. These include policies that encourage visually interesting exterior designs as well as screening and landscaping for data centers that are “visible from incompatible uses” like residential areas, require screening for rooftop and ground level equipment, and enforce noise regulations that limit output to 55 dBA during the day evening.
- **Kansas City, Missouri:** “Before the zoning change, data centers were considered a communications service establishment...the zoning change would reclassify data centers in their own categories; “Data Centers,”... “Large Format Uses,” The new zoning changes will

prohibit data centers from being built in rural, residential, neighborhood and retail districts without rezoning or getting a special use permit.”

- **St. Louis, Missouri:** The City of St. Louis Planning Commission is considering a zoning code text amendment that would define and regulate data center uses in the city. On September 19th 2025, Mayor Cara Spencer directed city departments to craft a thoughtful framework for regulating data center uses. The staff of the Planning and Urban Design Agency (PDA) wrote a report and drafted a zoning text amendment in partnership with the Zoning Section of the Building Division, the Office of Sustainability, the Office of Building Performance, the Water Division, the Health Department, and other City agencies. The next hearing for this amendment will be held on 5.18.26.
- **Cincinnati, Ohio:** “The City Council measure is an Interim Development Control (IDC) Overlay District...it requires an additional review by the City Planning Commission for any building permits, certificates of compliance or certificates of appropriateness for data centers to ensure compatibility. During the review process, the City Planning Commission will consider several factors: Neighborhood compatibility and community character, Zoning, Stormwater management, Conformity to any neighborhood, urban design or other plan adopted by Council (...).
- <https://www.fierce-network.com/data-center/heres-how-municipalities-are-thinking-about-data-center-regs>
- <https://www.lightboxre.com/insight/zoning-and-land-use-considerations-for-data-centers/>
- <https://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/data-center-regulations.cfm>
- <https://www.wvxu.org/politics/2026-03-06/planning-commission-data-center-regulations>
- <https://www.kcur.org/housing-development-section/2026-01-16/kansas-city-zoning-data-centers>

The following cities do not define nor do they have use-specific data center regulations; the only requirement is adherence to the base zoning district for approval:

- Detroit, Michigan
- Minneapolis, Minnesota
- Columbus, Ohio
- Madison, Mississippi
- Richland Parish, Louisiana
- Racine County, Wisconsin

### **Local Regulations—Indiana Municipalities**

- Lake County, Indiana
- Porter County, Indiana

Both Lake and LaPorte County, Indiana adopted zoning ordinance language for data centers in 2025.

There are common elements that each considered and legislated:

- Adopted a definition of ‘data center’ in the zoning ordinance.
- Created a specific set of development standards/use-specific standards just for data centers.
- Neither community adopted by-right zoning solutions: both require, at a minimum, rezoning to an Industrial District and a Special Exception Variance.

# Exhibit B - Public Comment

ID	Response to zoning regulations	The following are concerns expressed to DMD by the community related to data centers. Please select all that concern you.	Please provide any additional feedback you have on the proposed zoning ordinance amendment.	Name	Zip Code	Organization / Neighborhood Association affiliation	Email
1	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	We need a moratorium on data center development. More research is needed. This is unhealthy and will destroy our state.	Meredith Sharp	46239	GTNA / Tallow Plantful Apothecary	meredithsharpg@gmail.com
2	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	This is a good start. But these data centers don't benefit us and they consume the resources we need to exist. These things consume our drinking water, pollute our air, raise utility prices and lower our property value, that needs to be the priority, and this document just references other governmental organizations (IDEM, IURC) that have already dropped that ball and just leaves that up to them. We need you to actually give a shit about us and prioritize our wellbeing.	Spencer Higgs	46254		spencerhiggs@gmail.com
3	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Pollution;Safety hazards/heat generation;	I am concerned that the council is not listening to Indy citizens. Instead of allowing any number of data centers close to other structures, the council needs to revise, and limit the total amount of data centers in city limits, or prevent all together. Listen to your constituents!	Margaret Fisherkeller	46222	None	Pfisherkeller@sbcglobal.net
4	A prohibition on new Data Center Construction	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Proposal 2026-AD-001 manages data centers through discretionary approvals and developer-funded studies without setting enforceable caps on water, power, or long-term infrastructure impact. Given the scale and permanence of these facilities, the City should adopt a moratorium or prohibition until binding limits and independent review requirements are in place to ensure true accountability and prevent irreversible community costs.	Matt Sharp	46239		matthewsharp1@gmail.com
5	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The ethical implications of prioritizing tech development over humans; the land use opportunity loss - we could build actually useful things on the same land;	The 200 ft setback from residential properties is woefully inadequate. A 1000 ft set back of the data center special comm. zoning from residential would be more appropriate, considering frequent diesel generators that are needed for data centers. The 1000 ft set back would be in addition to building setback. However, the amendment should really prohibit the placement of this special comm zoning from being adjacent or directly across from residential zoning. This would give dignity and respect the humans who live here in this city. Secondly - this zoning amendment needs to require renewables, not just permit them if the developer wants to. A stronger ordinance on requiring rooftop solar would meaningfully lower the crisis of utility costs and burdens that we the regular humans who live in Indy face. Broadly, I want to encourage the DMD to ask themselves while refining this amendment: would I personally be okay with a data center going in next to my own home, or my kids school, under this amendment?	Esmé Barnikis	46208		esme.barnikis@gmail.com
6	I DO NOT SUPPORT DATA CENTERS AT ALL. THEY ARE DESTROYING PROPERTY VALUES AND POLLUTING COMMUNITIES. SOMETHING NEEDS TO BE DONE TO STOP THEM. PEOPLE WHO LIVE NEAR THEM MATTER!!!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Cindy Zander	46392		Zandercindy70@gmail.com
7	Yes	Electricity/power consumption;Pollution;Noise impacts on neighboring properties;Back-up power generation pollution and noise;	IDEM's statement in the FAQ regarding back-up power is weak. There are options for cleaner back-up power that have NOT been implemented at Indy's existing data centers. This can be addressed going forward. Simply switching to natural gas from diesel is a significant pollution risk mitigation	John wright	46033	Conquest Cycling	john.c.wright61@gmail.com
8	Yes	Electricity/power consumption;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Disruption of quality of life in residential neighborhoods. Very few jobs created after construction crews leave. These will become eyesores when no longer needed. Need better zoning before centers are allowed to build. Also, we're only dealing with builders not the companies that will operate them. Different tax abatements for something the public doesn't want in residential areas.;		Mary & Rich Edwards	46113	Member of Decatur Township Civic Council	Marijayedwards@gmail.com
9	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Enabling Big Tech to take more control of our lives;	Terrible amendment - this makes it easier for data centers to be built and cheaper for developers to develop them. We need a full moratorium while we develop sensible tax policies and more comprehensive restrictions and requirements.	Jesse Brown	46218	Otterbein	neptownbrown@gmail.com
10	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	I am incredibly upset regarding the proposed zoning for future data centers. These already are entities that many of us do not want in our communities and a 200ft set back is insulting and vastly insufficient. This should be 1,000ft at minimum; or better yet, cannot be built near residential structures period. Far more regulations need to be put in place to protect Hoosier's health and properties.	Sylvia Smith	46234		Smith.sylvialynn@gmail.com
11	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Costs ;	The government should work for it's people. If the people don't want data centers in their area, you should listen. Your guidelines are not strong enough.	Deborah Peterson	46237	Franklin township	debbielynn09@yahoo.com
12	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Please care about and listen to the people affected.	Laura	46224		Lauradora728@gmail.com
13	No one has seen a current draft, how can we suggest changes?	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Environmental impacts, protect the brown bat;	Pay the full taxes- no abatement should be allowed, especially for 25-50 years. Do not build next to neighborhoods as there are documented cancer clusters near data centers currently built. People's lives should matter over profits!!	Sonja White	46113	Protect Decatur Township	sonjawhite28@gmail.com
14	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;	The high impact of these facilities must be accompanied by higher impact benefit to the community. The example given of 75 jobs for a 130 acre site is pathetic. We must hold them to both the number of jobs promised and the high salary requirements in order for them to get the tax incentive. We must require solar and battery installation with a strict power generation minimum of a base megawatt amount and percentage of total usage. Solar has never been cheaper and they have enormous roof space for it. It will even pay off for them in a pretty short timeframe. We should also require high quality multi-use paths along the roads where the facilities are located instead of just requiring them within 3 years in certain circumstances. We know the stories of people who have been impacted terribly by bad data centers and if you don't make sure that doesn't happen here you betray your duty.	Paul White	46203	Fountain square neighborhood association	paulwhite@gmail.com
15	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Are data centers really needed or will many be abandoned within a few years?;	I am not convinced that so many and so large of data centers are actually needed long-term, that building lots of data centers is more of a fad that will soon die out, leaving lots of quickly abandoned sites, after subjecting neighbors to noise, pollution, and higher utility bills and maybe even utility/water shortages.	Sally Small	46268	private citizen	sallysmall@att.net

16	Yes, but with changes to the current draft	Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Scarcity of natural resources/water usage;Electricity/power consumption;	I would like to see our ordinance require the installation solar panels to be integrated into any data center development...Look at the requirements for LEED and those same principles should be required here. In addition, the use of closed loop systems for water cooling is the newest technology for cooling and we should require it.	Jackie Nytes	46205	MFCNA but answering for myself	jackie@jackienytes.com
17	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Concern that elected officials are ignoring the people they represent in favor of data center companies;	NO DATA CENTERS NEAR RESIDENTIAL AREAS	Sara	46205		N
18	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	You need to listen to Indiana residents. At a minimum enact a moratorium to discuss these data centers in our county and state.	Barbara South	46224		Claireouth1121@gmail.com
19	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	The citizens of Indianapolis do not want data centers. We do not want to fund data centers in any way with our tax dollars. Fix our city not sell it out!	Lindsay	46220		lindsay317@gmail.com
20	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	We need a moratorium to study the impact of data centers, not a welcome mat for billion dollar companies. Why are we giving incentives to these companies? They take our precious resources and bring no value. Why was the Martindale project approved when the people who live in the area were vehemently against it?	Susan Lezotte	46260	N/a	Polardog747@gmail.com
21	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Those making decisions don't care what the community members want;	It needs to go farther. New data centers should be banned until their effects on the environment and the people who live near them can be studied.	Natalie	46219	East Warren	nataliehoover@hotmail.com
22	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	They need to be away from residential neighborhoods so our home values are not impacted. Plus the water/sewer and electricity needs are huge and many areas are not set up to handle the impact.	Brenda Haddock	46231		bahaddo@att.net
23	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Put a moratorium on these data centers immediately. The AI industry is already showing cracks in the foundation and will collapse soon. Building more of these facilities is a huge waste of money and everyone's time.	Chase Johnson	46239		chasejohnson3000@gmail.com
24	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Safety hazards/heat generation;Preservation of property values;		Chelsea kaal	46260		chelsea.seng616@gmail.com
25	Yes	Electricity/power consumption;Lighting impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community;Scarcity of natural resources/water usage;Safety hazards/heat generation;		Keath Rhymer	46259	.Breckenridge	keathrhymer@yahoo.com
26	I support a temporary ban until stronger regulations are drafted.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;	Way too weak; we need to pause this ordinance and write a much stronger one.	Thomas	46201		tomabeel49@gmail.com
27	I want a moratorium on building AI data centers along with regulation and oversight of AI use.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Human health risks;Safety hazards/heat generation;	We need to regulate and limit the use of AI. We need to be focusing on reducing the use of natural resources, and mandating use of renewable energy. Prioritize life over corporate profit.	Erinn Bessler	46208		ebessler@butler.edu
28	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Please implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities. Instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers. Hoosiers do NOT want more data centers! Our city county council members need to start fighting for us. We are sick of them putting profit over people. Enough is enough, and elections are swiftly approaching!	Hannah Bright	46219		hannah.castor01@gmail.com
29	Yes	Pollution;Electricity/power consumption;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Loss of jobs;Human health risks;	I feel that it is crucial to regulate AI technology (which is not even crucial infrastructure) to prevent harm to our communities.	Hannah Varadi	46205		h.varadi@gmail.com
30	please implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Please implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities. Instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers.	Jim Kassebaum	46256		james.kassebaum@gmail.com
31	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Ben Ericson	46220		benericson@gmail.com
32	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Kyrie Eleison	46254		Conceal101@gmail.com
33	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Fueling AI advancement without quality AI regulation from our elected officials;	Moratorium on ALL data centers nationally. Immediately.	Rachel	46208	Rocky Ripple Community Association	rachelwutrich@gmail.com
34	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Large buildings that don't fit in the community;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;	I strongly support this and believe it's the right move for our community.	Sarah Verschoor	46205		sarah@verschoorus
35	We need a moratorium on Data Centers!!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	We need a moratorium o. Data centers!!!	Mary Arnold	46259		miss_kitty2@sbglobal.net

36	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	I will vote against anyone who supports building data centers. I love this state, and it is NOT a toilet for Wall Street to shit in! Chris K Starkey	Chris Starkey	46203		Starkey@mtn. Com
37	Yes	Electricity/power consumption;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Safety hazards/heat generation;Scarcity of natural resources/water usage;Pollution;Human health risks;		Anne Sauer	46203	Old North Side	nealonsauer@sbcglobal.net
38	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Safety hazards/heat generation;	The ordinance should be focused on protecting the community around with a moratorium not streamlining for applications	Taylor Mansinne	46229	Washington Trails	tmansinne@gmail.com
39	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Sustainability of business model. Chips need replaced every 7 years at minimum. ;	There needs to be MUCH more public opportunities to comment and veto these predatory businesses.	Robin Catania, J.D. esq.	46219	Irvington community	ROBINCATANIA@GMAIL.COM
40	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;		Thomas Willis	46278	Chestnut Hills	twillis99@gmail.com
41	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Should really have a moratorium on data centers.	Jill Stires	46256		jillstir@yahoo.com
42	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Marcia Hopkins	46260-2208		mhopkinsindy@yahoo.com
43	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;	Please implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers. Thank you.	Kathleen Schonsheck	46220	Business Member, Broad Ripple Village Association	kg6405@gmail.com
44	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Pollution;	I support implementing a temporary moratorium on new data center approvals to allow Indianapolis adequate time to develop a comprehensive and well-vetted ordinance. Given the scale of these facilities and their impacts on land use, energy demand, water consumption, and neighborhood quality of life, a more deliberate approach is warranted. While I recognize the potential economic benefits, the current timeline appears to prioritize rapid deployment over careful planning. A short-term pause would give the City-County Council and community stakeholders the opportunity to fully evaluate long-term impacts and ensure that any final regulations appropriately protect residents and ratepayers.	Tyler Wade	46214	n/a	tjwade12@gmail.com
45	Yes	Lighting impacts on neighboring properties;Stormwater & drainage impacts;Human health risks;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;	It seems as if the overall view of these projects were foisted on individual neighborhoods without sufficient explanation and study. People want to keep their neighborhoods livable first and foremost. Business must honor that.	Ann Frutkin	46240	N/A	annfrutkin@mac.com
46	Hold off until allowing Data Centers until very in depth evaluations on their ramifications to communities can be evaluated.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Large buildings that don't fit in the community;Human health risks;	Approval should be put on hold allowing more time for comprehensive evaluation.	Terence Molloy	46240		Tcamolloy@aol.com
47	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;	Stop giving corporations tax breaks for building these centers that take our resources without providing to our financial standing.	Patti Collins	46239	Citizens Action Coalition	pc9876@aol.com
48	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	The city should put a moratorium on data centers until proper procedures have been followed to ensure that data centers will not impact US locally. I've seen so many videos of data centers with leaks that are polluting the environment and noise pollution that is constantly harassing neighborhoods. I DO NOT WANT THIS IN MY CITY! Indianapolis already has enough infrastructure problems without adding in data centers that will ruin our local infrastructure. Everything from water and chemical leaks from the centers, which are inevitable despite what the centers proclaim, cost to our roads and infrastructure as industrial vehicles drive over our roads and cause road damage, and increasing utility prices due to the electrical demands of these centers all will worsen life for everyday citizens. Once the center is finished being built it will bring very few jobs Indianapolis relative to the cost and infrastructure. This data center in no way helps our city and should not be allowed. I would like stricter zoning rules in this proposed legislation, such that these data centers do not impact our local infrastructure in any way and that the data centers have to invest heavily in Indianapolis's local infrastructure. Since they will be ruining it with their presence. We should not be handing out data centers to anyone, but especially a data center that is not invested in mitigating the damage that their data Center will cause.	Alex Carter	46202		acarter006@gmail.com
49	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Safety hazards/heat generation;Stormwater & drainage impacts;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Scarcity of natural resources/water usage;Preservation of property values;	Please consider putting a moratorium on these projects until a more detailed study can be done and so specific ordinances can be created to protect our communities from the negative impacts of the large data centers.	Jennifer Watters	46228	NEHA	watters.jen@gmail.com
50	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;	Please protect the ratepayers, not the shareholders!!!	Bruce Weaver	46256	Copperfield in Castleton	brucejamesweaver@gmail.com
51	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	Our city, nation, and the world needs to take concrete steps to reverse climate change NOW. The building of data centers is a doubling-down on everything that exacerbates climate change, and they pose immediate health and quality-of-life issues for their human neighbors. We cannot allow Big Tech to take advantage of our communities this way. We must act quickly to impose ordinances that keep this from happening. "Economic incentives" are not worth selling our overall well-being down the river.	Carrie Wild	46260		cwild92@gmail.com
52	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lack of long term local jobs;	The amendment needs reworking to better protect Indianapolis residents. Noise levels created by data centers near any residential areas should be limited to <50dB. Construction should be strictly limited to heavy industrial zones only. Both primary and backup power generation must rely on cleaner and quieter renewable energy, such as solar or wind, which protects residents from utility overuse by data centers. Data center construction must use local contractors in addition to creating multiple long-term stable jobs for local residents that pay well and benefit the local community. A clear plan for how the data center will continue to provide benefits to the community with automatic accountability actions if promises are broken. Residents must always have a meaningful and significant voice in the consideration of data centers.	Nicholas Mundell	46268		mundell31240@hotmail.com
53	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Preservation of property values;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;	This is nowhere near the degree of Data Center regulation that needs to happen in Indianapolis to better its people. A full moratorium needs to be enacted on AI data centers. All the impacts of these projects yield a net negative on all fronts and until greater research is done on possible benefits, these projects need to be halted. There is a manufacturing sense of urgency being placed on this technology in an effort to block greater scrutiny on the true impacts. As a resident of Indianapolis and Marion County, I do not want to be the testing ground for the Data Center experiment, especially when there are no positive impacts for residents.	Emily Kitterman	46202		ekitterman13@gmail.com

54	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Mary Jo Showley	56228	Oldfields	mjshowley@bcglobal.net
55	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns/Nobody wants this!	Please put a moratorium on data centers. We need regulations to protect normal, poor people. We are sick of the ultra rich getting richer off of our suffering. These data centers are so bad for us and create almost no long term jobs. IT NEEDS TO STOP!	Andrew Bright	46219		Qbitlpay@gmail.com
56	Please have a moratorium on data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Large buildings that don't fit in the community;Preservation of property values;Lighting impacts on neighboring properties;	Please enact a moratorium on Data Centers. They are not good for Hoosiers.	Mary Edith Jamison	46259-5505	Breckenridge Development - Franklin Township	ediejamison@gmail.com
57	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;	No new data centers that won't use solar power and efficient water recycling systems. Zoning rules should include environmental impact data.	Susan Tellman	46260		susan.tellman@gmail.com
58	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Data centers within Marion county are not appropriate. In general we as a community should be discouraging of AI technologies by the general populace as it has the potential for environmental and cultural damage within our ouraging their construction and the usage of AI by the general population should be very limited in scope. We are advancing the use of technology in our communities at the expense	Kathleen O'Connell	46227		koconne@iu.edu
59	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Traffic during construction;Construction limited hours and no construction on Sunday. ;	500 foot set back and max generator use during emergencies.	Ronald Bailey	46113		ronbaileyindy@gmail.com
60	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	No one wants this! We will find out if you have been paid off. Do your job and serve the public and reject data centers	G Taylor	46240		Ginasslayer@gmail.com
61	Seek a data center moratorium	Electricity/power consumption;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;	These regulations do not address our concerns about the negative impact of data centers; they give a "green light" that we do not want. We need protections for residents/citizens and seek a data center moratorium.	Melissa VanHouten	46217		mrvh0530@aol.com
62	Until a need is shown by the companies who build these centers I oppose them because of harmful environmental impacts.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values;	Please urge Indianapolis leaders to implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers.	Nora Sallows	46236		nora.sallows@gmail.com
63	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;		Susan Thompson	46237		Suetb42@aol.com
64	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Save Eagle Creek park and wildlife! natural resources and drinking water!!!;	needs to be more protective, redraft, backed by environmental science and transparent to public!!!	Amy	46214	Westside Indy indivisible	westsideindyindivisiblerm@gmail.com
65	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Vote for a moratorium on these new data centers to evaluate the potential risks to communities where the data centers hope to build and operate.	Cathy Holdt	46220	MKNA	chholdt@gmail.com
66	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Stormwater & drainage impacts;Human health risks;	I am especially concerned about the environmental impact of data centers,	Carrie Sorensen	46217		csorensen25@yahoo.com
67	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	They should have to sign community benefits agreements as a fair exchange for large swaths of land and fewer long-term jobs than other building types create.	Brent	46208		ProfessorLyle@gmail.com
68	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	I ask that you implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers.	Anne Laker	46202		annelaker@mie.com
69	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;		Jacob Guttman	46205		jjguttman142857@gmail.com
70	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;	If data centers are going to be part of our community and provided needed tax revenue, then it is important that they are developed in a way that protects community health and safety. Energy and water use are two major concerns. The ordinance should include a requirement to use a closed loop water system, and if that system is not feasible then they can apply for an exception. In line with the City's climate goals, data centers should be required to use clean energy for any onsite generation and to pay for power lines, grid infrastructure, and other costs related to their high energy load. The ordinance requires the use of 2 staggered rows of evergreen trees. It should be required that those be native trees. Additionally, there should be incentives for developers to build on brownfield sites and to create community benefit agreements with communities so that the creation of data centers can be truly beneficial to the community.	Vicki Rubio	46220		vrubiomisch@gmail.com
71	I do not consent to data centers being built	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;I do not consent to any kind of data center built off sensory around me and our public do not consent to the pollutions and personal data collected to store up for the WEF one government order;	We do not consent to data centers our government officials are here to serve the people not to rule over per the constitution of the United States of America even in a new corporation it still stands	Natosha Barnes	46239	Indianapolis Indiana	natosha.barnes@yahoo.com
72	Yes, but with changes to the current draft	A vote by the City-County Council should be the final determinant on rezoning/land use variances for data centers, not the unelected, unaccountable to the people, appointed Metropolitan Development Commission. ;		Steve Leer	46113	Heartland Crossing HOA	steve.leer@gmail.com
73	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Enforcement of standards/commitments;	The proposed zoning ordinance does not go far enough to protect Marion County residents and property owners.	Taylor Firestine	46205		tdfirestine@gmail.com
74	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	infrasound, or sound below the human limit of hearing, is reported to have negative impacts on health at high decibels. Specify that sound of any frequency must be below the limit, to include infrasound.	Trevor Burroff	46217		Burroffrev357@gmail.com

75	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Safety hazards/heat generation;Human health risks;Traffic during construction;Preservation of property values;	NO DATA CENTERS	Megan Tobias-Schreiber	46278		tobias.purdue@gmail.com
76	Yes	Pollution;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Making the citizens pay for the construction, all the infrastructure costs.And then when it's time to raise rates, a disproportionate amount goes to the citizens, while the billionaire corporations get huge breaks. We have the weakest bunch of lay ass, politicians stuffing their pocket with lobbyist money of any state.in this country. It's sickening. the way these guys, wine and dine and stuff, handfuls of cash in their pockets slap each other on the back and say, fuck the citizens.We're the important ones here.;		Ken Novotny	46235		Coverline@aol.com
77	No	Scarcity of natural resources/water usage;Electricity/power consumption;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Traffic during construction;Preservation of property values;		Talha Kahf	46260		tahakahf@gmail.com
78	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	More restrictions are needed to safeguard our community from data centers. They are NOT a benefit to our community or our society..	Wendy Jolliff	46205		jolliff.wendy@gmail.com
79	I support a moratorium on data centers until the industry resolves many issues.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Zoning will not solve the problems that data centers present. In its mad dash for cash, the centers have the cart before the horse. Until the centers can provide their own electricity off the grid, and find a way of cooling their equipment without using water, none should be built. The elected officials who support these centers are abandoning their constituents' best interests. Clean water and air, affordable utilities, no noise pollution, and a healthy community are much more important than letting a under-researched destroy lives.	Allan Voohtis	46205		allanvoohtis1@gmail.com
80	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	Total lack of any thought what these things can do to harm all people and animals	Duane fuller	46221	Decatur township	Sof858@aol.com
81	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;Lighting impacts on neighboring properties;Safety hazards/heat generation;Human health risks;		Mike Tann	46260	Westlane Terrace Civic Association	bigyellowtrike@gmail.com
82	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;What are we going to eat and breathe when all the available land is consumed by behemoth buildings? Data Centers are a death sentence for the people of Indiana!;	We must protect our green space to guarantee enough clean water to drink and clean air to breathe for us and for future generations! Please stop the nonsense and protect the people of indiana!	Mary Margaret Murphy	46214	Aspen Ridge Homeowners' Association	marymargaretmurphy161@gmail.com
83	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Traffic during construction;Preservation of property values;		Lawrence Coffman	46250		larrycfffm@netscape.net
84	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Large buildings that don't fit in the community;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Preservation of property values;		SHIRLEY BROYLES	46240	EDWARD JONES. (employer)	hrhleadoly57@gmail.com
85	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	No data centers in Indy or the surrounding areas AT ALL. We need a data center moratorium while creating ordinances to ensure communities are protected before any data centers are hastily green lit.	Bridget Brian	46237		res11vraq@myfrontiermail.com
86	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Pollution;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;They're to store our social surveillance data via the real id which they pain to digitize. THATS why this is being pushed so hard. Draining the community's money to build our PRISONS!;	Data centers are future PRISONS for US	Kiersten Churchill	46227		kchurchi@yahoo.com
87	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	The People are NOT being told how all the coming surveillance will be incorporated into this and also how they will implement and maintain the FORCED digital i.d. and the FORCED digital currency that will pretty much seal our enslavement thru Big Tech. If anybody thinks they will live outside of this, they aren't thinking at all.	Tiberius Gibbs	46199		madduck23@att.net
88	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;	Please implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities.	Alyssa Geisler	46201	Brookside	alysa.geisler@gmail.com
89	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;		Denise Steele	46268	Crooked Creek Association	denisesteele0552@yahoo.com
90	I support a moratorium on data centers with in Indianapolis and Indiana at large.	Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Electricity/power consumption;	Please upgrade from zoning amendments to a citywide moratorium.	Colleen Schena	46256		crschena18@gmail.com
91	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Long term pollution of water; inabsorbant passing of costs of electricity use to residential and other businesses; undisclosed tax deals; unknown & undisclosed use of data centers to spy on citizens; immoral and improper advice by AI to children and adults involving suggested suicide & sexual activities;	Implement a data center moratorium in Indianapolis & Marion County now!	Merry Juerling	46208		mjwith3@yahoo.com
92	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;	We do not want to green light and rubber stamp any data center construction via a new zone that does not take these issues to heart by merely operating and summarizing data centers into existing law. In my opinion, we at least need two different types of zones, one for traditional data centers, and another for AI training and inference requiring heavy GPU usage for months at 100% utilization. I urge Indianapolis leaders to implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers.	Victoria Moss	46202	Upper Canal	vgmoss2007@gmail.com
93	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community;	Your political lives will be over if you don't get it figured out and support four citizens. Give me the money back to them and place a moratorium on all data centers, even the ones you've already passed. You will ruin this city.	Jon Ford	46205	I live in Indy, pay my bills in Indy.	jonwillford@gmail.com

94	Yes, but with changes to the current draft	Pollution;Electricity/power consumption;Human health risks;	Why is there no required air pollution testing for all these back-up diesel generators? Why is renewable energy only encouraged but not mandatory? Can we shorten the tax exemption periods (it looks like tax abatements/exemptions are left up to the City Council and/or Metropolitan Zoning Commission)? I would like to see a requirement of closed-loop water usage. I would like to see some requirement (a percentage perhaps) of how much the data center's would have to pay for infrastructure and increased utility usage costs.	Megan Alderman	46205		Gaultry@gmail.com
95		Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Preservation of property values;Stormwater & drainage impacts;	Taking up too much of our farm land that we need for food that can not be used again for farming or housing due to chemicals and such in the ground	Debra Roark Faulkner	46224	Just concerned Republican voter	DebraFau@aol.com
96	Proposed are basically useless	Electricity/power consumption;Human health risks;Scarcity of natural resources/water usage;Pollution;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Tax Giveaways;	Data Centers do NOT need Commercial Power, their needs can come from Wind & Solar - guaranteed. Wasting Millions of cubic feet of water is wholly unacceptable. Bonds to remediate the land to original at end of life, which will be within 8 or 9 years must be required! Yes, these facilities will only have an operating life of less than a decade. Moore's Law has proven that over 50 years. They are "For Profit" entities they should not receive Tax Giveaways. They will bring very little Tax Income to the host area as they have no saleable Product and very limited F/T employment. And of the initial employment requirements more and more will be handled remotely during their short lifetime.	Thomas G Sherer	46220	Taxpayer	TGSherer@gmail.com
97	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	Moratorium is needed until we better understand the risks	Rebecca Burriss	46221		Rzavel@umich.edu
98	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;	No data center.	Vickie haines	46158	N/A	Tommylynn@gmail.com
99	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;	Jobs	Duane Fuller	46221	Decatur township	Sof858@aol.com
100	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Noise impacts on neighboring properties;Profits over people;	FORMAL PUBLIC COMMENT & REMONSTRANCE Metropolitan Development Commission of Marion County, Indiana Docket No. 2026-A0-001   Proposed General Ordinance Amending Chapter 740-202, 742-109, and Table 743-208-1 Concerning the Creation of SU-47 Data Center Special Use District Submitted for the DMD Public Virtual Hearing — April 28, 2026 Submitted by: [Sonja White, MBA, MPSHR, MLS Address: 6550 Stanley Rd City/ZIP: Camby, IN 46113 Date: April 28, 2026 I. STATEMENT OF STANDING AND INTEREST I am a resident of Marion County, Indiana, and a neighboring property owner directly affected by data center development activity in Marion County. I hold advanced graduate degrees in business administration, human resources development, employment law, and an AI Business Strategy Certificate from Johns Hopkins University Whiting School of Engineering — giving me both professional and academic grounding in the operational knowledge of large-scale data infrastructure. I submit this formal remonstrance pursuant to Indiana Code § 36-7-4-1604 and the DMD's public comment process. This comment does not oppose the creation of a regulatory framework for data center development. A clear zoning definition for data centers is overdue. What this comment opposes is the adoption of a framework that is demonstrably weaker than comparable Indiana county ordinances already in effect — a framework that creates a bureaucratic pathway for development while providing insufficient protection for the people who live, work, and raise children near these facilities. The Citizens Action Coalition, Indiana University's Environmental Resilience Institute, and affected residents across the state have all reached the same conclusion about this draft: it sets a floor so low that it functions less as community protection and more as regulatory cover for the industry. This Commission has an opportunity — and a duty — to set a higher standard before any vote is taken. II. SUMMARY OF CRITICAL DEFICIENCIES The proposed ordinance contains eight discrete categories of inadequate protection. Each is addressed individually in Section III.	Sonja White	46113	Protect Decatur Township	sonjwhite28@gmail.com
			CONTINUED FROM ABOVE: At a minimum, the MDC should decline to adopt the ordinance as written and return it for amendment to address: 1. Deficiency 1: A noise standard of 65 dB (unweighted) that exceeds residential protection thresholds and omits any day/night distinction or low-frequency component; 2. Deficiency 2: A setback provision that explicitly protects only industrial "Protected Districts" and contains no residential setback requirement whatsoever; 3. Deficiency 3: A complete absence of any health impact assessment, air quality baseline, or cancer risk monitoring requirement; 4. Deficiency 4: Near-total reliance on diesel backup generators with no phase-out timeline, no independent emissions monitoring, and an inverted generator testing prohibition; 5. Deficiency 5: Water consumption standards limited to planning paperwork with no enforceable consumption cap or closed-loop cooling requirement; 6. Deficiency 6: No renewable energy standard, efficiency rating requirement, or grid impact ceiling; 7. Deficiency 7: No post-approval monitoring, community reporting, or incident notification obligations; and 8. Deficiency 8: No cumulative density restriction to prevent multiple individually-compliant facilities from clustering to the collective detriment of a neighborhood; 9. Deficiency 9: No explicit restriction limiting data centers to I-3 Heavy Industrial zoning, leaving the SU-47 designation open to migration into less-restrictive districts; 10. Deficiency 10: Physical screening standards that are undersized, specify no material quality requirements, and impose no maintenance obligation; 11. Deficiency 11: No emissions control technology standard — no requirement for the triple-stack DOC, Active DPF, and SCR system that constitutes the gold standard for generator air quality protection; 12. Deficiency 12: No meaningful civil penalty schedule.	Sonja White	46114	Protect Decatur Township	sonjwhite28@gmail.com
101	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I don't want a dangerous health risk and noise pollution or traffic or higher bills from data centers this close to a quite community.	Michael Sullivan	46113	Protect Decatur township	Brettanica1@msn.com
102		Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Safety hazards/heat generation;Preservation of property values;Large buildings that don't fit in the community	If politicians are ok with data centers I simply suggest they put one in Their community. If they don't want one..we got along fine with no data centers.	Deborah Kappes	46219	Irvington	potterydeb@gmail.com
103	Yes	Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		James S. Mosier	46221-3218		nmosier@att.net
104	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;What is that building ever going to be used for when it's no longer needed as a data center and who is going to dispose of the materials in it?	Put these things where they dont impact living things.	Leah S Snyder	46241	Decatur Civic Council	Pybreath@aol.com
105	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Kori Sutterfield	46214		kori.sutterfield@gmail.com
106	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	More in depth consideration is needed. Each center needs evaluated according to its size and demands. A one size fits all draft is inadequate!	Judith Casselman	46113	Decatur Township Civic Council	Casselman11.rc@gmail.com

107	Say NO to AI data centers!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Say NO to AI data centers!	Lindsay Lester, RN, CPM	46234		linsforlife@gmail.com
108	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;companies receiving tax abatement and not providing their fair share of schools, road repairs, and infrastructure.		Kimberly Hunt	46268	citizen	SMBsails@gmail.com
109	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	This is a good start, but doesn't go far enough. Current noise requirements are not adequate for the kind of frequencies emitted by these facilities. Data centers (along with anything going up in a brownfield zone) should be held to the highest standards for community safety.	Stevi Waggoner	46219	Irvington	slwaggoner@gmail.com
110	Any zoning regulations should be much stricter than what is proposed here, and should not guarantee that these projects will get approved. These projects should require more public input. Public input means at meeting in the community after 6:30pm; so that working people can attend.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I feel that there should be a moratorium to study these. Too many are being proposed in the same areas, and this could have devastating effects on our drinking water supply and could strain our power grid. Indianapolis is already in a drought or near drought. These data centers and large industrial projects are being shoved down our throats to fatten big companies bottom lines and benefit the crooked politicians and economic development advisors who stand to gain personally. This is being done at the price of the health, welfare, and safety of Indianapolis residents. We are losing are precious green space and farm land at an unprecedented rate. These are critical decisions that should require public approval, and should not be made by unelected/ anonymous economic development or zoning officials. Zooming guide lines for data centers are a must, but they should be much stricter than what is proposed here, and they should not guarantee approval.		Karen Doty	46214	Protect Pike Township/ Waterwood at Eagle Creek	karendoty73@gmail.com
111	No	Human health risks;Large buildings that don't fit in the community;Preservation of property values;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Safety hazards/heat generation;Noise impacts on neighboring properties	To: Members of the Indianapolis City-County Council & the Metropolitan Development Commission Re: Opposition to Proposal No. 2026-AD-001 (Data Center Zoning Ordinance) Dear Councilors and Commissioners, We write on behalf of the Black Church Coalition of Indianapolis, a collective of pastors, congregations, and faith leaders rooted in neighborhoods across Indianapolis. Our churches have long stood at the intersection of faith, justice, and community well-being. We are compelled to express our opposition to Proposal No. 2026-AD-001 as currently drafted. While we recognize the importance of technological infrastructure and economic development, this ordinance fails to adequately protect the communities we serve—particularly historically Black neighborhoods that have too often borne the burden of industrial zoning decisions. The proposed ordinance creates a new pathway for data center development but does not include meaningful safeguards for proximity to residential neighborhoods, schools, parks, or essential community resources like grocery stores. Instead, it establishes only a limited separation—200 feet—from certain industrial "Protected Districts." This standard does not account for the lived realities of families, children, and elders who live, work, worship, and learn near these facilities. Our concern is both moral and practical. First, from a moral standpoint, we believe it is unjust to advance a policy that allows large-scale, energy-intensive industrial uses to locate near communities without clear and enforceable protections. Second, from a public health and quality-of-life standpoint, data centers are not neutral neighbors. They generate continuous mechanical noise, significant energy demand, and water use, and they also require industrial-scale equipment and backup generators. While the ordinance includes mitigation measures such as noise limits and screening, these are not substitutes for appropriate distance and siting restrictions. Third, this proposal risks reinforcing patterns of environmental inequity. Neighborhoods such as Martindale-Brightwood have experienced decades of disinvestment alongside disproportionate exposure to industrial uses. Without stronger protections, this ordinance may perpetuate those same patterns under a new name. There has already been so much trust lost in the development process and in bodies that make zoning decisions. This proposal, as is, only deepens the community's mistrust and outrage.	Black Church Coalition	46202		Josh@livefreeusa.org
			CONTINUED FROM ABOVE: We respectfully urge the Council and Commission to reject or substantially amend this proposal to include: - Mandatory City Council review and vote for all data center proposals regardless of zoning classification to ensure transparency, accountability, and meaningful input from stakeholders and residents. - Minimum buffer distances of at least 500-1,000 feet from residential zones, schools, parks, and community-serving uses - Clear prohibitions or additional review requirements for siting near vulnerable populations - Stronger community input and approval mechanisms prior to siting decisions - A required Community Impact and Disparate Burden Assessment prior to approval of any data center development, requiring developers to demonstrate that proposed projects will not create disproportionate or cumulative harm to surrounding communities over time, particularly in areas with a history of disinvestment or concentrated industrial use. Across the country and at the federal level, policymakers are increasingly recognizing the need for a comprehensive review of data center impacts on local communities. Proposed federal legislation would require analysis of environmental, economic, and community-level effects. Indianapolis should not fall behind in establishing similar protections at the local level. Economic development must not come at the expense of community health, dignity, and equity. We believe Indianapolis can pursue innovation while also upholding justice—if we are willing	Black Church Coalition	46203		Josh@livefreeusa.org
112	Yes, but with changes to the current draft	Human health risks;Preservation of property values;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Pollution;Scarcity of natural resources/water usage	The proposed setback from a protected district is insufficient. These should be much farther from residential properties. 1500' minimum.	Emma Clust	46220	Meridian-Kessler Neighborhood Association	ekysel@gmail.com
113	Yes, but with changes to the current draft	Preservation of property values;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Water pollution and damage to the environment	All requirements should be measurable and avoid abstract language that could be interpreted loosely. For example, data centers should be required to produce 100% of their own electricity. Data centers should all be on closed loop water systems; and may only pull XX gallons of water from local water sources. The current draft is too flexible and will not be sufficient. Fines should also be clearly defined in the new regulations.	Hannah Gage	46205	Broad Ripple	hannahgage17@gmail.com
114	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	I urge Indianapolis leaders to implement a data center moratorium to allow adequate time to craft an ordinance designed to protect our communities, instead of fast-tracking an ordinance designed to enable rapid deployment of harmful AI data centers that will only harm our communities and provide zero tax revenue and minimal jobs.	Maren Stewart	46220		Maren.stewart2@gmail.com
115	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The ordinance was clearly written by lobbyists or lawyers for Big Tech and will require significant strengthening before it protects residents. Please allow for true public engagement on this (not just public Zoom meetings where people don't have a Q&A button!). The comp plan process lacked community engagement - this ordinance is too important to muzzle constituents. Please don't!	Julie Goldsberry	46239	Greater Troy Neighborhood Association	juliego2804@gmail.com
116	This is simply big tech trying to butt in. Stay out of our city.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	These need to be banned and not near where humans live.	Meredith Sharp	46239	Protect FT	tallowbalmindy@gmail.com
117	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Environmental hazards - diesel pollution	Oversight and governance by an independent firm with the right to audit any time. Light and noise discipline with restrictions on light and sounds decibel levels. Ensuring the residents have first priority for recovery of utilities before any data centers. Limit the footprint (height and surface area) of a purposed data centers. Guidelines restricting locations of when a datacenter can be built, cannot butt up against a developed area, especially housing. Recovery of the land when the data centers of decommissioned, land bond paid for by the data center developer/owner. If you don't know what or how to write this ordinance, then please hire an expert who can write a strong and responsible document.	Jennifer Pike	46221	Decatur Township	indy1707@gmail.com

118	Yes	Electricity/power consumption,Scarcity of natural resources/water usage,Safety hazards/heat generation,Stormwater & drainage impacts,Lighting impacts on neighboring properties,Noise impacts on neighboring properties,Large buildings that don't fit in the community,Preservation of property values	Any data center proposal must include a plan to cover the cost of the energy used, as well as the cost of necessary upgrades to the utility infrastructure in that area.	Kathy Slaughter	46205		kathyehausen@gmail.com
119	Data centers are environmental crimes and should not be allowed anywhere on God's green earth.	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage,Human health risks,Safety hazards/heat generation,Stormwater & drainage impacts,Lighting impacts on neighboring properties,Noise impacts on neighboring properties,Large buildings that don't fit in the community,Traffic during construction,Preservation of property values	The "data" being stored is not for the public — it only serves the upcoming techno-security surveillance state where everyone is monitored at all times.	Paul Caruso	46205		chromework@gmail.com
120	No	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage,Human health risks,Safety hazards/heat generation,Stormwater & drainage impacts,Preservation of property values	The zoning ordinance doesn't provide even the most basic of protections for Hoosiers. Even the minimal regulations proposed are not enough to protect us. We need increased regulations and a greater enforced distance between any data centers and citizen areas, at the very least.	Riley Lester	46038	N/A	slipigsupergrl@gmail.com
121	Scarcity of natural resources/water usage;Stormwater & drainage impacts;Pollution	My name is Daniel Woody. I serve as a Board Member for Friends of the White River, a nonprofit organization dedicated to protecting, preserving, and promoting the White River watershed in Central Indiana. Friends of the White River supports the adoption of zoning regulations for data centers in Indianapolis and Marion County. Establishing a clear regulatory framework for this rapidly expanding industry is a necessary and overdue step, and we commend the Department of Metropolitan Development for initiating this process. However, we believe the current draft falls short in one critical area: water. The proposed ordinance requires data centers to submit a water management plan and obtain utility confirmation that adequate water supply exists. These are useful baseline requirements. But they address water availability from a supply and infrastructure standpoint — not from a watershed protection standpoint. The White River watershed is the primary source of water for the Indianapolis metropolitan area. As data center development accelerates across Central Indiana, the cumulative impact of large-scale water withdrawals on the White River and its aquifer systems represents a growing and largely unregulated risk. Indiana currently has no minimum stream flow regulations protecting the White River's natural flow from being drawn down by large-scale industrial withdrawals. In the absence of state-level protections, local zoning is one of the few available tools to address this gap. We respectfully request that the Metropolitan Development Commission consider the following additions to the SU-47 district standards: First, require that water management plans include a watershed impact assessment that evaluates the cumulative effect of the proposed facility's water withdrawals on local surface water and groundwater systems, including the White River and its tributaries. Second, establish a threshold above which data centers consuming more than a defined volume of water per day — such as 1 million gallons — must undergo additional environmental review before receiving a permit. Third, require annual public reporting of actual water consumption for all operating data centers in the SU-47 district, so that the community and regulatory bodies can monitor cumulative watershed impacts over time. The White River is Central Indiana's most important natural resource. As Indianapolis positions itself as a destination for data center investment, we have a responsibility to ensure that growth does not come at the cost of long-term water security for our residents, our ecosystems, and future generations. We appreciate the opportunity to provide public comment and look forward to continued engagement in this process.	Daniel Woody	46228	Friends of the White River	marketing@friendsofwhiteriver.org	
122	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Community Benefit Agreement considerations; inconsistent considerations of what's approved or not; monitoring of permitting commitments; overall neighborhood disapprovals	I truly do believe that there should be a detailed community study before any zoning amendments are adopted. While this takes place, there should be a moratorium in place. There should also be a means where all councilors should call down for a full vote. I do believe as well that there should be an x-amount of resident signatures nearby the proposed site before there is a petition for zoning changes. Lastly, there needs to be a some monitoring system around ensuring commitments are actually being provided to communities. I know of a few projects that no benefits have been administered and developers are getting away with it due to the lack of followup from BNS. There needs to be a fully overhaul	Ashley Gurvitz-Landrum	46226	Forest Manor NHA / Monarch Community Solutions	ashley.gurvitz@gmail.com
123	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Hyperscale Data Centers should never be allowed in the State of Indiana anywhere.	Matthew C Sauers	46239-7965	Wanamaker	ingsvin@gmail.com
124	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Alycia	46203		Anonymouslyconscientious@gmail.com
125	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	The 200 feet minimum separation should be increased to at least 500 feet.	Daisy Winkler	4622p		Dzwinkler528@gmail.com
126	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	Water used must be recycled water and not fresh water. A beautification and public health fund must be established by the data center owner to offset any public impact.	Matthew Hornyak	46220	Broad Ripple	matthew.hornyak@gmail.com
127	Data centers should be put in the middle of nowhere and supply their own utilities at a mark up cost	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns,Data centers provide NO benefit to society		Jeremy Bross	46228	Fuckdatacenters united	jbross4@gmail.com
128	Yes	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	No data centers!	Whitney Bross	46228		Wkruble@gmail.com
129	Yes, but with changes to the current draft	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values;Air quality concerns as Indianapolis's air quality already ranks some of the worst in the country.	Any zoning ordinance that doesn't allow for adequate feedback from the entire community is not in our interest. Any zoning ordinance that doesn't include a comprehensive survey of how a data center will impact the community is incomplete. Any agreements that allow diesel generators or tax abatements are not useful to the community.	Carly Henry	46208		Goddess.sue@gmail.com
130	Yes	Electricity/power consumption,Pollution,Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Andrea Lampkins	46220		andrea.lampkins@hotmail.com
131	Yes, but with changes to the current draft	Scarcity of natural resources/water usage;Electricity/power consumption;Safety hazards/heat generation;Stormwater & drainage impacts;Large buildings that don't fit in the community	I think that the data centers should be required to use 100% renewable energy for their operations if they get approved.	Jeff Hasser	46208	N/A	jeff.hasser@gmail.com

<p>132</p> <p>Only if it is crafted to protect residents</p>	<p>Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Pollution;Electricity/power consumption;lack of transparency from developers</p>	<p>Section 740-202 Need definitions for : Information technology (IT) as an accessory use -only have definition of IT R&amp;D (primary use) Enterprise data center as accessory use - with max mW size Power generating facility for a data center as an accessory use Section 742-109 (B) The I-3 district development standards are insufficient for large data centers (&gt;75 mW). Specifically - unlimited building height, no maximum gross floor percentage of outdoor storage &amp; operations, no required separation of outdoor storage and operations from a protected district, and storage and combustion of unlimited volumes of fossil fuel next to a protected district. Small data centers, whether on-site enterprise or colocation, less than 5mW need their own set of development and use standards and allowed zoning district locations. On-site enterprise data centers less than 5 mW could be allowed as accessory uses. On-site enterprise data centers between 5 mW and 10 mW could be allowed by Special Exception in various zoning districts in the Use Table. Small data centers, less than 5 mW and requiring no connection to a substation, could be allowed in I-3 zoning districts by right. The SU-47 needs to differentiate between medium size (5-75 mW) and large (&gt; 75 mW) data centers. Any data center over 5 mW needs to be in an SU-47 zoning district, unless granted a Special Exception as noted above. 2. Existing Structures - this is uninterpretable. What is the aim here? 3. Data Centers often have multiple buildings and that needs to be reflected in the language so there is no confusion. 200 feet separation of a building of unlimited height from a protected district is patently absurd and bad land use planning. There needs to be standards that depend upon the size in mW, height, and acres of the data center. 4. The sound levels should be &lt;55 dB(A) during the day and &lt;50 dB(A) during the night at the property line. The sound levels reaching a protected district should be &lt;45 dB(A) at that property line. The sound levels need to be determined by Code Enforcement, not the owner/operator of the data center. The schedule should be of Code Enforcement's choosing. Fines for violations need to be daily until the property is brought into compliance. Any equipment needed by Code Enforcement to monitor noise should be supplied by the data center. This includes new equipment required if the sound detection shifts to different technology. 5. This is unenforceable.</p>	<p>Pat Andrews</p> <p>46113</p>	<p>Decatur Township Civic Council, Marion County Alliance of Neighborhood Associations</p>	<p>pcandrews@comcast.net</p>
		<p>CONTINUED FROM ABOVE: There need to be limitations on what is an emergency use. 6. A 3-8-foot berm will not screen 36-foot tall generators or buildings of unlimited height. If there are power towers running through the property, no berm is allowed. This needs to be rethought. 7. What is actually required to be buried???? 8. A noise modeling study needs to be submitted prior to a rezoning hearing. A traffic study needs to be submitted prior to a rezoning hearing. A health modeling study needs to be submitted prior to a rezoning hearing. A site plan needs to be submitted prior to a rezoning hearing. An enforceable plan of operation needs to be submitted prior to a rezoning hearing. A water management plan needs to be submitted prior to a rezoning hearing. An electricity capacity plan needs to be submitted prior to a rezoning hearing. A reclamation plan needs to be submitted prior to a rezoning hearing. A reclamation bond needs to be submitted prior to the application for any permit. Proposed access plan for emergency responders needs to be created with the input of the local Fire and EMT services/departments. Yearly onsite training for emergency responders needs to be required. Any specialized equipment needed to respond to the unique conditions or equipment of the data center needs to be provided to the local Department by the data center owners. The data center should not be allowed to provide its own emergency services. (more to be added)</p>	<p>Pat Andrews</p> <p>46113</p>	<p>Decatur Township Civic Council, Marion County Alliance of Neighborhood Associations</p>	<p>pcandrews@comcast.net</p>
<p>133</p> <p>Only a zoning ordinance that protects neighbors otherwise a ban</p>	<p>Pollution;Electricity/power consumption;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;transparency by developers</p>	<p>The water must be closed loop design for large (&gt;75 mW) data centers or any data center requiring access to large volumes of water from municipal or ground water sources. There should be concise, verifiable, regulations for disposal of all water used at the site. Other - to be compliant with the Comprehensive Plan. The size of a data center needs to be considered. It is absurd to consider a large (&gt;75 mW) data center on an office/industrial mixed-use parcel as being in compliance with the Comp Plan. Heavy industrial fits this size data center. The electric and water utilities should be used to determine how fast a proposed data center could connect (without requiring purchase of additional electricity or water from beyond the utility's service area), whether new generation is needed to connect the entire data center, AND whether this would limit any other nearby desirable development because it used up all the capacity in the utility's system. On-site back-up electricity plans should be submitted prior to a rezoning hearing and required as planned - perhaps through commitment. On-site, off-grid, electricity generation or water access plans should be submitted prior to a rezoning hearing. Any excess on-site electricity generation should be required to be made available to the electric utility to enlarge its capacity. No small nuclear reactors are allowed.</p>	<p>Pat Andrews</p> <p>46113</p>	<p>Decatur Township Civic Council / Marion County Alliance of Neighborhood Associations</p>	<p>pcandrews@comcast.net</p>
<p>134</p> <p>Yes, but with changes to the current draft</p>	<p>Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater &amp; drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values</p>	<p>Indianapolis Data Center Ordinance Comments from Julie Goldsberry Submitted May 1, 2026 Overall, the ordinance is strongly slanted in favor of data centers and appears to have been drafted by data center lobbyists. Many protections that neighborhoods need are missing. Specific comments: Section 742-109 (B) - Permitted uses and development standards. If you're using I-3 development standards, then data centers should only be considered in I-3 zoned areas or areas designated in the comp plan as I-3. Remove I-1 and Office/Tech as appropriate areas for SU-47 development (data centers). Specifically, unlimited building height, no maximum gross floor percentage of outdoor storage &amp; operations, no required separation of outdoor storage and operations from a protected district and storage/combustion of unlimited volumes of fossil fuel are a few of the I-3 provisions that are completely inappropriate in areas that adjoin protected districts. Section 742-109 (I) (3) - Protected district separation. Minimum separation of 200 feet from data center primary building to property line of protected districts is ridiculously low. The city of Birmingham AL is considering 1,000 feet for its ordinance per this link: <a href="https://www.aireporter.com/2025/04/29/birmingham-city-council-considers-delays-vote-on-data-center-ordinance/?fbclid=IwY2jwzjw3wYthYBnEhRUAzFibDQkMABlcmkETf4RXXVbG5ScTgyeTNDaFN3CjDjWzch8FwWQDMjYMDMSMTc4ODwM0g5MgABHqs_JNipGQ1z0ZnF1bhCwCERNDal-JbXvLMLU2B0i0Y1mMfVc0BN_0em_1L2L5erh0SjmmzhrW">https://www.aireporter.com/2025/04/29/birmingham-city-council-considers-delays-vote-on-data-center-ordinance/?fbclid=IwY2jwzjw3wYthYBnEhRUAzFibDQkMABlcmkETf4RXXVbG5ScTgyeTNDaFN3CjDjWzch8FwWQDMjYMDMSMTc4ODwM0g5MgABHqs_JNipGQ1z0ZnF1bhCwCERNDal-JbXvLMLU2B0i0Y1mMfVc0BN_0em_1L2L5erh0SjmmzhrW</a> Section 742-109 (I) (4) - Noise levels. Decibel limits for dBA should be no higher than 50 during the day, 45 at night at the data center property boundary line. Decibel limits for low frequency sounds (dBC) should be 65 during the day, 60 at night. dBC waves carry much further than dBA, carry significant health effects and are difficult to attenuate - it's very important to address them in the ordinance. See Prince William Sound, VA's data center ordinance documentation for derivation of these noise limits. <a href="https://www.pwcva.gov/assets/2025/04/DCOM%2020250409%20Status%20Proposed%20Ordinance%20Levels%20PowerPoint%2020250409_0.pdf">https://www.pwcva.gov/assets/2025/04/DCOM%2020250409%20Status%20Proposed%20Ordinance%20Levels%20PowerPoint%2020250409_0.pdf</a></p>	<p>Julie Goldsberry</p> <p>46239</p>	<p>Greater Troy Neighborhood Association</p>	<p>julieg02804@gmail.com</p>
		<p>CONTINUED FROM ABOVE: Measurement of sound levels must be done by a 3rd party, not the data center operator on a frequent schedule, with results posted on a portal for the public to see. The public must also have a mechanism for reporting noise issues and receiving quick responses to those reports. Noise levels during the construction period should also be subject to these noise limits. Section 742-109 (I) (5) - Mechanical equipment. Add a definition of "emergency" for generator use (the definition below is from the US EPA's website). Generators may be used for emergency backup power generation only. Emergency is defined as disruption or discontinuation of the primary energy supply during power outages or natural disasters that are beyond the control of the owner or operator of the facility. Emergencies do NOT include load shedding, peak shaving, power interruptions pursuant to an interruptible power service agreement or scheduled facility maintenance. Source: <a href="https://www3.epa.gov/gghgreporting/help/tool2014/definitions/emergency-generator.html#:~:text=Emergency%20generator%20means%20a%20stationary,be%20considered%20an%20emergency%20generator.">https://www3.epa.gov/gghgreporting/help/tool2014/definitions/emergency-generator.html#:~:text=Emergency%20generator%20means%20a%20stationary,be%20considered%20an%20emergency%20generator. Section 742-109 (I) (6) - Screening. Require generators and other mechanical equipment to be set along building walls that face the interior of the data center complex so that the data center buildings themselves screen the equipment from adjoining properties. All belt berms and buffers (including trees and foliage) must be fully installed before data center construction begins. Berms must be 10' high with 3 deciduous trees and 6 evergreen trees for every 100 linear feet. All trees will be ball and burlap, no less than 3" diameter measured at one foot above grade and conifers no less than 6' in height. The data center shall, at all times, maintain the moun</a></p>	<p>Julie Goldsberry</p> <p>46240</p>	<p>Greater Troy Neighborhood Association</p>	<p>julieg02804@gmail.com</p>
<p>135</p> <p>Yes, but with changes to the current draft</p>	<p>Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater &amp; drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values</p>		<p>Jordan Heskett</p> <p>46237</p>		<p>jheskettmd@gmail.com</p>

136	Yes	Pollution;Scarcity of natural resources;water usage;Safety hazards;heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values		Deborah Kappes	46219	Irvington	potterydeb@gmail.com
137	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Noise impacts on neighboring properties;Safety hazards;heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Tax incentives that adversely affect my individual tax liability		Robert Heskett	46237	Stone Pointe community and HOA	bobeheskett@gmail.com
138	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Data centers should pay for the additional infrastructure they require so that the electric power rates are not effected for residential consumers and can be used to lower current energy costs for electricity as payment for allowing construction.	james heaney	46240		heaneyjames@webtv.net
139	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources;water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	would like to see stronger language around itI would like to see the integration of clean energy, sourcing and discharge of water, and inclusion of pollution impact studies.	Susan Hartling	46240		shartling1@gmail.com
140	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Longevity of use and the amount of time and energy required to rezone back from this particular use in the future		Brad Horn	46220	BRVA, SoBro neighborhood alliance	Horn.bradley@gmail.com
141	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I oppose any costs that will be passed down from utility companies, in order for these centers to be successful. They should eat all the costs required, or provide their own utility services.	Steven Ross	46240		walkthetalkseries@gmail.com
142	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Lighting impacts on neighboring properties;Safety hazards/heat generation;We have a lot of short power outages so concerned about back up generators	We need to pause and do an environmental impact and economic impact study before passing an ordinance. Need restrictions on types of generators, need to create distinction between heavy and light industrial uses in the new zoning classification. Higher berm and fence - need bigger separation from residential homes or protected areas	Ashley	46113		Amiller012592@gmail.com
143	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community;Traffic during construction;Utility costs - citizens are already paying for infrastructure upgrades	Need more classifications and tiers - the ordinance treats all data centers the same	Jackson Hooley	46113		Amiller012592@gmail.com
144	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation	I suggest the addition of environmental regulations, as per the Hoosier Environmental Council's recommendation: 1) using a closed-loop water system; 2) using a large-scale battery energy storage system (BESS) for backup power instead of a standard diesel generator; 3) including pollution impact studies; 4) including requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwaters), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system; and 5) requiring that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources, instead of relying on new natural gas plants which will bring pollution and high carbon emissions.	Emma Houston	46234		enhouston414@gmail.com
145	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Human health risks;Safety hazards/heat generation;Scarcity of natural resources;water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	Extend its current three-week comment period to three months/90 days. To host at least one public forum on the issue in each township of Marion County, and To assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration.	Olivia Houston	46225		Ojhouston569@gmail.com
146	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I did not see any language prohibiting the possibility of this new rezoning from occurring within residential or mixed-use neighborhoods, or from happening to natural areas that are vital habitat. I also think that these new buildings should be required to have either fully green roofs, or full-roof solar panels to offset their electrical drain. These new data center zones should also be required to use native species (outside of the potential evergreen screening wall) instead of standard turfgrass that will be mowed every week, providing native habitat and vital natural water filtration.	Nathaniel Sils	46219	Irvington	nate.sils87@gmail.com
147	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Personally, I do not believe that as written, it goes far enough to curtail the dangers of data centers. Data centers should not be allowed in residential or mixed use zones, and the electricity use must be offset by SOLAR PANEL ARRAYS on the rooftops. Water use must be guaranteed to be closed-loop systems that waste as little freshwater as possible. All areas surrounding the data centers should be subject to ecological restoration, and turf grass should not be allowed. Only native prairie plantings should be allowed, to help restore ecological habitats in the region. Any proposed data centers should REQUIRE community input before they can be built, and the input period should be widely publicized and have a reasonable window for community members to take part in the discussion, ideally a minimum of 90 days.	Nicholas S Yeager	46219		nicholas.s.yeager@gmail.com
148	Yes	Electricity/power consumption;Scarcity of natural resources;water usage;Human health risks;Stormwater & drainage impacts;Safety hazards/heat generation;Preservation of property values;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties		Jennifer Holohan	46268	College Park	jenholohan@gmail.com
149	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Traffic during construction;Noise impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community	I don't want data centers to come to Indianapolis. They put an extreme burden on our already overtaxed power grid and come with many other environmental and social costs. We need strong legislation to regulate generative AI and privacy breaches in addition to regulations on data centers.	Lindsay Stone	46236		lstone216@gmail.com
150	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources;water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;Zoning Classification and Fiscal Transparency	RE: Public Comment for Public Hearing: Proposed Data Center Standards Amendment To the Marion County Department of Metropolitan Development: I am submitting this public comment regarding the proposed amendment to zoning and development standards for data centers in Indianapolis, Marion County. I recognize that data centers are an increasingly important part of modern digital infrastructure, but I ask that any new standards ensure strong neighborhood compatibility, environmental stewardship, and long-term fiscal responsibility. Based on information shared during recent City-hosted community information sessions, the proposal would define data centers in the zoning ordinance and require new data center projects to rezone into a pre-defined "Special Use" district—bringing projects to public hearing and City-County Council review, with additional administrative approval prior to building permits. I appreciate the City's outreach and offer the comments and questions below for the public record. 1. Zoning classification and use requirements (transition to "Special Use") The information session materials noted that data centers are not currently defined in the zoning ordinance, and that when a use is not listed, there are limited pathways (staff similarity determination, a variance/exception for a single instance, or creation of a one-of-a-kind special district). With the proposed amendment requiring data centers to rezone into a pre-defined Special Use district, I request clear guidance on how this transition will work in practice—especially for properties currently zoned Special Commercial (CS) or other districts where developers may seek data center projects. • If a property is already zoned Special Commercial (CS) and the amendment is adopted, would a proposed data center on that site require a rezoning to the new Special Use district, or could it proceed through a variance/exception process? • What approvals, conditions, and opportunities for public input will apply under the Special Use approach (e.g., MDC hearing, City-County Council action, administrative approval criteria before permits)? Page 2 May 4, 2026 • Will there be any "grandfathering" or transitional rules for projects already in the pipeline—and if so, how will nearby residents be notified and engaged? 2. Sustainability and environmental accountability Data centers can have significant impacts on land, energy, and infrastructure. The draft regulatory topics discussed in the session materials included stormwater/drainage, renewable energy usage, and verification of other regulatory approvals (e.g., air and water permits).	Robin Heldman	46237	Gateway Community Alliance	Robin@rhcrc.us

			CONTINUED FROM ABOVE: I strongly encourage the City to require meaningful, enforceable on-site sustainability measures as a condition of approval, not just aspirational guidance. • Why are developers not required to incorporate on-site sustainability practices (e.g., energy efficiency commitments, renewable procurement targets, heat mitigation strategies) as part of project approval? • Can the standards require preservation and integration of existing wetlands and woodlands within the development footprint—rather than relying primarily on off-site mitigation—so that environmental impacts are addressed where they occur? • Will the required operators plan include ongoing monitoring and enforceable compliance mechanisms related to noise, lighting, stormwater performance, and emergency/safety plans? • Will the decommissioning plan require financial assurance so the public is not left with abandoned structures or remediation costs if the use ends? 3. Neighborhood compatibility near residential areas I appreciate that the proposed amendme	Robin Heldman	46237	Gateway Community Alliance	Robin@rhrcorp.us
151	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Requirement of solar on roof/parking lot to offset power consumption along with native prairie that would eliminate the need for constant mowing of dead zone lawn.	Joseph Zicherl	46219		joez1981@yahoo.com
152	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values	Extend its current three-week comment period to three months/90 days, to host at least one public forum on the issue in each township of Marion County, and to assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration. Add a provision that all data centers must be closed loop systems and require disclosure about PFAS use. Require the use of large-scale battery energy storage systems (BESS) or Tier 4 diesel generators. Require water sourcing plan and pretreatment of wastewater prior to discharge.	Mariele Carozza	46224		mlcarozza@gmail.com
153	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data centers do not bring in jobs to the area. The cost-benefit analysis does not make sense for citizens. We will pay the cost with our wallets and health while the data centers destroy our town and make millions. We do not want data centers in our neighborhoods.	Malory McCollum	46202	Hosier Environmental Council - Donor	mccollumalory@gmail.com
154	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Preservation of property values	No data centers in Indy please.	Tahlor Payton	46032		Tahlorpayton@att.net
155	Yes	Electricity/power consumption;Pollution;Human health risks;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Joey Van Rijk	46205		Jbvanrijk@gmail.com
156	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Preservation of property values	To protect our communities from health hazards and inflated costs, please revise the draft to include the following: pollution impact studies, to help determine where data center pollution is likely to end up in the local environment and identify related health risks to the local neighborhoods; closed-loop systems in all data centers, to improve energy efficiency and reduce fresh water consumption by up to 70%; disclosures about discharge levels of PFAS in cooling systems, since these are toxic chemicals that are not currently regulated under Indiana statute; large-scale battery energy storage systems (BESS) instead of standard generators; a plan to work with AES Indiana to prioritize and pay for clean energy or distributed energy resources.	Hannah Varad	46205	Hosier Environmental Council and Citizens Climate Lobby	h.varadi@gmail.com
157	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		lauren stanic	45628	Northern Estates homeowner's association	laurenstanic@gmail.com
158	Yes	Electricity/power consumption;Human health risks;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Preservation of property values		Samuel Pigott	46202		Spigott987@gmail.com
159	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	The proposed ordinance amendment is far too limited and far too general. First, data centers come in a variety of sizes and this proposed language treats them all the same. The process for medium, larger, and hyperscale facilities should be differentiated. There must be a different criteria for zoning projects that will require electric power and water in excess of 100 MW and 10 million gallons of water per year. The process of permitting these facilities should also align with the City's Thrive Indianapolis Plan and critical goal of achieving greenhouse gas emission neutrality by 2050. This amendment does not address the type of water system used, when all facilities should use closed loop systems. We should require maximum on-site electric generation with solar PV with battery storage for back-up generation instead of diesel generators. The setbacks should be increased to 1000 ft. There are no provisions for credit-worthiness of developers nor a mechanism for decommissioning costs (bonds or escrow). There are no limitations for critical pollutants such as PFAS-class chemicals. There should be required impact assessments for all pollutants and monitoring systems. And lastly, there should be sensible limitations to the use of Non-disclosure agreements. There are many critical details to get right which is why we recommend a Moratorium immediately so that the proper attention can be paid to this extraordinarily complex and evolving situation and residents can have a chance to learn more and share their views.	Shannon Anderson	46205	Earth Charter Indiana	shannon@earthcharterindiana.org
160	need more info	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Clare Wildhack-Nolan	46208	Rocky Ripple Equity Action Peace	Campwildhack@gmail.com
161	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;Lighting impacts on neighboring properties	There needs to be some sort of strict monitoring and additional pollution mitigation for all backup diesel generators associated with data centers	Wildstyle Paschall	46208	Near Northwest	Wildstyleproducer@gmail.com
162	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Traffic during construction;Large buildings that don't fit in the community;Human health risks	Data centers help no one except the few people that own them and whomevers pocket they are padding.	Andrew Riestler	46142		Andrew_riester@yahoo.com
163	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community	Why do businesses get preferential treatment from government over people's rights to privacy and freedom from overwhelming development?	Emilio Stanford	46220		O2hard.fourth@icloud.com
164	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;impact on my only available water source, my well.	Calling for moratorium. Decatur Township IS NOT THE PLACE FOR A 1.1 MILLION SQ FT DATA CENTER. Not to mention, it will be 200 yards from people's backyards. There are no real regulations with severe consequences for lies, failed operating systems. WE THE PEOPLE OF DECATUR TOWNSHIP ARE BIT BING PROTECTED. PUT PEOPLE ABOVE SOMEONE ADDING TO YOUR WALLET. Advancement is great, but not when it will hurt people. Imagining sitting in your own backyard, and 200 feet away is a massive concrete mega structure. There will be zero enjoying family time in backyards	Jennifer Etter-Cox	46113	Decatur Township	Yetter14@sbcglobal.net
165	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We should have a moratorium on Data Centers across the state until more data is readily available and the State has a water plan based on new information from these Data Centers.	Jason DeArman	46250	Friends of the White River	director@friendsofwhiteriver.org
166	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	We are entering into this way too quickly with less than 3 weeks for citizen's comment...what else are you trying to hide?	Charlotte Lemieux	46201	Citizen of IN/Little Flower, Indianapolis	clemieux@le.edu
167	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Listen and follow what the constituents want.		Deborah Peterson	46237		debbleynn09@yahoo.com
168	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	There needs to be an amendment for a binding legal agreement that forces data centers to incur and all power grid costs with AES.	Reagan Wohlford	46205		rkw2017@gmail.com

169	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Out of control capitalism, Lack of safeguards on AI/LLMs impact on human health, honestly the list is pretty much endless	Jim Poyser	46208	This is a personal statement I'm making, there's no data center going up in my neighborhood, my concerns are broad community concerns.	apocajim@gmail.com
170	The song regulations don't go far enough to ensure the health, wellness, and safety of our citizens. What about the environmental and water concerns?!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction	Keri Jeter Lewis	46220	This is not a good enough example of protections for our people. These need to be strengthened to protect Indy residents and our environment. This is barely anything at all.	kerijeter@hotmail.com
171	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Megan Lapa	46219	Amend SU-47 to include a 500ft residential buffer, mandatory dBC (low-frequency) noise monitoring and acceptable limits, and proof of non-toxic soil remediation for brownfield sites. Extend SU-47 Protected District status to include all schools, libraries, and public parks and greenways with a mandatory 500ft setback.	mlapa08@gmail.com
172	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Bobbie Mox	46241	1. Massive grid impact, low local return. A single hyperscale data center can pull as much power as tens of thousands of homes. That means new substations, transmission upgrades, real grid strain. And what do you get in return? Very few long-term jobs and limited local economic activity. So the argument is simple: The city takes on infrastructure risk without proportional community benefit. 2. Water consumption and cooling strain. A lot of these facilities rely on evaporative cooling — we're talking millions of gallons of water per year. In a state that deals with drought cycles, that matters. The argument: You're allocating scarce water resources to a low-employment industrial use instead of housing or diversified economic growth. 3. Noise and constant industrial presence. This isn't occasional activity. It's a 24/7 baseline hum — cooling systems, generator testing, constant operation. The argument: This is effectively heavy industrial use, and it's not compatible with residential or mixed-use environments. 4. Land use inefficiency. These are massive, windowless buildings. No foot traffic. No street-level activity. No community integration. Compare that to housing, retail, offices.	joyfuloul777@gmail.com
173	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Traffic during construction;Preservation of property values	Kristin Randall	46241		monkcr@aol.com
174	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Elise Hertz	46201		Elisehertz@yahoo.com
175	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;residential utility bill hikes due to unfair consumption of resources	Connie Lewis	46221	This is a good start but on top of protecting our natural resources and the peace of communities, I worry that AES, citizen's energy (water) and more utilities will quietly prefer data centers while making us, the residents, pay for 'updates' and generally increase our bills to compensate for strains on our already dated water and power supply systems. AES in particular already raised rates twice citing vegetation management and 'updates' but the city still can have a mild thunderstorm and we go without power for hours if not days. To cite the recent change at the proposed data center in eagle creek, we should also be finding ways to address how they're likely to just put the wastewater upstream which ironically goes downstream right into the place that we don't want it. Thirdly, I live in West Indianapolis and recent reports indicate we have some of the highest air, soil and water pollution as it is - data centers are only going to increase that and quite frankly nobody trusts data centers or any member of the government because we are seeing how council members are voting for the sake of potential money coming in but that's a short-sighted vision for what will turn into long-term problems, concerns and generally how people advocate that they do not want these built and they're still being built and we're ignored.	connielewis158@gmail.com
176	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Pamela Donahue	46113		Decatur Paminbf1@yahoo.com
177	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Decatur township Kenneth Donahue	46113	Decatur township	Hootercraze@yahoo.com
178	Data centers do not belong near neighborhoods	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Christy Caruso	46221	Data centers shouldn't be allowed near neighborhoods. There is too much we don't know about them. There are studies being published that show detrimental effects to health and property values. Also there is a risk of terrorist threats with all the above ground diesel stored there.	Decatur Township Civic Council Member Christycmb@icloud.com
179	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Paul Oberley	46231	A distance between the center and residential housing needs to be established.	pinindy@gmail.com
180	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Construction noise 24 7 365	Ronald Bailey	46114	Limit construction hours if 1000 feet of a home. No construction on Sunday. Limit generator testing to a 45 minute window one day a week.	Ronbaileyindy@gmail.com
181	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Olimpia Gutierrez	46312	Data center zoning regulations need to take in account the massive use of electricity and water resources as well as the threat of air, water, and noise pollution. We should be decreasing our energy uses to help mitigate the consequences of climate change. Of specific concern are the "back-up" diesel generators data centers require. They say they are for emergencies but in many places they are running them 24/7 as a regular power sources. Strict limits need to be imposed on the use of back-up generators in regards to when and how often they can be used.	Earth Charter Indiana olimpia.gutierrez@gmail.com
182	I want a ban on data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Russ Glashan	46113	the ordinance should ban data centers	russglashan@comcast.net
183	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Donna Rice	46113		Protect Decatur Township Donnarice1@gmail.com
184	No more data centers until we give current ones a chance to prove they are as good a neighbor and safe as they say	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Janice McWhirter	46113	Please do this responsibly-do not build hyperscale in residential, school zones etc	Civic Counsil Janmchwirter32@yahoo.com
185	No data centers	All are very concerning . They should never go on a residential area .	Tim McWhirter	46113	I don't understand why you keep pushing data centers. The hyper scales are way too large. You have no idea how they're gonna affect any of the areas too much too fast .	Civic Council timchwirter1@sbglobal.net

186	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Mary	46221		Mary.waling@gmail.com
187	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Luann Guillaume	46221		lbginidy@aol.com
188	Band data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Band data centers	Cathy Burton	46259		cb7801@aol
189	I don't understand this question I don't support any data centers within ten miles of any residential area	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Has these large data centers been observed from health organizations?	No	Sandra Cribbs	46113	None	dvandsand@att.net
190	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction		L Williamson	46221		hltstax@gmail.com
191	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Jane	46241	Camby	Jane@yahoo.com
192	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I am a senior and bought my home to be close to the area for convenience of local businesses, family and community events. My home is my biggest purchase and deciding where had a lot of research on affordability and the area has several walking trails and wildlife preservation areas. Decatur was a great area for property taxes as well as access to Indianapolis and Mooresville. I am highly disappointed in the building of a data center in my residential neighborhood. The risk are not worth the small benefit of this being approved. Our utilities are continuing to be unaffordable as well as our taxes. The environmental issues are very concerning as well as far as the safety and security issues. Pollution, noise, water are highly a concern. There is also a big facility in the area that has challenged children and adults with disabilities that could enhance their well being. I urge you to pause this structure until the city and Sabey are more transparent on their plan and safety in our community for our neighbors. Lastly this facility should not have any tax abatements	Celia Chadd	46113	Harvard Green	celiachadd@yahoo.com
193	Yes	Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The fact that we just don't want it here! So many residents are opposed but ignored.		Kay Hatton	46113	Trotter Road neighborhood association and Decatur Township Civic Council	Kay_Hatton@sbcglobal.net
194	Yes	Preservation of property values;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Safety hazards/heat generation;Human health risks;Pollution;Electricity/power consumption		Linda & Jim Carne	46221	Old Mill Park residents	thegreat@iquest.net
195	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Mr. and Mrs. Joseph Coleman, Jr.	46241	Nome	sharicof57@att.net
196	Don't think it should be in Marion County at all or in any suburb.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	No amendments. Put it somewhere else by a large body of water and access to hydro, solar, wind instead of driving our environmental and financial costs up.	Jacqueline Marsh	46221	NA	Jacqueline.marsh@hotmail.com
197	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Safety hazards/heat generation	I believe that the Data Centers should be built out in the country and not around residential areas	Barbara Gammon	46221	Protect Decatur Township	bgammon9910@gmail.com
198	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Please read and add the protections provided by Decatur group. They have covered what is needed.	Many things stand out that need addressing to protect citizens, noise, pollution, and quality of living. Something that jumped out was 200 ft between homes and data centers! That is what is required for residential and light commercial! Data centers are not low impact. The Decatur group has best list.	Pam Hume-Engle	46227	Responding as a citizen. Southern Homes Homeowner assoc.	Phumeengle@icloud.com
199	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties		Steven Grossi	46205		hellostevgrossi@gmail.com
200	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	I request the draft be updated to address the enormous electricity and water demands of large data centers, how they source their power, and in what communities they can build. The draft does not take into account how to reconcile these projects' enormous greenhouse gas emissions with our city's Thrive Indianapolis goals and our commitment to carbon neutrality.	Jaclyn Przybysz	46260		Jaclyn.baker7@gmail.com
201	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Would love some clarity on how conflicts of interest are being managed when zoning and economic incentives are sitting under the same agency. • Certified quality of life plans → How much power do these have? Does current planning refer to these as they request denial or approval? • For community benefits agreements, who will be responsible for ensuring developers actually follow through on their commitments? I worked at DMD for four years, and my impression was that the incentives team could sometimes be a bit lax on compliance. I understand there are capacity constraints, but this feels like a critical area to prioritize.	Andrea watts	46220	Health by Design	Awatts@hbdin.org
202	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community	In the electricity capacity plan that the data center is required to submit with its application, specifically require that the applicant include a thorough evaluation of aggregating currently unused capacity from the distribution grid through distributed energy resources like batteries and demand response. It is my understanding that finding and utilizing such capacity is always much less expensive than building the expensive new thermal generation facility that the utility will propose since the utility is guaranteed a profit on its capital expenditures and the thermal plants are the largest capital expenditures, and thereby largest profits, available to the utilities. As an example, see what Google and Xcel Energy did in Minnesota. It is also my understanding that companies like GridCure, and Camus Energy have extensive experience aggregating capacity from the distribution grid. Optimizing the utilization of the existing grid is the cheapest and cleanest source of additional capacity.	Stanley Rorick	46220		stan.rorick@gmail.com
203	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	No data centers please!	Jan Buchanan	46229		jan-buchanan@att.net
204	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Pollution		Leah Coppess	46113		L.coppess79@gmail.com

205	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	Mandatory City Council review and vote for all data center proposals regardless of zoning classification to ensure transparency, accountability, and meaningful input from stakeholders and residents. - Minimum buffer distances of at least 500-1,000 feet from residential zones, schools, parks, and community-serving uses - Clear prohibitions or additional review requirements for siting near vulnerable populations - Stronger community input and approval mechanisms prior to siting decisions - A required Community Impact and Disparate Burden Assessment prior to approval of any data center development, requiring developers to demonstrate that proposed projects will not create disproportionate or cumulative harm to surrounding communities over time, particularly in areas with a history of disinvestment or concentrated industrial use.	Ada Smith	46235	n/a	n/a@gmail.com
206	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Residents should be consulted prior to contracts being signed. Residents voice and choice should take precedence when conflicts arise between residents and their elected representatives.	Shana Cash	46234	Dandy Creek Homeowner's Association	shanacash@gmail.com
207	I do not support the approval of any data center property in Indiana.	Scarcity of natural resources/water usage;Electricity/power consumption;The methods of a closed loop circuit is not the end. The companies can ship in desalinated water from the coast if they want water. White River and eagle creek are already struggling to supply us	No data center approval of any kind. Site plans like this one have to prove a benefit to the community and the community is very clearly stating there is not a single benefit to these data centers to the general public.	Justin Ventura	46204	Business and neighborhood Services and KIB	justinmikeventura@gmail.com
208	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Lindsey Felty	46201		Lindseyfelty@gmail.com
209	I would prefer to see a three-year hiatus on building any data centers in Marion County to give us time to better understand the environmental, economic, and health impacts of these facilities. If that cannot happen, then regulations are required, but changes need to be made to your current draft.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Lack of substantial job creation and lack of contributions to tax base through ridiculous tax incentives	1) The ordinance should restrict the type of water system a data center uses to a closed-loop system. 2) The ordinance should restrict what data centers can use for backup power, namely large-scale battery energy storage systems (BESS), which provide silent, emission-free, and near-instantaneous backup power. Or at least Tier 4 diesel generators. These generators meet the EPA's strictest emission standards, reducing particulate matter and nitrogen oxides by over 90%. 3) The ordinance should require proposed data centers to commission environmental impact studies on the local community. 4) The ordinance should limit for how a data center sources water (to prevent over-reliance on or depletion of groundwater). Additionally, data centers should be required to pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers. 5) The ordinance should require that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources. Thank you.	Jason D'Angelo	46237	none	jasondangelo7@gmail.com
210	Yes, but with changes to the current draft	Electricity/power consumption;Noise impacts on neighboring properties;Preservation of property values;Human health risks;Scarcity of natural resources/water usage;Pollution;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Traffic during construction;Large buildings that don't fit in the community	Add requirements or recommendations related to quality of water and electricity use. Ensure the environment is being prioritized over money. Water is a finite resource, if we are not careful, we will run out.	Anna Ziebell	46240	Castleton	annaziebell@yahoo.com
211	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	I think Indianapolis should immediately enact a moratorium on new data center development, permitting, and construction to allow adequate time for reasonable policies and regulations to be enacted that protect its citizens from harmful impacts.	Stanley Rorick	46220		stan.rorick@gmail.com
212	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Bronwen Greenfield	46234		bronwenhgreenfield@hotmail.com
213	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Energy subsidies or deals providing energy to these developments at a lower cost than the residential rate. These centers should be required to pay more per kWh than residents, and will be fully responsible for all improvements to infrastructure while the data center building is present on the site, even if no longer utilized	These data centers are intended to grow revenue of tech companies who already have immense power over our entire society. I'm very concerned that these centers will provide millions of dollars in value to the companies who benefit from their use. It seems incredibly irresponsible and unfair to offer any kind of subsidy or discount on energy or water consumption vs the local community members. They are coming to Indiana for cheap land, which is a finite resource, while Indiana faces the nations highest rate of evictions. There is a disconnect there, and I'm not sure what the solution is, but we should not bend over backwards to allow these just so the city can make a quick buck. What happens when the bubble pops and some of these centers go offline? Just gonna make it into a warehouse? This all feels so disrespectful to people who call our city home.	Andrew Sexton	46205	N/a	acesexton@gmail.com
214	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction		Beverly Noble	46222	Near west	K.noble@att.net
215	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Why is the predominately black neighborhood the only data center that will not have to abide by these new rules and regulations? Yet they will be getting a fuck ton of tax abatements.	B	46218	Protect martindale bright wood	Fuckron@gmail.com
216	I want zero (0) data centers.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;They don't create long term jobs and when the AI bubble pops they will sit empty	Don't give tax breaks to billion dollar AI companies	Stephen Zumbun	46201	Bosart Brown	stephenz317@gmail.com
217	The ordinance should ban data centers	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The ordinance should ban data centers	Carl Goldsberry	46239	Greater Troy Neighborhood Association	carl.goldsberry@yahoo.com
218	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Pollution;Stormwater & drainage impacts		Andrew Taylor	46236		Andrew.b.taylor2@hotmail.com
219	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties	No to data centers in Indiana	C. Andress	46203		Colleenfields@icloud.com
220	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	I heard 2-3 data centers were approved around 2 miles from Irvington. With these data centers known to increase temperatures. To place them in cities with already hotter temperatures then the surrounding rural areas makes no sense. Plus me and most likely most people are uninterested in data centers for AI to take peoples jobs and cause mass addiction to chat bots. This is unacceptable trajectory for our society.	Carrie Ballard	46219	Community Heights	cjballar4@gmail.com
221	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I want the community to be listened to		Kelly Cochran	46201	N/a	Kelly@intentionaldhd.com
222	We do not want data centers in our communities	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Nobody who lives here wants these. The people who want these don't live here, and want data centers far away from where they live.	I do not want data centers built in our communities. I do not want to subsidize the costs of building, operating, or maintaining data centers in my community or any other community in Indiana.	Ed Maudlin	46241	Garden City	edmaudlin@gmail.com

223	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Large buildings that don't fit in the community;We don't want data centers in our communities. ,Traffic during construction	Pay attention to constituents. They don't want it	Amber Knox	46241		amberdawnknox@msn.com
224	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction	The zoning ordinance amendment should have standards that define how much pollution, water use and added burden to utility bills would be allowed for a recommendation from staff.	Enrique Saenz	46221		enrique.saenz1@gmail.com
225	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Preservation of property values;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks		Chelsea	46222		jdj317@gmail.com
226	No	Electricity/power consumption;Pollution;Preservation of property values;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;Scarcity of natural resources/water usage	Thos does not address pollution, health concerns, property concerns or ensure residents won't pay for the utilities at these places. It does nothing for the residents who said they do not want these in their neighborhoods. It is irresponsible and and like you're laughing in their faces.	Laura	46224		Lauradora728@gmail.com
227	No	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Pollution;Large buildings that don't fit in the community;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Preservation of property values;Traffic during construction;Noise impacts on neighboring properties		Roselyn Allan	46239		roselynallan@yahoo.com
228	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;How will the money generated by Data Centers return to the community and individuals of the community?		Matthew	46259	Just a guy	Matthewjarrett28@gmail.com
229	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Preservation of property values		Eliana Bodin	46202		Elliebodin17@gmail.com
230		Any ordinance must clarify the legal repercussions for data center ownership over any added utility costs or pollution. If our city lacks that authority, then any ordinances are meaningless as our state has recently and repeatedly signaled their intention to lower environmental standards and utility enforcement.  Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;The method of Data Center development, so far, has appeared to subvert residents' interests to moneyed interests, even by a district's own representation. That reduces faith in local government and, in Martindale Brightwood's case, commits to a brownfield for at least another lifetime.	Given the near-unanimous rejection of data center by communities across the city/state/nation, I would have hoped legislators and city leadership would detect a winning position and at least try to get on our side of this issue. I have no idea why DMD/Mayor/Council want to be in opposition to residents on this.	Greg O'Neill	46220		greg.bigtime@gmail.com
231	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	I am thankful DMD is putting forth proposed zoning regulations for data centers. Thank you for your hard work toward protecting Indianapolis, Marion County, its residents, and, also Eagle Creek Park and Eagle Creek Reservoir. My contention is that a 200' noise buffer is Not enough; I think data centers should be placed downtown in existing infrastructure with noise buffering insulation (some homes near airports are offered sound deadening or sound proofing, use these but only if data centers are taking up office space downtown). Otherwise, I think the noise (and vibration) buffer should be 1/4 mile or more. This would make the old Sears Automotive at Lafayette square a possible use as a data center. I am for the requirement of detailed plans regarding water and power usage and restoration of the area to natural habitats after the data center becomes obsolete (I am for requiring a definition of obsolete and including funding for and management for the destruction of the data center in the original building plans). I also think data centers should be required to be closed-loop systems that geo-thermally defray heating costs for surrounding residential areas. Data centers should also be required to rely on solar power to limit the draw they place on surrounding electrical infrastructure. This isn't zoning, I don't think, but I also think data centers should not be offered any tax abatement whatsoever. Further, I think data centers should only be admitted to areas after a year-long proposal and disclosure plan and a 75% in favor vote by private residents within a 30-mile radius of the proposed site. Thank you for considering my ideas.	Kimberly Hunt	46228		Khmedis@gmail.com
232	they will massively pollute and potentially destroy critical land and waterways so they should not be built on this land.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Traffic during construction;the massive water emergency it represents being built between two major waterways that go into the center of Indianapolis and the rest of this country.	none of this matters if there is no usable land or water for this city. I'm not a politician, this from the Most High, I'm only trying to help you see what's coming, thank you.	Concerned denizen	46201	all praise to the Most High	allpraisetotheMostHigh@yhvh.com
233	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	This sort of project just doesn't belong in an Urban Environment	Matthew Brooks	46205	Brooks Publications	matthew@brookspublications.com
234	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Please listen to the community! One person at DMD should NOT be the decision maker!!!	Donna Rice	46113	Protect Decatur Twp. & Decatur Twp. Civic Council	Donnarice1@gmail.com
235	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data centers should not be in Indy at all. If they must be built (and I really question their alleged usefulness) they should not be in highly populated areas.	Allison Hunt	46203		hunt.allison.h@gmail.com
236	I don't support zoning for data centers. I don't think they do anything to improve our communities.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Large buildings that don't fit in the community	Data centers are NOT infrastructure. Infrastructure adds value to our communities. Roads, sewers, electrical grids, bridges, parks - all of these things add value. Data centers add no value. They will put a strain on our resources making electricity and water/sewage more expensive. They do no add jobs. They take away green spaces. They pollute our already polluted city leading to poor health outcomes in a time where healthcare is already prohibitively expensive. We don't want AI, we don't use AI, and we shouldn't have to sacrifice our quality of life for tech billionaires stupid ideas.	Savannah Montoya	46241	Concerned taxpayer	savannahull14@gmail.com
237		Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Safety hazards/heat generation;Human health risks;Scarcity of natural resources/water usage;Electricity/power consumption;Noise impacts on neighboring properties;Preservation of property values		Megan Banet	46226		Msbanet@hotmail.com
238	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;AI needs to be regulated, not given free rein with data centers		Maureen Dobie	46220		dibiegillis@gmail.com

239	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Extractive economic model moves resource from inside the city to other locations.	Good start - lower decibel threshold - centers need to generate their own electricity with clean energy, enough to be a net positive to the local grid - any displaced or impacted residents need to be compensated with equity shares from the sponsoring company- any company sponsoring a data center needs to commit \$100M in philanthropic investment over the next 5 years	Ben	46260	North Willow Farms	benjamin.c.leslie@gmail.com
240	NO DATA CENTERS IN INDIANAPOLIS	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns;NO DATA CENTERS IN INDIANAPOLIS	NO DATA CENTERS IN INDIANAPOLIS	Andrew	46250		acwann2814@gmail.com
241	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Stormwater & drainage impacts	We are ignoring the community asks to keep these data centers out of our neighborhoods. The sheer amount of resources that are consumed by them, with these costs likely being passed onto the consumer is shameful.	Jessica Sorrels	46208	Crown Hill	litmisspringfield@yahoo.com
242	Yes	Pollution;Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Preservation of property values;Traffic during construction;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation	We don't want Data Centers in our communities!	David Smith	46219		naptowndave@yahoo.com
243	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	Please issue regulations that will protect for the long term - protect against negative impacts on our grandchildren and great-grandchildren.	Paul Severance	46107	Hoosier Environmental Council	pseverance1@mac.com
244	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Renee Rodriguez	46201		rodr1374@gmail.com
245	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	The current ordinance should ideally require that data centers use all data centers built in Indianapolis use closed-loop systems, use large-scale battery energy storage systems (BESS) for backup power, and pollution impact studies must be required for development to take place. Additionally, the ordinance should include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Finally, the ordinance should be strengthened to include additional details around community benefits and require data center operators to engage with the community during development. The inclusion of language around non-disclosure agreements must also be incorporated into the ordinance to ensure the public in Marion County/Indianapolis has proper viability into data center plans. NDAs that shield public officials from plan details are exceedingly problematic.	Eddie Metzger	46219		eddiemetzger@gmail.com
246	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Citizens do not want to leave near data centers.	Alex Malinowski	46222		alexmalinowski74@gmail.com
247	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Large buildings that don't fit in the community;Excessive light at night.	I don't want any data centers in Indiana, but certainly none where their water and electricity usage would affect the population, causing low water pressure and high electricity bills. I do NOT want to pay for their electricity usage. Indiana already has a problem with unusually high electricity bills, and the recent privatization of AES is regrettable. I am not convinced AI is truly benefiting humanity. Perhaps it has some limited use for certain things, but overall it is often grossly inaccurate and just serves to dumb-down the population, give narrow-minded answers, replicate fake news, and encourage students to cheat rather than learn. If a few data centers are needed, they should be in areas far from the population--and let the companies generate their OWN water and electricity through recycling and solar energy. Finally, Politico recently reported on a data center that used 30 MILLION gallons of water for which they did not pay a cent and which caused the water pressure to lower considerably. These data centers are crimes against humanity and should be eliminated or highly regulated. They should never be built at the expense of harming the environment and sucking the life out of the local community.	Rowena Galavitz	46227		rowenagalavitz@yahoo.com
248	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Electrical grid	I think data centers should be responsible for offsetting their electrical consumption through solar power or other green means. I think there should be a provision on light pollution. The heat output of the facility should also be measured at the property line and limits imposed.	Janette Perez	46217	N/A	janette.perez.comedy@gmail.com
249	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data Centers need to be outside city limits and should not be adjacent to residential zones.	Jennifer Redmond	46219	Irvington	jbosler@sbglobal.net
250	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Austin Parker	46201		Austin_Jr.robbs@gmail.com
251	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Add minimum distance from residential zones. Water systems should be self contained to minimize use of public water supply. Stricter regulations on allowed water use. Stricter regulations on emissions. Advanced technology needs to be held to a higher standard than current as new technology is MEANT to be improvements. Standards should improve with technological advancements.	Elliot Parker	46201		smocks81pikes@icloud.com
252	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Companies likely to not hire local talent;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Human health risks;Safety hazards/heat generation	These companies are clearly only interested in Great Lakes linked aquifers.	Benjamin Anderson	46219		b.anderson11688@gmail.com
253	Would help to supply a link the current draft as part of this survey for those who don't even know it exists.	Electricity/power consumption;Pollution;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Noise and lack of communication around construction like there is currently for the Blue Line. Large ass vehicles going down residential streets. Assholes speeding in neighborhoods and side-swiping vehicles on detours. This city fails us at every turn.	Keep these data centers out of Indianapolis period. This is a city, and there are plenty of other spaces in this COUNTRY where they can make their noise and light pollution without disturbing so many families at once. And they don't even seem to generate a lot of jobs once they're built, anyway! Who is benefiting from this because it's NOT US!	No.	46219	Community Heights bordering Historic Irvington	No.
254	I want Indianapolis zoning regulations to ban data centers.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Preservation of property values;Artificial intelligence;Lighting impacts on neighboring properties;Large buildings that don't fit in the community	I want data centers banned in Indianapolis.	Emily Fletcher	46219		emilyfletcher@indy.rr.com
255	The zoning regulations don't go far enough. Data center must NOT be built in residential neighborhoods! Why is this even on the table? Data centers belong near warehouses and undeveloped land, NOT NEAR HOMES!!	Electricity/power consumption;Noise impacts on neighboring properties;Safety hazards/heat generation;Preservation of property values;Large buildings that don't fit in the community;Utility subsidies paid for by residents;Scarcity of natural resources/water usage;Human health risks	Even at low decibels, a constant low hum will negatively impact humans' mental health. It is NOT OKAY to zone for allowing data centers in neighborhoods.	Rachel Torres	46202	Riverside Civic League	rfttig@gmail.com

256	Yes	<p>Yes out the current draft does not go far enough. Keep them out of our neighborhoods!! Data centers are out of place in human neighborhoods so why are they being built there? It's so they can have their utility usage subsidized by surrounding residents. Since data centers are only ever built in poor neighborhoods, this is an injustice to low income people who are already struggling and working hard and not able to get ahead. The CEOs benefiting from exploiting the poor can do without a sixth yacht and pay for their own damn electrical usage for the data centers and</p> <p>HEAT. Data centers produce a lot of heat and with our hot and humid summers, we will be infuriated having our ambient outdoor temperature raised even one degree. It's already prohibitively expensive for a lot of us to cool our homes. Human health risks;Electricity/power consumption;Safety hazards;heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Scarcity of natural resources/water usage</p>	Keep data centers OUT OF OUR NEIGHBORHOODS!! We're tired of the oligarchs shitting all over us constantly!!	Rachel Torres	46202	Riverside Civic League	rftettg@gmail.com
257	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	Developers should not be given tax breaks as incentives to build in neighborhoods where the residents are paying their fair share.	Phil webster	46113	Decatur township civic council	Websterphil25@gmail.com
258	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Large buildings that don't fit in the community;Preservation of property values;There should be NO tax abatements		Lorrie Headley	46113	Decatur Township Civic Council	lhf1950@aol.com
259	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Data centers don't belong in Indiana. However, if we must, it should be required that the data center give sizable funds to a water renewability resource in the area in which it is being built, for the duration of its occupation.	Lauren Lay	46201	Little Flower	laylauren@gmail.com
260	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The role of City-certified plans in informing zoning recommendations	Please explain why there is a City-certified process for quality of life plans and why that is being disregarded. Please share the role of individual investments of elected officials and their donors in the decision making process.	Jane Smith	46219		jane@NotConfidentOfNoRetribution.com
261	Yes	Electricity/power consumption;Human health risks;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Preservation of property values;Traffic during construction;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Stormwater & drainage impacts	Data Centers do not belong in our city.	Briann	46219		briann.n.durham@gmail.com
262	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;what happens if the company goes under		Ed Locke	46254		lockel@comcast.net
263	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	I don't want my daughter's generation to pay the price for our greed and profit hungeriness. Leave wild spaces alone or we all will pay a price some day.	Hannah Monroe	46205	N/A	hmonroe7@gmail.com
264	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Preservation of property values	I believe you should slow down. Put a moratorium on data centers and take the time to research the impacts and best practices before coming up with a zoning plan. I am especially concerned about the increased air and water pollution. Indiana is one of the most polluted states in the country. It affects our breathing, our health, and our life spans. I never had any respiratory issues until I moved to Indy from NYC in my 20's. That tells you just how toxic it is here when Indy has worse air than NYC. We need to do better. Hoosier lives and well being should take priority over making money. Take a step back and come up with a plan that protects our health and the environment first and foremost. In the grand scheme of things, that's what should take precedence.	Laurie Klinger	46201		laurieklinger@att.net
265	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values		Deborah Kappes	46219		potterydeb@gmail.com
266	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Electricity/power consumption;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts	- 1) Extend the current three-week comment period to three months/90 days, 2) To host at least one public forum on the issue in each township of Marion County, 3) To assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration. 4) Include regulations regarding the water system used by data centers, specifically requiring all data centers built in Indianapolis use closed-loop systems. 5) Required disclosure about use of PFAS, or "forever chemicals," in cooling systems. 6) Secondary power source regulations to prevent reliance on diesel generators in the event of power outage, favoring instead large-scale battery energy storage systems (BESS). 7) adding requirements for pollution and environmental impact studies before construction. 8) recommendations towards local partnerships with utilities companies to fund and develop sustainable and renewable energy programs to help power these facilities and ameliorate utility cost impacts on residents.	Karina Collins	46201		karico0408@gmail.com
267	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data Centers suck up resources at no cost to them and we the people will be stuck with their bills. They want to come into our town they better pay the price.	Jonathon Mullens	46205		mullens1977@gmail.com
268	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Preservation of property values;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards;heat generation;Human health risks	Please listen to those affected detrimentally by a data center.	Catherine Snyder	46220HEC	HEC	wil-cat@tbcglobal.net
269	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	we don't need these data centers for a mere 75 jobs, we must take into account how much they will destroy our environment and cost of living	Nicole Brown	46256		nicolebrown864@gmail.com
270	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Large buildings that don't fit in the community	Buildings with excessive energy consumption should have a mandatory onsite renewable energy component	Kelly Weger	46203	Fountain Square NA	Wegerville@gmail.com

271	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Stephen Buxser	46228		sbuxser@gmail.com
272	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties	Include provisions for increased utilities and water usage/disposal. They should have to offset the grid in addition to paying higher premiums for consumption. They should get no tax incentives	Marcella Snyder	46278		Marcellasnyder@gmail.com
273	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Given the enormous impact the proposed regulations could have on our entire Indianapolis community, I ask that you urge DMD to: - extend its public comment period on the issue from the currently planned three weeks to three months/90 days; - host at least one public forum on the issue in each township of Marion County, at which residents can get answers to pressing questions about data centers and their impact on our local environment and quality of life; and - abide by the terms of S.R. 158, 2026, unanimously adopted by the City-County Council on Monday, May 4, and implement a temporary pause on approvals of data center developments while the proposed regulations are under consideration. The environmental and public health consequences of data centers could impact your constituents for generations to come. Shouldn't the timeline and depth of DMD's public engagement on data center regulations reflect that reality? These decisions are much too important to be taken hastily; allowing the public another 60 days to provide input is a modest request in light of how long we may have to live with the implications.	Anna White	46220		awhite@hecweb.org
274	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Genettia Campbell	46222		Genettia@gmail.com
275	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction		Grant Churchill	46201	St. Clair place	grchurch.gc@gmail.com
276	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts	I'm concerned that the DMD is not regulating these hard enough. These are gigantic corporations that can afford renewable energy sources and they should be required to provide. I would also be interested to hear how these will be updated to reflect best practices that are being developed globally.	Hannah Fleck	46220		hfleck@gabblueprint.com
277	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Larry & Linda	46268		hammerindach@gmail.com
278	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties		David Falls	46220		fallds53@outlook.com
279	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Stormwater & drainage impacts	I do not want coal powered utilities kept open to provide power for these centers. I do not want neighbors to suffer from the health effects of living near these centers. There should be no zoning approvals of these centers until it can be demonstrated that the effects of these centers will not be detrimental to the community. That seems to be a very high bar to meet right now. These centers only provide temporary construction jobs, not substantial gains in employment for the community.	Maria Cote	46256		mariacote13@gmail.com
280	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;infrastructure costs will likely be passed on to residents	Please put a moratorium on data centers and consider the long view if a data center is built and then goes belly up, who is left holding the bag? The expenses will be passed on to the citizenry, and for what? This boom is not sustainable. The zoning proposed is a good start, but does not account for the enormous electricity and water demands of large data centers, how they source their power, and in what communities they can build. The draft does not take into account how to reconcile these projects' enormous greenhouse gas emissions with our city's Thrive Indianapolis goals and our commitment to carbon neutrality. Indy residents deserve a moratorium while we assess this situation.	Shawndra Miller	46219		writewords6@gmail.com
281	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Abbi	46220		Abigail.mast@gmail.com
282	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	All new buildings with excessive energy consumption should have a mandatory onsite renewable energy component, and the public should NOT have to absorb the cost of a corporation. EVER.	Lellah Lopez	46075		Smith.lellah@gmail.com
283	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Mckenna Smith	46202		kennasmit@gmail.com
284	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Holly Ellis	47235		hollyellis08@gmail.com
285	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	These data centers are not wanted by the community of which it will reside.	Taylor Shirek	46201		taylorshirek@gmail.com
286	Yes	Electricity/power consumption;Pollution;Human health risks;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Scarcity of natural resources/water usage	Citizens should be able to have a voice in these data center decisions.Put it on a ballot to vote and be heard!	Colette Williams	46341	No Data Center Hobart IN	Colette.williams138@gmail.com
287	No	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Pollution;Stormwater & drainage impacts;Large buildings that don't fit in the community		Cecilia Gomez	46202		cigomez019@gmail.com
288	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Monica Woodsworth	46219		woodswortholney@gmail.com
289	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction		Andrea Gaitner	46260		ajgaitner@comcast.net
290	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	No more data centers in Indiana.!	Sarah	46241	Mars Hill neighborhood	Selchgavin@gmail.com
291	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Jeremy Radway	46219		jradoway@gmail.com

292	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Samantha Bonness	46052		srbonness@gmail.com
293	There should not be data centers within Marion County.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Traffic during construction		Katie Deveau	46227		Kedeveau1@gmail.com
294	No	Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Electricity/power consumption		Ica King	46060	NA	icamarie11@gmail.com
295		Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Aimee Deveau	46217		Deveau.aimee@gmail.com
296	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	Data Centers are a blight on our beautiful world and need to be stopped. The negatives far outweigh any perceived benefits.	Abigale Smith	47909		tesag18181990@yahoo.com
297	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties	There is no ethical reason to build data centers. Until A.I. companies have been regulated and can perform their businesses ethically and can ecologically be responsible data centers should be halted.	Seth Lind	47909		seth_montana@yahoo.com
298	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values;Safety hazards/heat generation		Evan Oliver	46227		Evan.oliver87@gmail.com
299	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NO DATA CENTERS	Rylee	46064		bananaphone411@gmail.com
300	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NO DATA CENTERS	Cesar	46064		madman1992@hotmail.com
301	Put this shit on Epsteins island if yall want it so bad	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;This is fucking stupid	I think you get where I stand bitch	Bre	46227		brecorona@gmail.com
302	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Only being proposed in communities of color!		Latishea Varnesdeed	46205		tisheav@msn.com
303	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NO TO ADDITIONAL DATA CENTERS!!!!	Tina Hospers	46540		cat10ver3@aol.com
304	I support a state-wide moratorium ban on Data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The voice or concerned citizens must be heard on the extremely costly and unsafe health conditions data centers pose to the state. We do not want data centers stealing our water, our electricity which is already at capacity, and our water resources will always be more valuable than data. Citizens will fight to keep their air, water, and land free from this ponzi scheme that is a bubble set to burst at the end of this year.	Mandy Beatley	46122		mandy.bouso@gamil.com
305	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data centers are not needed nor are they wanted in Indianapolis	Megan Kinsey	46236		Mkinsey711@gmail.com
306	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	As a taxpayer, you do NOT have my permission to use any of my tax dollars for data centers. They're detrimental to the environment and taxpayers wallets. I will vote OUT every single representative that votes in favor of this.	Julie Martin	46227	East Hill Valley	jinaemt@att.net
307	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Fuck data centers - save our planet.	Ktrina	46184		Itsktrinae@gmail.com
308	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We just don't know enough. Please listen to the people.	Kelly Cochran	46201	N/a	cochrank481@gmail.com
309	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Electricity/power consumption;Human health risks;Stormwater & drainage impacts	More restrictions to rezoning if houses are near by	Juan vega	46407		66jmv@gmail.com
310	No DATA CENTERS AT ALL IN MY CITY. 52 years old and majority of those years spent growing up and returning to my hometown. 5 Generations of my Family here. NO DATA CENTERS.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;NO DATA CENTERS AT ALL	NO DATA CENTERS AT ALL. GET RID OF FLOCK CAMERAS TOO.	Kelly	46203	Southeast Neighborhood	Daytardawn@gmail.com
311	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Sara Borders	47879		sarastevens258@yahoo.com
312	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The capitulation to these companies building data centers with OVERWHELMING lack of support from the community is an indictment on the entire system, and a strong indication of the fundamental deficiencies of our government. Call these things what they are - SURVEILLANCE centers, as the overwhelming consensus on these monstrosities is that they will be used to control (and destroy) our lives and livelihoods. Indiana MUST stand against these data centers until better guardrails can be put in place to ensure a lower impact on our future and the future of our children.	Johnny Hall	46227	Indianapolis Liberation Center	johnnyhall3@proton.me



			<p>CONTINUED FROM ABOVE: Examples in Indiana: LaPorte County, IN, (adopted as of May 7, 2026 by County Commissioners) requires "Subject property including property lines, setback lines, and right-of-way lines; existing and proposed buildings on the site to be developed; existing buildings within 500 feet of the property line of the proposed development." Franklin County, IN, draft ordinance proposed minimum setback of 300ft "along the entire length of any public street frontage and along any property line shared with a parcel zoned for all districts." Valparaiso, IN, draft ordinance proposed "no less than 1,000ft from adjoining residential or agricultural zoning districts" Encourage/require developers to enter into community benefits agreements (CBAs) Franklin County, IN (draft) Applicants are encouraged to enter into private CBAs with a representative coalition of community stakeholders OR the county. "Such agreements may address "soft" community impacts that fall outside the scope of traditional zoning, including but not limited to: i. Targeted local hiring and job training programs. ii. Contributions to local education or emergency service capital funds. iii. Enhanced sustainability or renewable energy targets beyond state requirements. St. Louis, MO (draft) "...the applicant for a Major Data Center shall enter into a Community Benefits Agreement with the City or an entity designated by the City. Such agreement shall be recorded in the office of the Recorder of Deeds and shall run with the land and be binding upon any and all successors, assigns, and any transferee. A copy of the executed Community Benefits Agreement shall be provided to the Building Commissioner, with copy to the Zoning Administrator, before a building permit is granted. The contents of the Community Benefits Agreement shall be determined based on the site-specific context of the Major Data Center, and shall contain the applicant's assurances to mitigate impacts of the Data Center, improve the surrounding area, and benefit the community. Nothing in this Chapter is intended to limit the discretion of the Board of Aldermen in establishing guidelines for acceptable terms and conditions of Community Benefits Agreements." Demonstration of alignment with comprehensive plan &amp; emissions goals Lake County, IN Requires: "Applicants must demonstrate compatibility with the Lake County Comprehensive Plan, especially regarding land conservation and</p>	Lindsay Trameri	46204	City of Indianapolis Office of Sustainability	lindsay.trameri@indy.gov
329	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Decisions occurring without public input	PROTECTED DISTRICT separation zone is too large; should be minimum 5,280 ft / 1 mile from property lines of protected districts. SOUND LEVELS should not exceed 50 decibels (dB). SCREENING should NOT include fences to equipment; the property should be completely visible to ALL community members at ANY time during hours of operation.	Gayle Radwick	46219	Irvington	abiradwick@gmail.com
330	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;inability to enforce regulations/hold company accountable when they violate regulations	With so many layers of parties responsible for policing an operating data center, are there clear and direct repercussions for when companies fail to adhere to policies and laws?	N/A	N/A		N/A
331	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		David Adamson	46219		Davidmadamson@gmail.com
332	I am opposed to all data centers within City limits	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	No data centers should be allowed to be further constructed until the full environmental and human health implications are better understood. There is no teeth written into the language of the current ordinance to require data centers to cover the costs of their increased outputs on the electrical grid and water resources, and nothing is holding these private companies responsible for pollution they produce. Society does not need data centers, it's a net negative for our community and we don't want them here	Tyler Oswald	46222		toswaldian@gmail.com
333	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values;Traffic during construction	Marion County does not need any data centers. We are a densely populated urban area, and we do not need to further drain our valuable natural resources.	Jennifer Sherbak	46235		jennifer.sherbak@gmail.com
334	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Having regulations is important, not selling land and polluting our resources is more important. These centers do not create jobs, they do not help local populace, and are just a means to make the rich richer. I do not support any data center being put in Indiana/Indianapolis. Keep our state beautiful.	Charles Franklin	46142	N/A	zanefranklindesign@gmail.com
335	I do not support data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Susie savage	46227		susiesavageimc@yahoo.com
336	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	These are AI data centers, yet they lie to us about them. GPUs are primarily used for AI inference and training, not so much crypto mining anymore. I have been researching AI for over 10 years, and I have used both my own computer and data centers for AI training and inference. The expansion of AI data centers is due to the AI scaling law, which the major companies like Nvidia and OpenAI are taking advantage of. The original idea of scaling came from OpenAI in their 2020 Kaplan et al. paper. Every AI company has been chasing to train a frontier model, which requires 100's of thousands of GPUs. Any claim that these are not AI is misinformation. We need to separate zoning into separate zones, one for traditional data centers, one for AI data centers. Traditional data centers are what fall within 2019 laws, servers specifically for storing data and transmitting information. AI data centers have substantial compute power for the GPUs, which is why they require liquid cool and a lot of power. As far as I know, the largest data center in Indianapolis is 4-7 MW over on the east side, from rough estimates from their generator capacity. MetroBoks is supposed to be 75 MW with 99 MW generator power (25x the largest data center we have). Sabey is supposed to be 250 MW, even bigger. They will have generators that are meant for either primary or continuous power, not specifically backup power. They need to maintain 99.999999% up time, give or take a few decimals. Any time the city cannot supply power, they will turn on generators. I live 1 mile from where MetroBoks will be located and we constantly have brownouts at night. Those generators will run every night. I went around the city and collected noise readings at 4 AM from a decibel reader, before traffic started. Most places are between 45-55 dBA from these naive estimates. 65 dBA is too loud. The only place I recorded between 65-70 dBA was below I-70. Most cities have a 55 dBA during the day and 45 dBA during the night. The data center on Kentucky Ave. and Merrill St, I recorded about 60-65 dBA at the street, which when traffic died down on Kentucky, you could hear the loud buzz of the cooling fans and generators. Standing in Shapiro's parking lot, blocks away, I was still getting readings of 60 dBA. This is what you're putting across the street from houses.	William Boler	46226	Meadows	wboler05@gmail.com
			CONTINUED FROM ABOVE: This needs to be stopped, and if you're going to allow ordinances to just green-light them, people are going to be angry. And if the AI bubble pops while they're under construction, this city is not seeing any money at all from them. We'll just be left with abandoned buildings, as usual. Which reminds me, we still need reclamation bonds since these data centers are being built as a risky investment with taxpayer dollars and resources. This is irresponsible and criminal. To add insult to injury, most of the people in support of data centers and the petitioners live in Carmel. They're not even from Indianapolis, they won't even live next to these data centers. This is literally environmental racism and classism.	William Boler	46226	Meadows	wboler05@gmail.com
337	NO DATA CENTERS PERIOD	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Not benefitting the community.	Ban them, they do nothing for the people/community as a whole.	Ben Dreder	46201		Ben@benjamindreder.com
338	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	THESE ARE DOR SURVEILLANCE AND WE DO NOT COMPLY!	Kiersten Churchill	46227		Kchurchi@yahoo.com

339	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Use of city resources that could be better deployed elsewhere. I do not approve of ANY tax abatements. If a company can spend \$2B to build a data center they can pay for taxes, and prevention of community harms mentioned above.	The proposed zoning ordinance amendment is too weak. It would allow massive, extremely noisy AI data centers, with dozens or even hundreds of diesel generators that spew toxic air pollution when operating, to be built directly next door to residential areas with only a small, inadequate 200 foot buffer. Schools, parks, playgrounds, and nursing homes, among other areas with sensitive populations, would have little protection from the negative impacts of a data center locating itself next door. The decibel noise maximum should be 40, not the meager 65 decibel noise limit, which would allow a data center to emit unreasonably loud noise around the clock, every day of the year. For folks living nearby, this could result in significant negative health impacts, severely diminish their ability to enjoy and use their property, and outright reduce property values. The zoning ordinance amendment should not allow new data centers at all. Allowing new data centers, which can use more electricity than an entire city, to be powered by fossil fuel power plants that spew pollution and use tens of millions of gallons of water every day will be detrimental to everyone's health and will put a huge demand on utilities and water for everyone else.	Cornie Szabo Schmuicker	46220	na	bikevisionary@comcast.net
340	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Projects nwwer stating return to original condition if project cancelled	CYNTHIA OSIKA	46342	N/A	snowdrop1960@gmail.com
341	.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties	1. Massive grid impact, low local return. A single hyperscale data center can pull as much power as tens of thousands of homes. That means new substations, transmission upgrades, real grid strain. And what do you get in return? Very few long-term jobs and limited local economic activity. So the argument is simple: The city takes on infrastructure risk without proportional community benefit. 2. Water consumption and cooling strain. A lot of these facilities rely on evaporative cooling — we're talking millions of gallons of water per year. In a state that deals with drought cycles, that matters. The argument: You're allocating scarce water resources to a low-employment industrial use instead of housing or diversified economic growth. 3. Noise and constant industrial presence. This isn't occasional activity. It's a 24/7 baseline hum — cooling systems, generator testing, constant operation. The argument: This is effectively heavy industrial use, and it's not compatible with residential or mixed-use environments. 4. Land use inefficiency (this is the zoning argument that actually sticks). These are massive, windowless buildings. No foot traffic. No street-level activity. No community integration. Compare that to housing, retail, offices.	Bobbie Mox	46241		joyfuloul777@gmail.com
342	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Preservation of property values;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts	We have one earth. Give a damn, make policies that protect people.	Suzanne Grifa	46074		suzygrifa@gmail.com
343	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties	I highly support the zoning ordinance movement before the construction of any data centers in Indiana	Aaron Wray	46201		aaaway77@gmail.com
344	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	WE DO NOT WANT DATA CENTERS. FUCK THE GOVERNMENT EMPLOYEES GETTING PAID TO GO AGAINST WHAT THE PEOPLE WANT.	C	46218		A
345	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The constituents across Indiana have been clear. The centers are not welcome in our communities. Voting for these centers is in direct violation of the duty of the elected officials as public opinion has been made very clear here.	Rachel Schmidt	46221		Mrschmidt@icloud.com
346	Need more information	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Audrey Barron	46220		beofbliss@gmail.com
347	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Please see #3	Section 742-109B – there should be varying zoning classifications based on the respective size, kilowatt capacity, etc. of data centers 742-109L2 – this reads that data centers can occupy an existing structure in any (other) zoned classification (ex. C-3, I-1) and be "legally established" and not have to adhere to the I-3 development standards 742-109L3 – this reads as if an ancillary structure (fuel storage, generator) can be placed less than 200' from a protected district 742-109L4 How was the "65" determined; other ordinances are set at "55" (ex.: Lake County, Ordinance 2590, adopted 08/12/2025) – 55 or lower should be used, even lower during nighttime hours 742-109L5 – There should be periodic, unannounced, testing, once a quarter as (spontaneously) ordered and conducted by the by the municipality, paid for by the data center 742-109L6 – RE: 742-109L2, does this mean the I-3 development standard replaces the otherwise established development standard (ex.: C-3) 742-109L8 – change "3" years to "1" year 742-109L9c – add "must be approved by the fire department with jurisdiction" 742-109L9I – change to "Closed-Loop" is mandatory" 742-109L9In add quarterly noise monitoring, as spontaneously ordered by the municipality shall be conducted; also add penalties for breaking the "55" decibel mandate – enacted on a daily basis until compliance is met 742-109L9I1 – add a "reclamation" (or similar named) bond shall be required and that a data center must be decommissioned after 12 months on non-use FAQ18 – if a "grandfathered" data center has a subsequent land use (re-zoning, variance, etc.) case approved, it must then, total, meet all required development standards Other – The site plan shall show all waterways, and fuel, etc., shall not be permitted within a certain amount of feet of the waterways (ex. 50') -The site plan shall show approved by the fire department with jurisdiction, all emergency routes and their accessibility. The site plan shall show all the soils at the site as well as their respective classifications -The data center operator/s shall provide access to the jurisdictional fire department for fire code inspections as well as provide annual training to that fire department. This training shall include, but not be limited to, information regarding the operation of the data center involving all federal, state, and local fire codes as well as the handling of potential environmental concerns (ex. the spill/leakage of water, diesel fuel). The first training shall occur within 6 months of the data center becoming operational.	Jason Holliday	46221	Decatur Township	jholliday@decaturtownship49.in.gov
			CONTINUED FROM ABOVE: -Data center operators shall purchase any and all additional fire department equipment needed for providing fire protection and EMS for/to the data center -All on site energy production shall be reviewed and approved by the fire department with jurisdiction	Jason Holliday	46221	Decatur Township	jholliday@decaturtownship49.in.gov
348	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;not paying taxes to support the local community	we should require 45 dba at the property line, not 65 as suggested.	lily groot	46201	St Clair Place	grootlily@gmail.com
349	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Brandon sheline	46201	St. Claire Place	Brandonsheline@gmail.com
350	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values		Emily Udell	46201	St Clair Place Neighborhood Association	emily.udell@gmail.com
351	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values	Data centers hurt the community by using water resources. Drinking water is not a luxury.	Sherri Stolle	47630		Sher0081@yahoo.com
352	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Electricity/power consumption	Please protect your community and constituents with a moratorium instead of zoning ordinances.	Colleen Schena	46256		crschena18@gmail.com

353	Yes, but with changes to the current draft	Human health risks;Pollution;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties	I have read through the document, and I see a lot of things that I support. However, I think a lot of this has happened without consideration of the social environment in tandem to the physical one. I'm sure you are aware that there can be health risks that are not just environmental. Taking into consideration the demographic area and legislative history is incredibly important. The reason I am concerned is because Indianapolis has already demonstrated that they will place disruptive infrastructure in specific communities as to not upset those in power (i.e., placing the justice center, fancy word for jail and correctional facilities, in Norwood/Twin Aves). I would be open to discussing this more at any point in time, along with providing sources and legitimate research to my concerns.	Tara Callahan	46201		tcallahan2112@gmail.com
354	NO ZONING FOR ANY DATA CENTERS IN MARION COUNTY	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I am extremely concerned and disgusted by the apparent targeting of lower income zip codes for these monstrosities.	Just say NO to data centers in Marion county. Or offer NO tax incentives to the companies who want to build them. That oughta solve the problem. Better yet, no tax incentives but a higher property tax rate and surcharge for utilities to be shared with local residents.	Susan Spilly-Lee	46219	Irvington/east side	susangli@aol.com
355	Data centers kills communities	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;DATA CENTERS KILL PEOPLE	PLEASE THE DATA CENTERS ARE HURTING US ALREADY.	Quentin Dunfee	46201	Brookside	Quentindunfee15@gmail.com
356	Yes, but with changes to the current draft	Electricity/power consumption;Noise impacts on neighboring properties	As much as I hate Jesse Brown (and I really fucking hate that guy) his proposed amendments make sense. But also, fuck him and his wacko Jim Jones style followers.	Robert Cohen	46202		noemail@noemail.gov
357	Yes, but with changes to the current draft	Electricity/power consumption;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Disposition and PUBLIC INCENTIVES	Public incentive disclosure should absolutely be required to be publicly disclosed BEFORE completion of zoning/variance hearings and permit granting.	Tristan	46205		picass005@yahoo.com
358	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;renewable energy usage	It seems that more time is needed to make the public aware and educate us. No data centers should be approved until an amendment is in place. Also, do NDAs need to be addressed?	Doreen Crenshaw	46219	Strong Towns indianapolis	doe32@msn.com
359	Please just ban data centers.	Electricity/power consumption;Scarcity of natural resources/water usage;Pollution;Traffic during construction;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;They're also often given tax exemptions but provide very few long term jobs. They are a drain on our communities.	Ban data centers. Please. They make our environment worse, make people sick, disrupt our lives with noise and light pollution, promote an industry run off of theft and misinformation and exploitation of humans and nature. No new data centers.	Alex	46385		vectorsotheheavens@outlook.com
360	No	Human health risks;Environmentals	Need more feed back to each community.	James Whitfield	46218	Martindale Brightwood	Jameswhitfield1949@gmail.com
361	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	This draft does little to solve the major underlying problems with data centers, the full extent of which are still not entirely known. Whether AES has the current capacity to power these facilities is rather insignificant. Having to power these facilities accelerates the timetable for AES needing to bring additional power stations online. That is the significant cost that will be passed on to residents. The same reasoning applies to Citizen's ability to provide water. Unless these companies are going to pay for new powerplants/water distribution, taxpayers are getting screwed. As for environmental concerns, we simply do not know enough to go forward with these developments. The city seems content to take these companies at their words as though they are some neutral entity with the best interest of the city in mind. They are greedy, ruthless corporations that only care about making money. Hell, the stated purpose for these data centers, and the A they support, is to eliminate the need for human labor. It is incredibly shortsighted to approve they projects that have substantial known impacts, likely substantial unknown impacts, and marginal benefit to the community. If they want to build here, make sure they are paying for every cent of the direct and hidden costs, and then add a fee on top so that the community actually benefits.	Joshua Vincent	46239	none	joshuacv Vincent@gmail.com
362	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	There is documented evidence on how much noise these data centers produce. What does this do to the environment and animals? They do more damage than good not to mention what an eyesore. Don't fall for it. What about the pollution these centers create, use up valuable water resources and light up the skies with obnoxious lights 24/7.	kelly haluda	46219	Irvington	vampire2112@att.net
363	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	There needs to be more discussion and investigation to understand the true impact of these centers.	Steven Ross	46240		walkthetalkseries@gmail.com
364	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Require a half-mile of distance between data centers and any protected districts like residential. -we should ban diesel generators. -we should create local enforcement of environmental concerns and sound concerns. -we should require 45 dba at the property line, not 65 as suggested.	Beth Terizzi	46219		Beth.voitk@gmail.com
365	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Indy folks: Submit your comments ideas to suggest - we should require a half-mile of distance between data centers and any protected districts like residential. -we should ban diesel generators. -we should create local enforcement of environmental concerns and sound concerns. -we should require 45 dba at the property line, not 65 as suggested.	Light pollution, sound pollution, waste of resources	Jennifer Wiley	46219	Warren Park	Jenwileyalestate@gmail.com
366	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Safety hazards/heat generation	There should be a moratorium. Data centers do not benefit communities and only extract resources. We do not need AI and we do not need data centers. Choosing data centers over community welfare is the opposing of serving your constituents.	Miranda Frausto	46205		miranda.fb1105@gmail.com
367	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Traffic during construction;Preservation of property values	From reading all documents provided, it seems the issues addressed are for those downstream of the data center's use. What and how detailed has upstream resources being investigated/addressed, i.e. from where will the adequate water and electrical supply be provided? Will new facilities for supplying required resources be needed, and will their implementation affect local residents?	Larry Funk	47374		albanlarry70@yahoo.com
368	There must be changes AND extended comment period AND in person events for communities to speak.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Light impacts on wildlife	Data centers should be required to use closed-loop water systems, so water remains in the site's pipes. Centers should be required to disclose the use of PFAS forever chemicals in cooling systems. Data centers should be required to use large-scale battery backup systems instead of diesel generators, for pollution and noise control. Pollution impact studies should be required for data center development, to provide the city and communities an idea of what is likely to be released in their air, water, and soil; and potential health risks for surrounding residents. The ordinance must include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers. The ordinance should require or recommend that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources. Developers should be required to make certified mitigation projects to counter any natural area impacted by the data center project, to counter the loss of environmental services that area provides the local community and ecosystem. Developers must be required to engage with the community before, during, and after development, and the use of NDAs needs to be tightly controlled.	Eric Mannweiler	46256		ericmannweiler@gmail.com
369	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values	Just don't.	Shelby Kelley	46201	Emerson Heights	shelbykelleyart@gmail.com
370	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Noise impacts on neighboring properties;Racism/classism of location choices.	Any zoning ordinance should prioritize neighborhood Quality of Life plans	Katy Lines	46201	Englewood Christian Church	katy@theenglewoodchurch.com

371	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Stormwater & drainage impacts;We're in a housing crisis and this is not an intelligent use of our limited open land	The zoning ordinance amendment is inadequate and does not provide enough protections to residents.	J Ryan	46204		jbryan138@gmail.com
372	Yes, but with changes to the current draft	Large buildings that don't fit in the community;Preservation of property values;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	I'd like to see the special district function more like a TfD so that the community gets more benefit from the incremental increase in property taxes. Also very concerned that Martindale-Brightwood is being excluded from the protections in these regulations. Seems like a civil rights violation.	Marshawn Wolley	46278		Marshawn@blackonymanagement.com
373	I do not support any data centers being built.	Scarcity of natural resources/water usage;Pollution;Human health risks;Preservation of property values;Electricity/power consumption	How will these proposed data centers address the noise level that will affect all humans and animals within a 2mile radius? What about the increase in electricity bills and decrease in property values? What about the new animal shelter? The noise alone will negatively affect all the animals in the shelter on the East side close to where a data center is proposed to be built.	Emily	46219		Emilycarlson@yahoo.com
374	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;COSTS through increased utility and other bills	Indy folks: Submit your comments. Ideas to suggest - we should require a half-mile of distance between data centers and any protected districts like residential. -we should ban diesel generators. -we should create local enforcement of environmental concerns and sound concerns. -we should require 45 dba at the property line, not 55 as suggested.	Sujata Ghate	46201	St. Clair place	Sujataghate@gmail.com
375	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Leave LEAP out of Eagle Creek!	No waste water or usage of Eagle Creek water!	Amy Guzman	46214	WIRM and The Islands	amyguzman@yahoo.com
376	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Meaghan	46201	Little Flower	Mofukunaga@gmail.com
377	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Large buildings that don't fit in the community	There should be a loonnngg pause on approving data centers, and the ordinance needs more teeth. This issue is the worst disconnect between citizens and elected officials I have ever witnessed.	Thomas	46201	Citizen, member of Woodruff Place Civic League, Historic Urban Neighborhoods of Indianapolis immediate past president	tomabee49@gmail.com
378	address how? fast track them? Limit them? This is a badly worded question.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Content stored within, corporate partnerships, financial backers, local ownership	Above all, datacenters must pay for their fair share of electricity and the infrastructure to deliver it. They should be required to fill their roofs with solar panels. Everyone should know the content they are storing. We should be 100% transparent about the 'real' job numbers after construction.	Matt Belsaas	46201		mwbelsaas@gmail.com
379	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;DATA CENTERS DO NOT BELONG HERE. GET RID OF AI. PUT REGULATIONS ON AI. TAKE CARE OF HUMANITY		Natasha	46140		tnsmith.17@gmail.com
380	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	No to all data centers	Matthew	46202		Mtm0730@yahoo.com
381	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	We do not need these data centers. This WILL harm the environment. Indiana already has too much pollution and we do not need to be adding to it.	Milena Lukic	46234	N/A	milenalukic.cg@gmail.com
382	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Kathy Martin	46237		Kathymartindts@gmail.com
383	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I would not like to have data centers in my area. I have gone this far in my life without them. Why would I need them?	Hayden Bailey	46234	Wynbrooke	Haydenbailey18@gmail.com
384	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Noise impacts on neighboring properties;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I support the adoption of zoning regulations for data centers, and I appreciate the City's effort to create a specific Special Use District for data center development. I support amending the ordinance, but I ask that the final version not ignore, minimize, or disproportionately burden any particular neighborhood, community, or group of residents. My primary interest is in data centers that improve community access to essential digital services, public services, education, health care, emergency communications, small business capacity, and local connectivity. I am less interested in data centers whose main purpose is simply to expand compute capacity for large technology or artificial intelligence companies without clear, enforceable local benefits. I encourage the City to strengthen the ordinance by requiring greater transparency about the intended use, scale, utility demand, water demand, noise, backup power generation, environmental impacts, and community benefits of each proposed data center. The ordinance should distinguish, where possible, between projects that provide direct local benefits and projects that mainly serve remote corporate computing needs. I also urge the City to require meaningful community engagement before approval, especially for residents living near proposed sites. The ordinance should include enforceable standards for noise, power use, water use, air emissions, stormwater, heat generation, lighting, construction traffic, emergency planning, and long-term monitoring. These protections should apply equitably across Indianapolis and Marion County. I support data center development when it is carefully located, transparently reviewed, environmentally responsible, and tied to measurable local benefits. I do not support allowing large-scale facilities to proceed in a way that shifts costs, risks, or disruptions onto nearby residents while the primary benefits flow elsewhere.	Stewart Witt	46229		switt01@mac.com
385	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;privacy and surveillance		Jonathan Vallosio	46234	Wynbrooke	eatcakenow3@yahoo.com
386	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Brooke Christian	46234	Home Owner	bchristian0@yahoo.com
387	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	I don't believe data centers have a place so close into a community where there will be a high impact on affordability and health. The communities around the US have already been impacted in a very negative way. They should go in a wasteland where no one could live and build their own power plant instead if stealing power and water from us while getting massive tax breaks	Dara Lewis	46260	N/A	Daraglewis@gmail.com
388	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NEEDS to include caps to Water Consumption; Energy Consumption; and Air Emissions. And Geographic Restrictions.	Derrick Cash	46234	Woodacre 1 HOA	derrickcash@gmail.com
389	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Large buildings that don't fit in the community;Preservation of property values		Jason Christensen	46234	Wynbrooke	jasonjc77@gmail.com

390	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns;No one needs AI - it's ruining our planet.	DONT USE AI	Sarah	46201	Emerson Heights Neighborhood	sarah_anderson32@icloud.com
391	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Pollution;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	Don't use ai	Austin	46201	Emerson Heights Neighborhood	sarah_anderson32@icloud.com
392	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns		Daniel	46226	Indianapolis resident	sarah_anderson32@icloud.com
393	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community	I think the amendment is a good start but does not go far enough. Specifically, I am deeply concerned that there is no requirement to study the air pollution the diesel generators would produce. Waving our hands and saying that it's under IDEM's jurisdiction is just not good enough. We already know that IN has some of the worst air pollution and with these hyperscale data centers we're headed to becoming the worst. I think DMD should look into cleaner back-up energy sources such as large scale battery energy storage or at least tier 4 generators which would reduce much of the air pollution produced by diesel generators. Having some kind of water usage requirements seems common sense as well. I think we should include in the amendment something guaranteeing the impacted community a seat at the table when negotiations are underway with these large data center companies. When companies promise millions of dollars returned to the community where the data center resides, where exactly will that money go? Also, I think the zoning ordinance amendment should apply to ALL data center proposals, even the ones currently under review.	Megan Alderman	46205		Gaultry@gmail.com
394	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Preservation of property values;Large buildings that don't fit in the community;Human health risks;Lighting impacts on neighboring properties	All data centers must have separate power sources;Separate water supplies;Have perfect noise control ie NO noise pollution;Must have no impact on our fragile waste water system;Must not cause any utility increases.	Elizabeth S Najjar	46201	Little Flower	eliznajar@gmail.com
395	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Preservation of property values		Ashley Vallosio	46234	Wynbrooke	ashleyvallosio@gmail.com
396	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Preservation of property values		Samana Huggins	46234	Wynbrooke	samana.huggins@gmail.com
397	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Lighting impacts on neighboring properties		Julie Christensen	46234		wuya_rd@yahoo.com
398	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Noise impacts on neighboring properties;Pollution;Human health risks	In general, data centers are not a problem in themselves, until they occupy an outsized presence in the community. Data centers need to be good neighbors in that they: do not affect the surrounding areas bills, property value, quality of life, quality or abundance of water, or air quality. If this is not possible than they do not belong in the community as a contributing member.	Amy Federwisch	46201	Saint claire place	Afederwisch@gmail.com
399	I do not support data centers	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Data centers being overall unethical and an invasion of privacy		Jessica Moore	46064		Princess_zelda_2009@yahoo.com
400	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The amount of water usage, where will polluted water go & how will it be treated; how much in TIFs were given to company and how long...you all must be transparent as well as Mayor and Governor;	The majority community of Martindale Brightwood has spoken against, listen. No special zoning rules, regulations or laws should be made for data centers zoning. Short and long term environmental impact studies by 3rd party must be done before any data center is approved in Indiana.	Merry	46208	Multiple	mjwith3@yahoo.com
401	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The impact on wildlife in the area.	We need to pause any building in order to actually see the effects data centers have on the area. Then look at those results and decide if its actually a good idea for the humans and animals living in the area of the data center. People before tech should be the approach to this.	Katharine Stob	46202	None	ktstobby@gmail.com
402	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	don't allow them	Kelly Seyer	46077	none	kellymseyer@gmail.com
403	Only if it's written to PROTECT our environment and our cost of living NOT streamline applications for more of them	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Privately owned or publicly traded companies who are required by law to maximize their profits and give only the minimum back to the community, if even that.	Stop accept bribes and corrupting our resources required for LIFE with profits of greedy techncrats for a technology that is a MASSIVE bubble.	Robin Catania	46219	Irvington community council	Robincatania@gmail.com
404	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values	The ordinance needs to include a property value impact assessment. Also must ensure that there will be no impact to residents electricity and water bills. If grid demand is high, residential housing gets priority over the data center. This ordinance needs to be a shining star for residents and none of it is strict enough in my opinion. The residential benefits should greatly outweigh all impacts and I don't believe this ordinance achieves that.	Breanna	46219	Warren Park	breannamrgov@gmail.com
405	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties	couldn't you provide an education campaign to inform us of the centers before they're built	Dorwea	46224		dorwea@gmail.com
406	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	We need to take time and have studies done to assess their total impact.	Tom Davis	46254		Tdavis6378@gmail.com
407	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	ANY data center construction needs to be on hold until comprehensive regulation of the industry is established which includes enforceable protections for the people & environment as well as the right for a community to REJECT a data center project entirely.	Teresa Fields	46221	Decatur Township Civic Council & protectdecaturtownship.org	otmcainch@bcbglobal.net
408	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community	Stronger requirements - closed-loop water, to decrease water usage; pre-treat used water before returning it (lessen burden on caterpillars); backup power requirements - preferably battery backup (cleanest and quietest), but if not, at least Tier 4 diesel generators. Other diesel generators are loud and polluting. And NO NEW APPROVALS while the ordinance amendment is under review.	Jennifer Yumibe	46250	Steinmeier Estates	jennifyumibe@yahoo.com
409	There should be absolutely no data centers near cities.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Data centers should also be taxed at 50% income/profit tax.	Jenna Garrison	46033		lgarr23@gmail.com

410	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I endorse the positions of Hoosier Environmental Council, as found at <a href="https://www.hecweb.org/2026/04/25/hec-comments-on-draft-policy-to-regulate-indianapolis-data-centers/">https://www.hecweb.org/2026/04/25/hec-comments-on-draft-policy-to-regulate-indianapolis-data-centers/</a> Sourceid=11202788emc=ads252aa-5d51-f111-8ef2-0003a14b640&emid=d711f03-e851-f111-8ef2-0003a14b640&ceid=17479492	Greg Burk	46201	Former member and former employee of Hoosier Environmental Council.	ecothink@yahoo.com
411	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	<b>Facts:</b> ■AI data centers are bad for people, the environment and wildlife because they consume staggering amounts of electricity and water, which strains local grids, accelerates carbon emissions, produces EXTREME heat, impacts community water supplies.....and (B) ■Habitat Destruction & Fragmentation: Data centers often sprawl across hundreds of acres of forests, wetlands, and open spaces. This clears crucial living areas and fragments habitats, isolating wildlife populations and interfering with natural movement. ■Sensory Danger Zones: Operating these facilities requires 24/7 security lighting and constant, loud air conditioning and cooling fans. This severe noise and light pollution disrupts the circadian rhythms of local animals, confuses migratory patterns for birds and bats, and alters predator-prey dynamics. ■Water Depletion: Massive amounts of freshwater are diverted from local watersheds and aquifers to cool servers. Lowering river levels or altering river flows can stress local fish and aquatic ecosystems. ■Air & Climate Pollution: The unprecedented electricity demand often drives reliance on fossil fuels, increasing regional air pollution. Furthermore, backup diesel generators release fine particulate matter and nitrogen oxides, which negatively impact local air quality and public health. Any hyper scale "AI" data center must only be considered in RESTRICTED zones which the definition must be precise and clear and zoning for said restricted zones must be outlined definitively. The current amendment still does not address all the major concerns.	Bonnie Coleman	46221	Decatur Township	bchomedcor@gmail.com
412	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	HEC has a number of recommendations related to the process and environmental concerns. These are summarized below. We will also share the complete text of these recommendations via email. Recommendations: Require increased community engagement before passing the ordinance. Mandate closed loop systems. Disclose any use of PFAS chemicals. Mandate PFAS to be contained within an isolated double-walled, closed system. Require any generators to meet EPA tier 4 standards. Incentive use of batter backup generation. Restrict diesel generator testing to daytime hours, avoiding Knapzone days. Restrict diesel generator testing to outside of school hours for facilities within 1000 yards of a school. Require a cumulative pollution impact assessment. Mandate soil testing. Require water pretreatment. Incentivize renewable energy. Require increased transparency through additional disclosure of water and energy plans. Require in person meetings with community members.	Rebecca Tekalste	46203	Hoosier Environmental Council	rtekalste@hecweb.org
413	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Large buildings that don't fit in the community;Preservation of property values;Terrorism Attacks		Kristyn Stoddard	46113	Protect Decatur Township	khroniclesofkristyn@gmail.com
414	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	Moratorium at the minimum. Rescind all plan approvals.	Cameron Watson	46221		lismuss@hotmail.com
415	We are calling for a moratorium now.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The process should include the community's elected officials. In no world should a data center be allowed into a community without their elected officials input. The variance loophole that the DMD allowed Sabey Corporations to slip through is unacceptable and undemocratic.	This draft is weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. The DMD is rushing data center development and this ordinance, without properly doing your due diligence. You are sacrificing people's health and well-being for vaguely-defined "economic development" — which is not something that will be felt equally. It certainly won't be felt in the actual communities in which the data centers are being built. The biggest issue with the ordinance is that there is no distinction between a small data center (1 MW) and a hyperscale data center (50+ mw). The greater the scale, the greater the impact on the people living next door. In the case of the Sabey Data Center, this means more diesel generators, more electricity pulled from our shared grid, and more noise. When someone says "Well we've had data centers for decades," they are referring to TRADITIONAL data centers of the past, often used for IT needs, internet enablement, and local cloud storage - 1 megawatt - lower level of power, often the size of a small office. The negative impact is low. The Sabey Data Center is 250 megawatts - a hyperscale data center. It is also 1,062,000 square feet. Together, their buildings would be equivalent to 18.44 football fields next to residential homes. This means more noise, more capacity for their 100+ diesel generators, and more electricity pulled from the grid. This high level of electricity will require AES to build more infrastructure, which is a cost that gets passed to the ratepayers (Sabey denies this; they, or the DMD, cannot guarantee that AES will not raise costs). I call for a moratorium now, until your department can (a) do appropriate due diligence of collecting and evaluating long-term research studies on the health and environmental impacts of data centers (b) meaningfully include impacted communities in this process, and (c) establish a clear understanding of how these developments will (or will not) be useful long-term. Here are other things the ordinance misses. Sound levels must be measured by a 3rd party regularly, and the results must be made available in the public record. There should be a penalty (financial or legal) if the sound is found to go over the originally agreed decibel level. Separation between residential homes and data centers should be 1,000+ ft, not 200. If diesel generators will be used in emergency backup situations, define what constitutes an "emergency." Require Tier 4 generators or better with automated leak detection for diesel fuel tanks.	Emma Hart	46221	Protect Decatur Township	emma.hart095@gmail.com
			CONTINUED FROM ABOVE: A surety bond must be required to hold developers accountable if the AI bubble pops. If a company increases their capacity over the initially-agreed power, they should need to seek another variance. If they go over this capacity without approval, they should face legal repercussions. Data centers must only use public utilities. No drilling wells for any purpose, including construction. Waste must be properly disposed of due to the additives (not in public water supplies). Data centers must pay for any well that develops problems within a 10-mile radius once construction begins. The responsibility to prove this will NOT be on the resident; it will be assumed that the data center caused the issue unless they can prove otherwise. Company should sign a binding agreement with utility provider (like AES) agreeing to pay for all of the costs arising from their project, including the generation of energy. NDAs should be forbidden, particularly for government officials or employees, or neighbors. Restrict the building height to near or under the height of nearby residential buildings. Data center companies must reimburse residents within a 10-mile radius for any loss in property value. This should be calculated as the difference between: actual sale price, and fair market value, adjusted for inflation, based on comparable homes outside impacted area, accounting for inflation.	Emma Hart	46221	Protect Decatur Township	emma.hart095@gmail.com
416	We are calling for a moratorium NOW.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Jennifer Myrick	46221		mtngjr1313@yahoo.com
417	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	Existing developed areas or brownfields should be pursued before agricultural land or other undeveloped green spaces. The entity sponsoring development of the data center should be required to incorporate bioengineering into the design of stormwater facilities and/or on-site streams, wetlands, or open water bodies. Green spaces on-site should be vegetated or re-vegetated with native species, and turf grass should be discouraged. Development sponsor should be required to mitigate for impacts to wetlands determined to be exempt from state permitting under IC 13-18-22. Development proposals should include wetland delineations following the 1987 Army Corps of Engineers Wetland Delineation Manual and Midwest Regional Supplement, as well as a proposal to restore, enhance, or preserve one acre of wetlands within the Upper White watershed. Solar panels should be mandatory on all building rooftops and on-site parking lots.	Francis Balkner	46204		strife.toad7@icloud.com
418	I am calling for a one-year moratorium on all data centers while stronger legislation is being drafted.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	This zoning ordinance amendment does not go far enough to protect the residents of Marion County.	Julie Gilman	46221	Protect Decatur Township	juliegilman97@gmail.com

419	moratorium on ALL Data Center development in Indianapolis	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Sweetheart deals for massive tech companies to operate in Indianapolis	Indiana has such a bad reputation for rolling back workers' rights and environmental regulations to entice corporations to set up shop in the state. Indianapolis can - and should - be a flash point of resistance against these manipulative, coercive corporations. Indianapolis can set an example for the rest of the state that prioritizing the health and safety of our residents and the natural environment over business opportunities for a few billionaires should be the norm, not the exception.	Nicholas	46220	Rogue	nseim.za@gmail.com
420	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Kathleen O'Connell	46227	Individual	kcoonne@iu.edu
421	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	1. The Department of Metropolitan Development is rushing this ordinance. This is NOT enough. It's weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. 2.want an in-person listening session (where constituents can make public comment, too). 3. What are the repercussions if data center exceeds noise level. Will an outside agency conduct noise level tests or will we trust Sabey?	Michelle Schaefer	46221		smallmighity@sbglobal.net
422		The Department of Metropolitan Development is rushing this ordinance. This is NOT enough. It's weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;We want an in-person listening session (where constituents can make public comment, too).	draft is weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. The DMD is rushing data center development and this ordinance, without properly doing your due diligence. You are sacrificing people's health and well-being for vaguely-defined "economic development" - which is not something that will be felt equally. It certainly won't be felt in the actual communities in which the data centers are being built. The biggest issue with the ordinance is that there is no distinction between a small data center (1 MW) and a hyperscale data center (50+ mw). The greater the scale, the greater the impact on the people living next door. In the case of the Sabey Data Center, this means more diesel generators, more electricity pulled from our shared grid, and more noise. When someone says "Well we've had data centers for decades," they are referring to TRADITIONAL data centers of the past, often used for IT needs, internet enablement, and local cloud storage. 1 megawatt = lower level of power, often the size of a small office. The negative impact is low. The Sabey Data Center is 250 megawatts = a hyperscale data center. It is also 1,082,000 square feet. Together, their buildings would be equivalent to 18.44 football fields next to residential homes. This means more noise, more capacity for their 100+ diesel generators, and more electricity pulled from the grid. This high level of electricity will require AES to build more infrastructure, which is a cost that gets passed to the ratepayers (Sabey denies this; they, or the DMD, cannot guarantee that AES will not raise costs). I call for a moratorium now, until your department can (a) do appropriate due diligence of collecting and evaluating long-term research studies on the health and environmental impacts of data centers (b) meaningfully include impacted communities in this process, and (c) establish a clear understanding of how these developments will (or will not) be useful long-term. Here are other things the ordinance misses. Sound levels must be measured by a 3rd party regularly, and the results must be made available in the public record. There should be a penalty (financial or legal) if the sound is found to go over the originally agreed decibel level. Separation between residential homes and data centers should be 1,000+ ft, not 200. If diesel generators will be used in emergency backup situations, define what constitutes an "emergency." Require Tier 4 generators or better with automated leak detection for diesel fuel tanks.	Paula Hart	46221	Resident & Protects Decatur Township	Pahart1021@gmail.com
423	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Preservation of property values;Safety hazards/heat generation	CONTINUED FROM ABOVE: A surety bond must be required to hold developers accountable if the AI bubble pops. If a company increases their capacity over the initially-agreed power, they should need to seek another variance. If they go over this capacity without approval, they should face legal repercussions. Data centers must only use public utilities. No drilling wells for any purpose, including construction. Waste must be properly disposed of due to the additives (not in public water supplies). Data centers must pay for any well that develops problems within a 10-mile radius once construction begins. The responsibility to prove this will NOT be on the resident; it will be assumed that the data center caused the issue unless they can prove otherwise. Company should sign a binding agreement with utility provider (likely AES) agreeing to pay for all of the costs arising from their project, including the generation of energy. NDAs should be forbidden, particularly for government officials or employees, or neighbors. Restrict the building height to near or under the height of nearby residential buildings. Data center companies must reimburse residents within a 10-mile radius for any loss in property value. This should be calculated as the difference between: the actual sale price, and a fair market value, adjusted for inflation, based on comparable homes located outside the impacted area. Compensation must be.	Paula Hart	46221	Resident & Protects Decatur Township	Pahart1021@gmail.com
423	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Preservation of property values;Safety hazards/heat generation	There needs to be a moratorium on all data centers until environmental impacts can be studied and green infrastructure can be put into place. Citizens should not be forced to pay utilities abs forsake clean drinking water for technology that is being forced upon us.	Leslie	46226		lesledolin76@gmail.com
424	No data center period.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Water. I'm on a well.	Please no data center. People and residents come first. It is our neighborhood that you are ruining.	Jason Harvey	46113		Llism044@aol.com
425	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Each company proposing data centers should begin with the main reasons for the proposals including their intentions for the data centers along with their intended uses with complete transparency. No data centers should be built within at least TWO MILES of residential areas and sides facing residential areas should have an insulating wall erected to block noise and light pollution	Barry Stetson	46241		brs46241@att.net
426	No. Additionally, we are calling for a 1-year moratorium on all data centers in Marion County until the issue can be further addressed.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;City officials taking bribes from data center parent companies to vote against the best interests and desires of their constituents.	No neighborhood, public/commercial land, or private/residential land should ever be re-zoned for data centers in Marion County. Ever.	Katie Dees	46222		katiepdees@gmail.com
427	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Please place a moratorium on all data centers, no matter the size, so that studies can be completed on impacts to human life and the surrounding nature.	Dana Reblitz	46113	Heartland Crossing	Dreblitz@gmail.com
428	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NO data centers!!	Christina Mahle	46221		Kelika2u71@aol.com
429	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	DMD is rushing this ordinance which is weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. I want an in-person listening session which includes public comment from constituents. I want a 1 year moratorium on data centers for Decatur Township & all of Indiana, which 27 other community organizations across Indiana are also calling for.	Vicki Fields	46221	Decatur Township Civic Council & protectdecaturtownship.org	vicki_fields@sbglobal.net
430	Moratorium on all data center development and rescind approval of the Ron Gibson data center in the Martindale-Brightwood neighborhood.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Impacts on privacy and personal data rights by the proliferation of AI, flock cameras, and the data centers required for processing.	Keep data centers, flock cameras, and AI out of Indiana.	Joanna Conrad	46218	Otterbein NA	jonradpacelli@gmail.com
431	Data center moratorium	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	I am asking for a one-year moratorium for all of Indiana, alongside 27 other community organizations across Indiana.	molly overkamp	46225		mover17@proton.me

432	No	Pollution;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		maebre warren	46219	Near	maebrewarren@icloud.com
433	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Katie Owen	46135		Katieowen944@gmail.com
434	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values		Gabrielle Bretz	46202		gabbybretz@gmail.com
435	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Scarcity of natural resources/water usage	I don't want a data center in my township ever. Data centers destroy the environmental and affect property values greatly. Data centers consume too much water and electricity while being a huge noise pollution	Paul Ayers	46113	Heartland Crossing/Northfield	truckindad07@yahoo.com
436	I want a moratorium. Data centers are extremely harmful to the environment and to the nearby public. We do not want them in our communities.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values;Large buildings that don't fit in the community	Deference should be given to the local community who will have to live amongst the data center.	Justin Heriberto Rojas	46221	Decatur Township	Justin.h.rojas@gmail.com
437	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks	I agree with the suggestions proposed by the Hoosier Environmental Council.	Terri Bertrang	46254	Eagle Creek Woods II	Tbertrang@aol.com
438	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Electricity/power consumption;Human health risks	I am writing as a resident of Indianapolis to provide feedback on the draft data center ordinance. While the current proposal is a positive step, I urge you to strengthen these regulations to better protect Indiana's environment and our local community. Specifically, I request that the following environmental protections be included in the final ordinance: - Water Usage: Require the use of closed-loop cooling systems to reduce freshwater consumption by up to 70% and mandate the disclosure of PFAS use in cooling systems. - Backup Power: Encourage the use of Battery Energy Storage Systems (BESS) or, at a minimum, Tier 4 diesel generators to reduce harmful air pollutants. - Impact Studies: Require pollution impact studies to identify health risks to surrounding neighborhoods. - Resource Management: Include requirements for water sourcing to prevent groundwater depletion and mandate that cooling water be pretreated before being returned to the local utility. - Clean Energy: Require or recommend that data center developers work with AES Indiana to prioritize and fund clean energy resources rather than relying on new natural gas plants. Additionally, given the significant impact of this ordinance, I ask that IndyDMD: 1. Extend the public comment period from three weeks to 90 days. 2. Host at least one public forum in each township of Marion County. 3. Pause all new data center approvals while these regulations are under consideration. 4. Include stronger language regarding NDAs to ensure transparency and prevent development plans from being shielded from the public. Thank you for your time and for considering these recommendations to ensure that data center growth in Indianapolis is sustainable and transparent.	Erica Winstead	46236	Watson Farms	ejeanwins@gmail.com
439	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	no data centers would be great. thanks	Joseph Howell	46221		jhowell1080@gmail.com
440	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		LUANN BIGELOW	46250	BRAG	lubigi5119@att.net
441	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;WE DO NOT NEED DATA CENTERS. They do not provide jobs! They do not provide anything EXCEPT RISKS.	No one wants data centers. They're pointless, useless, overconsumption of water and natural resources, they're eye sores and they cause both mental and physical stress to people AND animals. WE DO NOT NEED THIS.	Amber Goodman	46221		amberavon92@gmail.com
442	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Lynn Scheetz	46221		Lynnscheetz@comcast.net
443	This is an extremely weak regulations. We need stronger regulations. This needs to be discussed through a moratorium. Allblacklisting all data centers from the state. No data centers should be allowed. This industry is dying as fast as it grew.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	This is an extremely weak regulations. We need stronger regulations, and also blacklisting all data centers from the state. No data centers should be allowed. This industry is dying as fast as it grew. DATA CENTERS ARE NOT WELCOME IN INDIANA. IT IS THE WORST THING THAT CAN HAPPEN YO THE ENVIRONMENT AND ITS PEOPLE.	Lauren milligan	46239		lmilliganpf@gmail.com
444	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Tammie Allen	46221		tdallen45@yahoo.com
445	We are calling for a moratorium for at least a year	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Donnie	46221		tdallen1966@gmail.com
446	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	They have enough money to refill and use their own damn water	Ed Stewart	46205	Watson park	Edstewartphoto@yahoo.com

447	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	I appreciate the work DMD has done to create this draft ordinance and gather public feedback. I am concerned that the draft ordinance does not do enough to safeguard the health and wellbeing of residents of Indianapolis. If we are going to accept these businesses in our community, they should be held to the highest standards. I would like to see additional requirements for data centers to mitigate their impact on the local environment and the health of Indianapolis residents. I would like to see: 1. Data centers use closed-loop systems to minimize water usage. 2. Data centers be required to conduct pollution impact studies and disclose any use of PFAS, or "forever chemicals," in cooling systems so that citizens are aware of what contaminants are entering our local waterways. 3. Data centers pretreat water used for cooling before returning it to the local utility's wastewater treatment system so that the cost of treatment is not taken on by citizens. 4. Data centers either use Tier 4 diesel generators (which meet the EPA's strictest emission standards), or they use large-scale battery energy storage systems, in order to avoid dangerous air pollution from traditional diesel generators. 5. Data centers keep noise levels below 55 decibels at the property line, and separation between data center building and residential areas as minimum of 300 feet.	Katherine Couch	46201		couch.katherine@gmail.com
448	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	That community support or opposition should take precedence over any projects that will affect the communities quality of life.	Amy Cooper	46221	Decatur Township resident	acooper6455@gmail.com
449	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;After researching data centers in other communities and various states, I have yet to find any that benefit the area. Why are our state and local politicians giving away our land and how do they benefit? I am also concerned and disappointed with HEA 1210 effective 7/1/26. Who can afford this?		Leah Eltzroth	46221	Decatur Township Civic	Leltzroth@gmail.com
450	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Donna Emanuel	46221	No	dsemanuel@yahoo.com
451		There needs to be a 1 year moratorium on data centers in general	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Noise impacts on neighboring properties;Human health risks;Stormwater & drainage impacts	1. The Department of Metropolitan Development is rushing this ordinance. This is NOT enough. It's weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. 2. We want an in-person listening session (where constituents can make public comment, too). 3. We are calling for a one-year moratorium for all of Indiana, alongside 27 other community organizations across Indiana.	Colvin Iorio	47203	clorioirprojects@gmail.com
452	Yes	Pollution;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Kyler Mattingly-Cashdollar	46113		Kylemattingly@gmail.com
453	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Kent Cashdollar	46113		Kentcashdollar@icloud.com
454	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Not in residential areas period.	Terry Evans	46221	None, I live here!	Terryshell@ameritech.net
455	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We do not need any big buildings like this that could effect the health of people living in close proximity of this building.	Charmus Emanuel	46221		charm4362@yahoo.com
456	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	We should NOT have data centers in Center Township and it would be better NOT to have them within Marion County. Indiana has plenty of rural land; please use rural land NOT our urban core	Lorraine P Vavul	46205	Historic Meridian Park	lvavul@aol.com
457	Not now. Leadership needs to hear out the community and research the pros and cons in a concerted—leadership and community members—effort.	Electricity/power consumption;Pollution;Human health risks;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Preservation of property values;Noise impacts on neighboring properties;Lighting impacts on neighboring properties		Armando Peña	46201	Emerson Heights Historic District	Pensa61288@gmail.com
458	Yes	Electricity/power consumption;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Human health risks;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		David Padgett	46221		Boomer55012@gmail.com
459	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We need a public hearing. We need more information.	Cheryl Bo ek	46113	Decatur Township against Data Centers	Cheryldarby@comcast.net
460	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I am concerned about the amount of diesel fuel that will be stored on site and the danger of fire. I am concerned about noise pollution and water run off. I am concerned about the rush the build as many as possible without any attempt to understand how many are actually useful. The only thing worse than building a data center is building too many data centers. These may create a brief increase of construction jobs, but they don't create very many long term jobs. I am concerned about how much our electric bills have already increased. Data centers should pay the entire cost of their utilities and taxes. If we give them millions of dollars in tax abatement, they don't benefit the city. If they're as profitable as they claim to be, they should pay their own costs and taxes. I'm not able to afford to supplement the salaries of corporate billionaires.	Jonelle Chalmers	46205		jrchalmers@live.com
461	We are calling for a moratorium now. This ordinance is too weak and to rushed. It does not adequately protect communities from hyperscale data centers like the proposed sabey project. We need a one-year statewide moratorium and a real in person public listening session before any ordinance moves forward.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	I personally don't feel that data centers are in themselves a problem for the state. However they need to have careful rules and regulations... (airports are a good example in many respects)... it doesn't have to be either/ or it can be both/ and.	Christy Marsh	46221	Individual resident and homeowner in Indianapolis, Decatur township, Marion county.	christymarsh@gmail.com

462	We are calling for a moratorium now. This ordinance is too weak and too rushed. It does not adequately protect communities from hyperscale data centers like the proposed Sabey project. We need a one-year statewide moratorium and a real in-person public listening session before any ordinance moves forward.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Regulations need to be in place first. Similar to an airport. And taxes should be collected, not tax free or deferred.	James Marsh	46221		jamescmrsh@gmail.com
463	We need a moratorium now!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Jordan Bellamey	46113		Jordan90@yahoo.com
464	Yes, but with changes to the current draft	Safety hazards/heat generation;Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Human health risks	Setback: 1,000 ft minimum setback from the data center facility property line and the property line of adjacent protected districts. Setbacks should also be imposed on the place where a building can begin within the property boundary. Noise Study: Zoning should require specific standards to be included regarding the noise study design such as daytime and nighttime calculations during normal operating, testing, and emergency generator use. Noise Levels: Noise levels should be significantly reduced at the property line, following suit of cities in Indiana and across the nation with a 55 decibel maximum daytime/45 decibel at night. Annual Reporting: Require annual electric and water use reporting to the city, this should be kept publicly available Noise: Require testing/study to be completed post construction and submitted to the city to assure of compliance. Air pollution study & mitigation: The city should require air pollution modeling for data centers running all generators for emergency use, these studies must factor in nearby air pollution sources within 1 mile of the facility. These studies are informative for nearby communities to understand potential air pollution impacts and to make decisions about when to be outdoors. These studies would also serve as a tool for the city to track the addition of new air pollution sources. The study should include the identification of air monitors within a 5 mile radius Air pollution mitigation: Require the use of Tier 4 diesel generators for any generators being used on site. Penalties must be added regarding noise violations: Within zoning or elsewhere, the city must ensure that these sites complete mitigation plans and remain in compliance. Penalties must be outlined for noncompliance not limited to the ability to order operations to suspend in the event of noncompliance. Soil sampling and clean up must be required prior to construction on any contaminated sites. Indianapolis has a long history of lead, TCE and other contamination that puts workers and communities at risk. Sites must be thoroughly assessed and remediated prior to construction. Any site plans that outline soil contamination pathways must contain decommissioning bonds that adequately cover projected needs. Site and Operations Plan(s): Must detail if end users have entered into contracts with the facility, and the name of the end users Site plans must detail anticipated construction timeline and routes, including heavy duty vehicle use.	Sarah Phillips	46278	The Preserve at Eagle Creek	sarahspringrider@outlook.com
			CONTINUED FROM ABOVE: Site plans must include a description of dust mitigation steps Site plans must describe groundwater management, and water management plans during construction Anticipated emergency response access routes must be outlined A detailed map of buildings located outside of the proposed data center property within 1000 ft of the proposed data center property line The total number of annual jobs at the facility should be outlined for a 20 year period Site plans must outline facility and landscape maintenance plans Site plans must outline total anticipated number of building, generators, and energy and water demand at full buildout Abatement being sought should be outlined. Anticipated property tax revenue should be outlined based on a formula prescribed by the ordinance annually, for a 20 year period. An energy efficiency plan demonstrating the proposed facility's commitment to the use of renewable energy resources and the practices to be used to conserve energy. Such a plan shall indicate what percentage of the data center's energy consumption will come from solar, wind, and other renewable energy sources for a minimum timeframe of 25 years. Public Notice: The ordinance should require all property owners within a 1 mile radius of the site to receive a letter detailing the zoning application that has been submitted	Sarah Phillips	46278	The Preserve at Eagle Creek	sarahspringrider@outlook.com
465	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties		Lori	46201	Little Flower neighborhood	Lhasson99@outlook.com
466	We are calling for a moratorium now	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Wildlife disruption (particularly birds and nocturnal animals)	We want an in-person listening session (where constituents can make public comment, too).	Sophie	46113	Heartland Crossing	Sophie_andre@aol.com
467	Moratorium	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Robert Guernsey	46239		Rob.guernsey@gmail.com
468	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Preservation of property values;Traffic during construction;Noise impacts on neighboring properties;Large buildings that don't fit in the community	I oppose the proposed zoning approval for this data center because the long-term impacts on the community outweigh the benefits being presented. Data centers consume enormous amounts of electricity and water, placing strain on local infrastructure and utilities. These facilities often operate 24/7, generating constant noise from cooling systems and backup equipment that can negatively affect nearby neighborhoods and quality of life. Unlike developments that bring substantial community interaction or diverse employment opportunities, data centers typically provide relatively few permanent jobs once construction is complete. Meanwhile, residents are left dealing with increased industrialization, potential environmental concerns, and changes to the character of the area. There are also concerns about future expansion. Once zoning is approved, communities can lose leverage as facilities grow larger over time, increasing traffic, energy demands, and land use impacts. Property values and neighborhood appeal may also suffer when heavy industrial-style facilities are placed near residential or mixed-use areas. Our community should prioritize development that creates meaningful local economic activity while preserving livability, environmental sustainability, and responsible infrastructure planning. I urge decision-makers to reject this zoning request or require far stronger protections and community oversight before considering approval.	Nathaniel Weber	46202	N/A	nathaniel.weber@gmail.com
469	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction	I do not believe there is any need for data centers in our city.	Ashlin Orr	46201	Springdale	Ashlinvorr@gmail.com
470	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Extend its current three-week comment period to three months/90 days, To host at least one public forum on the issue in each township of Marion County, and To assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration.	Eleanor Sallows	46236	None	Nora.sallows@gmail.com

471	I don't support data centers at all. They use excessive amounts of electricity and water and are not good for the environment and my utility bills.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Brandon Zimmerman	46201	St. Claire Place	Dompaloompa697@gmail.com
472	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The generation of additional electricity to meet the demands of the data center will worsen the impacts of climate change and will eliminate the ability of the City of Indianapolis to reach its climate commitments.	DMD has not done nearly enough community engagement and what 'engagement' the department has undertaken has been ineffective and not sincere. DMD should work with IEDC to create incentives that address the serious environmental and climate concerns.	Morgan Bronson	46201	morganleigh.mickelson@gmail.com
473	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Electricity/power consumption;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	It would be beneficial to the Indianapolis community for the DMD to "Extend its current three-week comment period to three months/90 days, * To host at least one public forum on the issue in each township of Marion County, and * To assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration	Natalia	46220	neliebean456@gmail.com
474	Yes, but with changes to the current draft	Pollution;Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Large buildings that don't fit in the community	include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers.	Kate N	46202	katherine.taelman@gmail.com
475	We need a moratorium on data centers while we discuss these issues	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Impact on local endangered species like the indiana bat	The ordinance does not go far enough. Data centers should be self monitoring and self reporting noise and there should be guidelines about what happens when/if a data center is louder than what's allowed. Also, data centers should have to produce less noise at night especially when near neighborhoods. Many other businesses have to do this, even mining has to do this.	Anthony Huber	46221	Anthonyhuber94@gmail.com
476	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	extend the comment period to 90 days (rather than the 3 weeks that DMD provided so far),	ethan evans	46256	evansfilms90@gmail.com
477	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	Please also Extend the current three-week comment period to three months/90 days to show for more appropriate community input. Host at least one public forum on the issue in each township of Marion County, and Assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration.	Courtney Trachsel	46239	crttrachse2016@gmail.com
478	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values	The money is flowing to build data centers, but what happens if/when demand isn't met? Instead of vacant land, there will be a building impossible to use for any other purpose.	Nathan Conley	46205	Nathan.I.conley@gmail.com
479	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	Please also Extend the current three-week comment period to three months/90 days to show for more appropriate community input. Host at least one public forum on the issue in each township of Marion County, and Assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration.	William Trachsel	46239	wstrachsel@gmail.com
480	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Carrie Rackley	46113	Camby Woods Crye84@gmail.com
481	Adopt a blanket moratorium on all data center construction until all environmental, financial, and business aspects can be more thoroughly assessed and voted on	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Enact a moratorium: many of the evils of this kind of development are already known, but promises by current data center developers have few serious consequences should they default. No solid legislation can be enacted without further research about appropriate mitigation of all the many known dangers and harms of data centers.	Marguerite Topping	46201	Little Flower Neighborhood Association msterion@yahoo.com
482	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Dan Vogel	46201	NA D.e.vogel@outlook.com
483	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Stormwater & drainage impacts	(1) no approvals while regs are being developed (2) extend public comment to 90 days. I have a lot of other comments on the zoning. Things like - require data centers to have cutting edge generators and batteries, to require them to pay taxes, etc	Anjali Shivshanker	46208	Rocky ripple Ashvshanker@gmail.com
484	I am absolutely against data centers within the city at all, but since nobody is going to outright ban them, then I support regulating them.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction; am pissed the fuck off that the communities being targeted for data center construction are low income neighborhoods where the people are already at higher risk for negative health outcomes. Where are the proposals for Geist and Carmel?!!?	It should not be easier to get approval for data centers than affordable housing in this city.	Elizabeth	46201	Private citizen directly between 2 proposed data centers lizzschunn@gmail.com
485	1. The Department of Metropolitan Development is rushing this ordinance. This is NOT enough. It's weak in controlling large data centers, unclear on how regulations would be enforced, and fails to adequately protect nearby communities. 2. We want an in-person listening session (where constituents can make public comment, too). 3. We are calling for a one-year moratorium for all of Indiana, alongside 27 other community organizations across Indiana.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Stormwater & drainage impacts		Sarah Murrell	46113	46113 S.siege12013@gmail.com

486	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Vasiliki Gianakos	46202		vasilikigianakos@mac.com
487	I do not support data centers at this time with the information provided.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Do data centers even provide anything of value? Do they have anything to offer communities? A handful of new jobs are not enough.	Erin Taylor	46219		Erin.tay38@gmail.com
488	Yes, but with changes to the current draft	Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks	As written, the draft ordinance is more focused on the community nuisance (noise, sound, visibility) of data centers than on their true environmental impact. To address this, we encourage the city to add policy provisions specific to: The type of water system a data center uses. HEC recommends all data centers built in Indianapolis use closed-loop systems. These systems provide a sustainable cooling architecture in which water remains sealed within the system's pipes, circulating between servers and cooling units to manage heat without evaporation. Closed-loop systems improve a data center's energy efficiency and can reduce its consumption of fresh water by as much as 70%. In addition, HEC recommends required disclosure about use of PFAS, or "forever chemicals," in cooling systems. Although toxic, discharge levels of these chemicals are not currently regulated under Indiana statute. The center's plan for back-up power. The vast majority of data centers use standard diesel generators as their primary backup power source; these generators are expensive, noisy, highly polluting and exempt from Clean Air Act regulations in times of energy "emergencies" like grid outages, which is when a data center would use them. Standard generators are a significant source of air pollutants, including nitrogen oxides, sulfur oxides, carbon monoxide, carbon dioxide, and particulate matter. These emissions present serious health risks to humans, including respiratory and cardiovascular problems. Instead, HEC recommends data centers use large-scale battery energy storage systems (BESS), which provide silent, emission-free, and near-instantaneous backup power. Alternatively, HEC recommends, at minimum, that data centers use Tier 4 diesel generators. These generators meet the EPA's strictest emission standards, reducing particulate matter and nitrogen oxides by over 90%. The draft regulations do not require pollution impact studies for data center development. HEC encourages the city to include these studies, which are helpful tools for understanding where data center pollution is likely to end up in the local environment and for identifying related health risks to the surrounding neighborhoods.	Alicia Baker	46201		aliciawilsonbaker@gmail.com
			CONTINUED FROM ABOVE: While the draft ordinance requires data center developers to have written plans for water and energy quantity, there are no requirements or recommendations related to quality. HEC recommends the ordinance include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers. Across the country, most electric utilities are relying on net new natural gas plants to meet data centers' soaring demands for energy. AES Indiana has already announced plans to build new natural gas-fired power plants and associated infrastructure to power large-scale data centers moving into its service area. Gas-fired plants emit nitrogen oxides and volatile organic compounds which react to form ground-level ozone and fine particulate matter hazardous to human health. HEC would like to see Indianapolis require or recommend that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources. Community Recommendations: The current Indiana statute on community benefits related to data centers is very weak as it relates to community benefits agreements. HB1210, passed in the 2026 session, added a requirement that communities receive 1% of the exempted sales tax on energy only, which equates to 1% of 7% of the total amount a data center spends on electricity. Many data center operators have made public pledges not to seek incentives from communities and to focus instead on community benefit agreements	Alicia Baker	46201		aliciawilsonbaker@gmail.com
489	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Economic concerns - where is the economic benefit going? How will this effect the local economic viability?	We need a much longer - and more realistic - comment period, and should not approve any more data centers before decision and ordinance is done.	Helena Witzke	46220		helena.witzke@gmail.com
490	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Need to have a third-party independent group monitor the sound and decibel level at the property line. Also, the hyper scale data centers should be moved back at least 1000 feet from residential.	You say we won't lose property value I'd like to see a ordinance put in where if property value is lost due to the data center you'll pay the difference	Tim McWhirter	46113	Civic council	tmcwhirter1@bcglobal.net
491	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I don't understand how local businesses, residents and public spaces go through more zoning ordinance and regulations and take longer to get their projects approved but a data center that brings more harm than good to the community can easily be built without enough public comment? This is betrayal to the people that pay their taxes dutifully and adhere to the rules. We all know the consequences of data centers and who it really helps, definitely not the local community, there is no hiding it. Do right and make sure this data center goes through more strict ordinance and even has the majority of the community approval because it will only hurt the state.	Maria Palomo Pettjohn	46113		maria051011@gmail.com
492	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I don't want Data Centers anywhere near my neighborhood (Cottage Home) or in the city for that matter. I want nothing less than a moratorium and any politician that does support my view I will phone bank and door knock for. This is a 90/10 issue, the will of the people is obvious all over the country, we don't want data centers. They are not inevitable, they are not here to stay. Follow through on the wishes of your constituents or sign your NDA's take a pathetic bonus from these vampire tech freaks and hope you have a career outside politics because you will be voted out.	Anthony Beemer	46202	Cottage Home	tonybeemer@gmail.com
493	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts	I would like a longer public comment period and no new data centers approved until the zoning ordinance is decoded	Alison Case	46203		alisoncase066@gmail.com
494	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Impact on nature and how it will impact places like Eagle Creek and nature preserves. All of us (humans & animals alike) depend on these spaces for recreation & relaxation.	Don't know why they can't make these places produce some of their own energy with solar roof & recycle the water they use. It's not like they don't have the money & of course these companies will make billions of dollars. Why are they getting tax breaks while you're making citizens pay more in state/local taxes. I'm tired of gov't stealing from the not so wealthy to give to large corporations & others who have/make so much more \$\$\$\$\$\$	Debbie Evans	46219	Emerson Heights Neighborhood	djevans1958@gmail.com
495	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	The only good data center is a burning data center. Or an aborted one.	Indy citizen	46254	Indianapolis	rathernotsay
496	Yes, but with changes to the current draft	Preservation of property values;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption	55 decibels instead of 65. Should not be located near residential, 200 ft is not enough in my opinion. If they must be anywhere, somewhere like park 100 which is already heavily industrial for example.	Thomas Kube	46205	Central Indiana Cycling	Tkube97@aol.com
497	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Solar not data Centers Absolutely Not !@	Vickie haines	46158		Tommyeyn@gmail.com

498	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Much stricter zoning must be implemented to protect our citizens. Data centers do nothing but threaten our own health, the health of our environment, and the health of our communities. There are many strong examples of the negative impact of data centers on communities around the U.S. We demand strict zoning regulations that require noise and pollution limitations, closed-loop water systems, disclosure about use of PFAS, no use of diesel generators, required pollution impact studies, third-party observation and harsh penalties for any disobedience of regulations.	Alex Stark	46219		alexandrazielbststark@gmail.com
499	Yes, but with changes to the current draft	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Traffic during construction	Any/all extra construction for belonging in more water/power should be paid FULLY by the data centers.. with NONE of the costs falling to residents.	River Jackson	46201		River46201@gmail.com
500	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Please extend the moratorium	Abigail Willis	46201		William47@yahoo.com
501	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction		Sherry Blondell	46113	Decatur Township	Sherryblondell52@gmail.com
502	No one wants a data center in their community	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Absolutely no more data centers. This is another burden the rest of us have to carry (higher, electricity, prices, scarcity of water, no tax dollars coming in from these data centers). Absolutely not I do not want one more data center in my state.	Dan Gabbard	46202	Herron Morton Neighborhood	gabbarndan7@gmail.com
503	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Right now, this ordinance is being rushed through without the proper guardrails, and it leaves Marion County residents completely vulnerable to multi-billion-dollar tech companies. First, the reliance on a standard dBA scale to measure noise caps is completely inadequate for hyperscale data centers. The dBA scale filters out low-frequency sounds, meaning it will entirely fail to regulate the continuous, hums produced by massive cooling fans and diesel generators. This low-frequency noise is proven to disrupt sleep, degrade mental health, and severely diminish residential quiet enjoyment. On top of that, the draft is way too vague on how any of these rules will actually be enforced. We are talking about facilities that guzzle massive amounts of energy and water, and the public shouldn't have to subsidize that or worry about our grid falling. Look at what just happened in Missouri, where a data center sucked up 30 million gallons of water, impacted the local supply, and then the town forced the residents to pay for it. Without strict, clear rules, we are leaving ourselves wide open to the same disaster. Because this is a massive decision that will affect our county and state for decades to come, the public needs to be a bigger part of this process. I am asking that the DMD host an in-person listening session where constituents can actually show up, speak, and have their voices heard face-to-face, not just through a computer screen. Finally, I am joining the 27 public interest and community organizations across the state in calling for a one-year moratorium on all new data center zoning and approvals. Even our own City-Council passed a resolution recognizing the risks these facilities pose to our utilities and public welfare. While also taking into consideration the ai bubble, we need to press pause for a year to get this right, rather than rushing through a weak ordinance that lets developers lock in rights under bad rules. This issue is so important to Hoosiers, and Americans in general, it's connecting people across the aisle. It's time to start listening to us.	Leslie Young	46113		Lyoun637@proton.me
504	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community	drastically extend the comment period to 90 days (rather than the 3 weeks that DMD provided so far), -host at least one public forum on the issue in each township of Marion County, and -formalize the moratorium that the City Council unanimously asked for a few weeks ago.	Kristina Hartley	46201	Windsor Park	kristina.trinity@anymouse.org
505	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	These products create short-term jobs, but long-term damage. We're becoming a graveyard of warehouses and data centers.	Abigale Meyer	46226		Meyerabigale@gmail.com
506	No more data centers in our city!!!	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I don't wanna pay higher electricity, presses, have to ration in my water, and miss out on revenue in the city due to tax breaks for data centers	I'll only support it if it bans data centers	Veronica Gabbard	46202	Herron-Morton Neighbourhood Association	Vernis1987@yahoo.com
507	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	We are venturing into completely unregulated and uncharted territory with these data centers. There is no viable reason that they need to be put in the city nor does it benefit any of the residence of the city whatsoever and these are largely to Garner huge profits for giant corporations. I emphatically insist that we create legislation around any adoption of any data center.	Rachel Peacock	46222		Msrachelpeacock@gmail.com
508	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We need a one year moratorium for all of Indiana	Anna Aadson	46060		acaadson@outlook.com
509	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Preservation of property values;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Janette	46221		jantcoll@gmail.com
510	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Opposition from the citizens in the neighborhoods where data centers are generally proposed do not want them, and they take up acreage that could be used for housing, businesses and whatever the community chooses	I read it a couple of times and I feel like it did a really good job of addressing all the issues.	Julie Crow	46205	Board member of the Washington Township Democratic Club	corvidgal66@gmail.com
511	Yes	Preservation of property values;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Pollution;Electricity/power consumption		Marianne Brown	46221	Decatur Twp	tmjabrown1@aol.com
512	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction		Jessica	46225		Jessica.Jykens@gmail.com
513	Yes, but with changes to the current draft	Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Pollution;Preservation of property values		Jim Carne	46221	Old Mill Park neighborhood	thegreat@quest.net
514	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	These regulations don't go far enough and don't demand enough transparency from the centers. They bring little immediate boost to our communities but are all too enthusiastic about plopping a center down seemingly anywhere. They need to prove beyond a doubt that they won't negatively affect the communities they are so eager to build in. Until they can provide third party, unbiased evidence that their impact will be positive, we should not allow them to build.	Emery Haley	46205		emeryhade@gmail.com
515	We are calling for a moratorium on any and all datacenters.	Pollution;Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	No datacenters. Period.	John H Seydak Jr	46113	Heartland Crossing	Voodoochl469@gmail.com

516	No	Pollution;Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	NO DATA CENTER!!!	Jordan Allen	46201		Talljordanallen@hotmail.com
517	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	I support adoption of zoning regulations, but the currently listed regulations go nowhere near far enough. They only address community nuisance issues and not environmental issues. These data center must have closed-loop water systems to protect our water supply. We should hold a moratorium on data center construction until sufficient plans are made to protect our water supply and bring community impact to an absolute minimum. Stop putting corporate interests over community benefit. The people have made themselves very clear. Listen to them - it's your job.	Bobby Haley	46205		Rh4361@gmail.com
518	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		David Strange	46202		David.charles.strange@gmail.com
519	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	While any data center violation is being investigated, it should be closed; operations should halt until the investigation is complete. Many established residents of Martindale Brightwood are elderly and many with health issues. The fumes from the diesel generators will make breathing worse, to a point where we can no longer enjoy our outdoors. The toxins that diesel emits will be permanently embedded in our ground, soil, any vegetation we grow will be inedible. With the cost of produce we are having to grow our own and with tainted soil that will not be possible. The noise from operations or vibrations may lead to illnesses not excluding cancer or tumors. My house is eight blocks away and as data centers are operating in established neighborhoods so goes the neighborhood, as they say. View the documentary 'Koch Brothers Exposed' and see how putting these factory like business in neighborhoods, mostly of Black and Brown and ones where the residents don't have politician in their pocket. Try building a data center in Meridian Hills and see how far you get with that project.	Michael Torres	46218	North Brookside Park	mtorres@indy.rr.com
520	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Preservation of property values	N/A	Micki. Lile	46202	N/a	Mille03@gmail.com
521	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We have more than enough of our land taken up fir homes, apartment, businesses and nothing has been done for the infrastructure at all. The roads are horrible and noisy enough with traffic already here. Don't need nor want more. I'm 73 years old and would like to keep what little dignity Decatur Township has left. Please leave us alone.	Wanda Goins	46113	Decatur township	Wandagoins53@gmail.com
522	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Pollution;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Jordan Munson	46201		Jordantylermunson@gmail.com
523	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Adam Kuhn	46202		Adamhowardkuhn@gmail.com
524	We are calling for a moratorium now!	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	The DMD is rushing this ordinance. This is NOT enough. It's weak in cotrolling large data centers, unclear on how regulations would be enforced and fails to adequately protect nearby communities. 2. We want an in-person listening session (where constituents can make public comment, too). 3. We are calling for a one-year moratorium for all of Indiana, alongside 27 other community organizations across Indiana.	Renie Batten	46113	None	Buddybatten@aol.com
525	No	Electricity/power consumption;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Scarcity of natural resources/water usage		Angela Medlock	46221	Pheasant Run Neighborhood	rainbabyah@gmail.com
526	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Twyla Conder	46113	Trotter Road Neighborhood	Twyla_d@sbglobal.net
527	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Brandon	46256		Brandonmartin@gmail.com
528	We are calling for a moratorium now	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	DMD is rushing this, need in person listening session with local neighbors and call for a one year moratorium.	Bruce Batten	46113	None	Buddybatten@aol.com
529	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Erosion of tax revenue for the enrichment and profit of the already rich at the expense of ordinary taxpayers and citizens reliant on services in order to build data centers.;Preservation of property values	Stricter guardrails for wildlife preservation, natural resource protection, pollution prevention, giving back to the adjacent communities sacrificing their space for corporate profit.	Julius Woods	46264		Woodsju@gmail.com
530	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	They shouldn't receive property tax breaks either.	Cheryl Trusler	46241	Wayne Township	catrusler@gmail.com
531	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community	Here you go: As a community organizer on the Far Eastside of Indianapolis, I am committed to ensuring that zoning decisions protect and benefit the residents most impacted by large-scale development. While I appreciate the City's effort to create structure around data center development through Docket 2026-AO-001, this ordinance as written protects the City's liability far more than it protects our communities. Several critical gaps must be addressed before this ordinance moves forward. First, there are no community benefit agreement requirements. Data centers consume enormous public resources including water, power, and road infrastructure, yet this ordinance asks nothing in return for the neighborhoods that absorb the impact. Second, the water management plan requirement sets no actual consumption limits. Large facilities can use millions of gallons per day for cooling, and without hard caps or post-approval monitoring, there is no real accountability. Third, there is no cumulative environmental impact analysis required. If multiple data centers are sited near the same community, the combined effects on noise, traffic, and utility infrastructure are never evaluated under this framework. Fourth, there is no energy source disclosure or renewable energy requirement, which undermines the City's own climate commitments. Fifth, the 65 decibel noise limit at the property line may be insufficient near residential areas, and the ordinance lacks any requirement for real-time, continuous public noise monitoring. Sixth, while a decommissioning plan is required, there is no financial bond or escrow to guarantee that cleanup actually happens if a company walks away. Seventh, the public notice radius and community engagement requirements are unclear and likely inadequate. At minimum, a 1,000-foot notice radius and a mandatory community meeting should be required before any SU47 permit is issued. Finally, there is no local hire or MBE/WBE contractor requirement for construction or operations, meaning data centers can be built in our communities with little to no economic benefit flowing back to residents. I urge the Metropolitan Development Commission to strengthen this ordinance to include enforceable community protections before approval.	Samantha Douglas	46219	Far Eastside Community Council	Christupsam@gmail.com

532	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Safety hazards/heat generation	I don't think the zoning ordinance does enough to distinguish between a small data center and large data center. The ordinance needs to protect quality of life, protect our water, protect our utility rates, and protect our homes. Non-Disclosure Agreements should be forbidden for government officials or neighbors.	Kelly Painton	47403		fancypill@yahoo.com
533	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Diesel and fossil fuel generation-use renewable	Regulation recommendations to City of Indianapolis regarding AI Data Centers We defer to more stringent regulations should others recommend. Recommend following ordinances in development in Athens linked and Decatur GA; Dekalb County Commission. Water Usage: Facilities are typically mandated to use highly efficient "closed-loop" air conditioning systems to drastically cut down on water consumption. Develop a water sustainability plan and developers will have to provide a noise impact assessment, water consumption and sustainability plan, energy consumption and sustainability plan, stormwater management plan, lighting plan, transmission line impact assessment, tree preservation and reforestation plan and a sewer update plan. Annual Reporting: Require an annual report to the City detailing their overall energy and water consumption. Property Setbacks: Require Facilities maintain a 500-foot buffer from neighboring properties at minimum. Size Limitations: Limits on the physical size of data centers and restrictions on clustering them together in one localized area to prevent overwhelming the local environment or grid. Such as a minor data center as one with fewer than 20,000 square feet and that does not require a dedicated substation. These would be permitted uses in office and industrial zoning districts and would not require a special land-use permit. A medium data center is 20,000 to 100,000 square feet, and a major data center would be 100,000 to 500,000 square feet. These centers would require dedicated substations and would be allowed in high-intensity commercial districts with a special land use permit and as a permitted use in industrial areas. A data center campus as a facility that is more than 500,000 square feet. Campuses would be allowed only with a special land-use permit in light- or heavy-industrial zoning districts. Health : Require a baseline assessment of the county's health, socio-economic and environmental status and a third-party review of the proposed data center regulations prior to the issue of any land disturbance permit for a data center. Environment/Environmental Justice Community: Disallow the construction within a U.S. EPA Superfund site or require an impact study for areas within a U.S. EPA Superfund site and put the necessary health and environmental protections in place because the data construction is certain to exacerbate the existing environmental injustice. Require meaningful engagement.	Denise Abdul-Rahman	46254	Black Sun Light Sustainability	denise@blacksunlight.org
			CONTINUED FROM ABOVE: Renewable Energy: Require mandatory renewable energy to power AI data centers (solar, wind or geothermal) or incentives for 100 percent renewable energy and community owned solar to reduce the defined communities energy burden. Decommissioning Plans: Comprehensive plans on how the site will be handled at the end of its life cycle, including recycling of obsolete equipment. Community Controlled Fund/Community Benefits: For the People AI Tech Dividend Fund" to establish a fiscal stability policy. A fund that seeks to capture any potential benefit from data center developments in and put them toward the local community, prioritize resilience, equity and environmental protection, also to ensure property tax revenue can potentially mitigate some of the impact, as well as fund core services. The AI Tech Dividend Fund would require that 50 percent of any new tax revenue from data centers be invested to the community for resident-led projects, existing quality of life plans and community controlled fund. Hazards: Ensure hazard assessment and safety is put in place for those within a 10-30 mile radius. An additional 25 percent would support core county services, such as fire, police, 911 and hospitals. Sincerely, Denise Abdul-Rahman Founder and CEO Black Sun Light Sustainability denise@blacksunlight.org	Denise Abdul-Rahman	46254	Black Sun Light Sustainability	denise@blacksunlight.org
534	Yes	Electricity/power consumption;Pollution;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Traffic during construction;Preservation of property values	I don't believe a data center is best for any community. There is noise, light and several utility concerns. As well as what's going into the sir, especially diesel. If you want to build do it in an area where no housing is around. Indiana has several warehouses that are left vacant.	Judy Hart	46113	Protect Decatur	jsjunks56@yahoo.com
535	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Future community longevity and prosperity	There should not be data center zoning possibilities near or around residential areas.	Robert Kimbler	46221		Redheadrule15@gmail.com
536	No	Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Safety hazards/heat generation	Need you look at this in a long term not enough data to say its safe for environment.	Gerald RICHART	46221	decatur coalition	j300729@aol.com
537	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	There needs to be specific regulations for proximity to certain types of facilities, i.e. schools, residents, etc. For example the sound testing generators during non-school hours, etc if within 2000 feet of a school. We need regulations requiring closed water systems, regular environmental testing with results submitted to the city. The references to IDEM and DHS regulations need to specify their regulations as of 2026 or stricter if modified. We also need more requirements for company TIFs, they must be equal to any tax abatement received.	Angela Hitze	46219	Community Heights/Irvington	amcarroll2@yahoo.com
538		Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Electricity/power consumption;Pollution;Scarcity of natural resources/water usage		Lynn Seydak	46113		lseydak3@att.net
539	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Mark Tester	46226		markgeraldtester@gmail.com
540	I support the adoption of an ordinance that prioritizes Indianapolis residents over the corporations who make and own these data centers. Otherwise, there needs to be a total moratorium on new data centers.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	This ordinance does not prioritize people. It is rushed and inconsiderate. There should be at least 1000-ft between residential homes and data centers, not 200 ft. It needs to require evaporative cooling systems, ban discharge of waste water into any water other than public sewer systems, it must protect property values, including requiring companies to enter a reimbursement agreement with all nearby residents before the construction and agree to reimburse home value depreciation and difficulties selling property. They must also ban all Non-Disclosure Agreements between the company, residents, government officials, and employees. The companies should also be required to sign a binding agreement with the utility provider agreeing to pay for all costs from the project, including energy generation to ensure, and the agreement MUST ensure that no costs are passed on to Indianapolis's resident ratepayers. The ordinance needs VERY specific requirements to ensure the company follows guidelines, procedures, and is held accountable for violations. (This includes fines, legal penalties, and 3rd party testing for procedure). With this, I support passing a complete moratorium on all data centers for minimum one year, as the DMD currently shows it is incapable of passing an ordinance that protects the people's quality of life, health, water, and costs.	Kaelen Montgomery	46112	Protect Decatur Township	kaelenmont10@gmail.com
541	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Braden Pittman	46224		bradenpittman@gmail.com
542	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Victoria Korovjev	46221	Decatur Township	Victoriakorovjev@gmail.com
543	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Just stop doing shit. Leave things as it is. This world is scary enough	Sam	46237		Samantha.tetrick@yahoo.com

544	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	To the Indianapolis Department of Metropolitan Development, Thank you for the opportunity to provide public comment regarding the proposed data center zoning regulations currently under consideration. As Executive Director of the Indianapolis Neighborhood Resource Center (INRC), I strongly support thoughtful planning processes that prioritize transparency, meaningful public engagement, and the long-term wellbeing of Indianapolis neighborhoods and residents. Given the potential scale and impact of data center development on land use, infrastructure, utilities, environmental sustainability, and quality of life, I believe the current public process does not yet provide sufficient time or opportunity for meaningful community participation. I respectfully urge IndyDMD and City-County Council leadership to take the following actions before advancing any final ordinance: 1. Extend the public comment period to at least 90 days. The current approximately three-week public comment period is insufficient for an issue of this magnitude and complexity. Many residents are still learning about what data centers are, how they operate, and the potential impacts they may have on neighborhoods, infrastructure systems, utility usage, environmental sustainability, and future land use planning. A 90-day comment period would provide residents, neighborhood organizations, subject matter experts, and community stakeholders a more reasonable opportunity to review the proposal, ask questions, organize discussions, and provide informed feedback. 2. Host public forums in every township across Marion County. This issue has countywide implications and deserves robust public engagement that is accessible to residents in all parts of Indianapolis-Marion County. At minimum, IndyDMD should host one public forum in each township, with opportunities for both in-person and virtual participation. These forums should include clear educational information about the proposed ordinance, potential community impacts, and opportunities for residents to ask questions directly to City staff and decision-makers. Complex planning and zoning issues often create barriers to participation for residents who may not have technical expertise, flexible schedules, or familiarity with government processes.	Akilah Webster	46202	Indianapolis Neighborhood Resource Center	Awebster@inrc.org
			CONTINUED FROM ABOVE: Trusted community-based organizations can play an important role in helping residents understand proposals, ask informed questions, and participate meaningfully in public decision-making. Organizations like INRC, which have longstanding relationships with neighborhood leaders and experience convening resident dialogue across Indianapolis, can serve as valuable partners in supporting inclusive and accessible community engagement efforts. INRC would welcome opportunities to support outreach, resident education, facilitation, and community conversations that help bridge communication between residents and local government throughout this process. 3. Formalize the moratorium previously requested unanimously by the City-County Council. A temporary moratorium on new data center approvals should be formally adopted until a comprehensive public engagement process is completed and final regulations are thoughtfully developed. The unanimous request from Council members reflected legitimate concern that Indianapolis should not rush into long-term land use decisions without sufficient public input and policy clarity. Formalizing the moratorium would demonstrate a commitment to deliberate planning, public trust, and responsible governance. Indianapolis residents deserve a process that is transparent, inclusive, and responsive to community concerns — especially for decisions that may shape neighborhoods, infrastructure, and land use patterns for decades to come. Public engagement should not be treated as a procedural checkbox, but as a foundational part of responsible planning and governance. Thank you for your consideration and for your continued work on this important issue.	Akilah Webster	46202	Indianapolis Neighborhood Resource Center	Awebster@inrc.org
545	Yes, but with changes to the current draft	Preservation of property values;Large buildings that don't fit in the community;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Human health risks;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption		Sarah Huber	46202	Fall Creek Place	Sarhuber@gmail.com
546	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	There are better options than the one being offered by the current company pushing for a carte blanche approval. <a href="https://www.Tradingnations.cloud/en">https://www.Tradingnations.cloud/en</a>	Janet Phelps	46237	None	Bestgomangsteen@yahoo.com
547	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	*The DMD Data Center presentation is incorrect in that IDEM oversees scarcity of resources/water usage for the state. Large water users as defined in code must report their usage to the Indiana Department of Natural Resources, however, no state entry would prohibit a potential water user from withdrawing more water based on the actual surface or groundwater availability. *Citizen Energy Group has a 50 year integrated water plan that they have stated was accelerated 10 years to accommodate their commitment to the LEAP District. The latest 2024 integrated plan adjusted to cover the 50-year window does not appear to include any additional significant water users. *The water management plan outlined in the ordinance should include at a minimum the following: 1.Applicants approach to minimize water usage 2.Include a maximum of water that will be used that will require approval of the Commission if the applicant wishes to exceed that threshold in the future. 3.A detailed analysis of what the data center is doing to offset their water use or what modifications will need to be made to the 50-year integrated water plan to offset their water. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. 4.DPW approval should be required of any discharged proposed to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts. *Completion of an Environmental Impact Analysis that looks at the projected water and power usage at full capacity and an assessment of the potential impacts of the data center on water usage and the electrical grid to residents. The report should include anticipated emissions and air quality impact. *A decommissioning bond or similar guarantee that the site will be appropriately decommissioned at the cost of the property owner. *Community Benefit Agreements drafted with input from the community regarding their needs and identifying partner organizations for this work.	Jill Hoffmann	46222	Empower Results, LLC / citizen	jill@empowerevents.com
548	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Sarah Zimmerman	46201	st clair	alex40@gmail.com
549	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Require battery back up storage and prohibit diesel...require closed loop water systems and pre-treated water for the system...require a pollution impact study for every data center ... work with AES to bring on renewable energy to power the systems, not natural gas or coal.	Anne Laker	46202		annelaker@me.com
550	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Justin Allen	46227		justinallen78@icloud.com

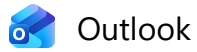
551	No data centers in Indiana	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;TAX BREAKS? really??	I have read of many instances where local regulations were not nearly strong enough and these are pretty weak. The noise and light from these can be seen/heard for MILES - there is no zoning/districting regulation that can protect us other than NO DATA CENTERS. WE HAVE NOTHING TO GAIN FROM THEM AND PLENTY TO LOSE. Did you know that companies have SUE ZONING BOARDS to force their way into communities, that they are sneaky, hide their intentions early on, then spring surprises on the community when 't's too late to change? ' Oh no we didn't mean 3,000 gallons, we need 30,000' and so forth. In particular the light and noise requirements can never be enough protection. THERE IS NOTHING TO GAIN FROM THESE - sure there are some short-term construction jobs and just possibly a very few permanent jobs- however the COST TO THE COMMUNITY is enormous, first why would there be ANY SALES or PROPERTY TAX BREAKS for a billion dollar company? Why would we give up our precious WATER SUPPLY to them, both in terms of potable water, and their constant discharge? Why would AES or other utilities pass ANY OF THESE COSTS on to loyal consumers in our city? No, these billion dollar facilities should pay ALL THEIR OWN TAXES, pay ALL THE COSTS OF INFRASTRUCTURE CHANGES, and perhaps give back to the community as well. And a few hundred thousand to local schools is not nearly enough for the damage they cause. We should NOT BE TRYING TO HAVE MORE OF THIS. They provide no increase in value to the community, in fact its proven that they lower standards of living and property values. Right now there are plenty of U.S. data centers, everything works just fine. What is the massive rush to construct more even larger facilities? No good can come of this, they are funded by billionaires through series of shell companies and the purposes are certainly nefarious. Surely everyone is aware of the most probably surveillance use for these by the administration. Add this massive addition of computer power to DOGE's stealing of our personal data, surveillance cameras popping up everywhere and companies like Palantir that are built specifically for these purposes? Perhaps you've heard of the lessening of citizens' protections via the Constitution? These are being weakened every day. Just this week another bill was passed granting surveillance into personal emails by government. This administration needs to stay out of my house and business. From an economic and environmental standpoint, why on earth would anyone consider these centers? They eat up land, suck up ALL THE WATER supply, put enormous loads on the local electric grid.	Michael Colter	46220		colterphoto1@aol.com
552	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We absolutely need a pause on Data centers. For decades you have been telling us to cut down on water and electricity use. Now you want to allow data centers unprecedented amounts of energy. Do NOT allow the wealthiest corporations in their race to AI. Stop this now !!!	Charles Young	46113	Protect Decatur Township	Cy2@ibcglobal.net
553	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Extend its current three-week comment period to three months/90 days, To host at least one public forum on the issue in each township of Marion County, and To assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration. The type of water system a data center uses. HEC recommends all data centers built in Indianapolis use closed-loop systems. These systems provide a sustainable cooling architecture in which water remains sealed within the system's pipes, circulating between servers and cooling units to manage heat without evaporation. Closed-loop systems improve a data center's energy efficiency and can reduce its consumption of fresh water by as much as 70%. In addition, HEC recommends required disclosure about use of PFAS, or "forever chemicals," in cooling systems. Although toxic, discharge levels of these chemicals are not currently regulated under Indiana statute. The center's plan for back-up power. The vast majority of data centers use standard diesel generators as their primary backup power source; these generators are expensive, noisy, highly polluting and exempt from Clean Air Act regulations in times of energy "emergencies" like grid outages, which is when a data center would use them. Standard generators are a significant source of air pollutants, including nitrogen oxides, sulfur oxides, carbon monoxide, carbon dioxide, and particulate matter. These emissions present serious health risks to humans, including respiratory and cardiovascular problems. Instead, HEC recommends data centers use large-scale battery energy storage systems (BESS), which provide silent, emission-free, and near-instantaneous backup power. Alternatively, HEC recommends, at minimum, that data centers use Tier 4 diesel generators. These generators meet the EPA's strictest emission standards, reducing particulate matter and nitrogen oxides by over 90%. The draft regulations do not require pollution impact studies for data center development. HEC encourages the city to include these studies, which are helpful tools for understanding where data center pollution is likely to end up in the local environment and for identifying related health risks to the surrounding neighborhoods. While the draft ordinance requires data center developers to have written plans for water and energy quantity, there are no requirements or recommendations related to quality.	Alia Shah	46254	Pike township	Alia_sunshine@gmail.com
			CONTINUED FROM ABOVE: HEC recommends the ordinance include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers. Across the country, most electric utilities are relying on net new natural gas plants to meet data centers' soaring demands for energy. AES Indiana has already announced plans to build new natural gas-fired power plants and associated infrastructure to power large-scale data centers moving into its service area. Gas-fired plants emit nitrogen oxides and volatile organic compounds which react to form ground-level ozone and fine particulate matter hazardous to human health. HEC would like to see Indianapolis require or recommend that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources. Community Recommendations: The current Indiana statute on community benefits related to data centers is very weak as it relates to community benefits agreements. HB1210, passed in the 2026 session, added a requirement that communities receive 1% of the exempted sales tax on energy only, which equates to 1% of 7% of the total amount a data center spends on electricity. Many data center operators have made public pledges not to seek incentives from comm	Alia Shah	46254	Pike township	Alia_sunshine@gmail.com
554	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	The draft needs stronger language to protect the citizens from companies that can manipulate and exploit loopholes in verbiage. Please do due diligence in protecting the community members from these large companies. Not addressing the quality of the water that is released back into the system, or mandates on closed loop systems is a folly. Please stand for the people and this environment we all depend on.	Guinaz Shah	46254	Pike township	Guinazshah108@gmail.com
555	Data center moratorium	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	Anything short of a moratorium is dmd ensuring communities within Indianapolis will be poisoned and sacrificed for short term upside with long term damage and plight. Your data centers will be the interstates of the 70s and redlining of the 30s	Anderson York	46205	Sobro Neighborhood Alliance	Anderson.w.York@gmail.com
556	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values		Debra Schillike	46350		dschillike@gmail.com
557	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	assure city residents there will be no new approvals of data center developments while the proposed regulations are under consideration.	Jo S	46201		jolites94@gmail.com

558	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Human health risks	<p>The DMD Data Center presentation is incorrect in that IDEM oversees scarcity of resources/water usage for the state. Large water users as defined in code must report their usage to the Indiana Department of Natural Resources, however, no state entity would prohibit a potential water user from withdrawing more water based on the actual surface or groundwater availability. Citizen Energy Group has a 50 year integrated water plan that they have stated was accelerated 10 years to accommodate their commitment to the LEAP District. The latest 2024 integrated plan adjusted to cover the 50-year window does not appear to include any additional significant water users. The water management plan outlined in the ordinance should include at a minimum the following: Applicants approach to minimize water usage Include a maximum of water that will be used that will require approval of the Commission if the applicant wishes to exceed that threshold in the future. A detailed analysis of what the data center is doing to offset their water use or what modifications will need to be made to the 50-year integrated water plan to offset their water. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. DPW approval should be required of any discharged proposed to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts. Completion of an Environmental Impact Analysis that looks at the projected water and power usage at full capacity and an assessment of the potential impacts of the data center on water usage and the electrical grid to residents. The report should include anticipated emissions and air quality impact. A decommissioning bond or similar guarantee that the site will be appropriately decommissioned at the cost of the property owner. Community Benefit Agreements drafted with input from the community regarding their needs and identifying partner organizations for this work.</p>	Shannon Killion	46202  skillion1@gmail.com
559	Yes, but with changes to the current draft	Scarcity of natural resources/water usage;Pollution	<p>*The DMD Data Center presentation is incorrect - IDEM does not oversee scarcity of resources/water usage for the state. Large water users as defined in code must report their usage to the Indiana Department of Natural Resources, however, no state entity would prohibit a potential water user from withdrawing more water based on the actual surface or groundwater availability. * Citizen Energy Group has a 50-year integrated water plan that they have stated was accelerated 10 years to accommodate their commitment to the LEAP District. The latest 2024 integrated plan adjusted to cover the 50-year window does not appear to include any additional significant water users. If Citizens provides a statement that they will serve an additional data center,they should be asked further to explain how that will impact their current (revised) 50-year plan. * The water management plan outlined in the ordinance should include at a minimum the following: 1. The applicant's approach to minimize water usage. 2. An estimated maximum amount of water use, and if the applicant wishes to exceed that amount in the future the Commission has to approve the change. 3. A detailed analysis of what the data center is doing to offset their water use. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. 4. DPW approval should be required of any proposed water discharge to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts. * Completion of an Environmental Impact Analysis that looks at the projected water and power usage at full capacity and an assessment of the potential impacts of the data center on water usage and the electrical grid to residents. The report should include anticipated emissions and air quality impact. *A decommissioning bond or similar guarantee that the site will be appropriately decommissioned at the cost of the property owner. *Community Benefit Agreements drafted with input from the community regarding their needs and identifying partner organizations for this work.</p>	William Blomquist	46202  billinindianapolis@yahoo.com
560	If they are to restrict any data centers, not to allow them	Electricity/power consumption;Scarcity of natural resources/water usage	<p>Natural resources such as water should not be wasted on these projects, we citizens should not pay even one cent more to support these projects or their utilities. These centers do not belong in populated areas where the resources are needed for the citizens. As the tech advances these centers will be absolute in 25 years leaving large empty useless buildings scarring neighborhoods. These centers will provide minimal jobs, likely to persons who do not reside in the neighborhood already</p>	Brittany Arnett	46107  BrittanyArnett@asccare.com
561	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	<p>Listen to the people who live in the area and care about how they will be affected! Don't just care about your and the city's pocketbooks!</p>	Julie Nord	46113  julie0637@yahoo.com
562	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties	<p>Additions needed for environmental elements such as use of water and power.</p>	Andrea Renzi-Burns	46220  amrenzi09@gmail.com
563	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Electricity/power consumption;Lighting impacts on neighboring properties	<p>Can we limit or prohibit polluting diesel generators. Indy has terrible air pollution and these generators are likely to be used on hot summer days when that air quality is at its worst. Also, we should be requiring rooftop solar on all large industrial buildings like this, including data centers.</p>	Anthony Cherolis	46220  Central Indiana Cycling director@centralincycling.org
564	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	<p>I am writing as a Marion County resident to express my support for the proposed data center zoning ordinance and the creation of the SU-47 special-use district. Indianapolis has handled data center proposals on a case-by-case basis for too long. Four projects came before the city in the past year alone — with no consistent standards to evaluate them. This ordinance changes that. By formally defining data centers in the zoning code and establishing clear, enforceable rules, the city brings transparency and predictability to a process that has frustrated residents and developers alike. The draft standards are practical and address real community concerns: a 65-decibel noise cap with a required acoustical study, a 200-foot buffer from residential zones, generator testing restricted to daytime hours, and mandatory utility confirmation before any project moves forward. Equally important, the SU-47 designation requires a full public hearing for every new facility — meaning residents retain a meaningful voice on every project. The economic benefits are real. Data centers bring significant investment, construction and permanent jobs, and tax revenue to Indianapolis. A clear regulatory framework makes our city more competitive for responsible development, not less. I urge the Commission to advance this ordinance at the May 20 hearing and encourage the City-County Council to adopt it this summer.</p>	Erin	naw  erincaceramics@gmail.com
565	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	<p>Topline Demands for Changes: We support a moratorium: State and Federal environmental permitting fall short and Indiana is already over capacity with energy demand from data centers. Public Participation in the Process: Extend the current three-week comment period. Host at least one public forum on the issue in each township of Marion County, and suspend data center approvals while the proposed regulations are under consideration. Setback: 1,000 ft minimum setback from the data center facility property line and the property line of adjacent protected districts. Set backs should also be imposed on the place where a building can begin within the property boundary. As in industrial zoning, there needs to be a setback between data centers property line and the beginning of any buildings including outdoor enclosures. Noise Study: Zoning should require specific standards to be included regarding the noise study design such as daytime and nighttime calculations during normal operating, testing, and emergency generator use. Noise Levels: Noise levels should be significantly reduced at the property line, following suit of cities in Indiana and across the nation with a 55 decibel maximum daytime/45 decibel at night. Annual Reporting: Require annual electric and water use reporting to the city, this should be kept publicly available. Noise: Require testing/study to be completed post construction and submitted to the city to assure of compliance. Air pollution study &amp; mitigation: The city should require air pollution modeling for data centers running all generators for emergency use, these studies must factor in nearby air pollution sources within 1 mile of the facility. These studies are informative for nearby communities to understand potential air pollution impacts and to make decisions about when to be outdoors. These studies would also serve as a tool for the city to track the addition of new air pollution sources. The study should include the identification of air monitors within a 5 mile radius. Air pollution mitigation: Require the use of Tier 4 diesel generators for any generators being used on site. Also should require double walled fuel tanks. Penalties must be added regarding noise violations: Within zoning or elsewhere, the city must ensure that these sites complete mitigation plans and remain in compliance. Penalties must be outlined for noncompliance not limited to the ability to order operations to suspend in the event of noncompliance. Soil sampling and clean up must be required prior to construction on any contaminated sites. Indianapolis has a long history of lead, TCE and other contamination that puts workers and communities at risk. Sites must be thoroughly assessed and remediated prior to construction.</p>	Phillip	46228  Protect Pike Township pwgraybiel@gmail.com

			CONTINUED FROM ABOVE: Any site plans that outline soil contamination pathways must contain decommissioning bonds that adequately cover projected needs. Level of Service (LOS) C. Developers must fund turn lanes or signals if intersections fail to maintain flow. Sequencing: Staggered truck arrivals to avoid school bus hours and agricultural harvest peaks. Road Integrity (RUMA): A baseline survey and bond ensuring roads are repaired to "as-good or better" condition. Site and Operations Plan(s): Must detail if end users have entered into contracts with the facility, and the name of the end users. Site plans must detail anticipated construction timeline and routes, including heavy duty vehicle use. Site plans must include a description of dust mitigation steps. Site plans must describe groundwater management, and water management plans during construction. Anticipated emergency response access routes must be outlined. A detailed map of buildings located outside of the proposed data center property within 1000 ft of the proposed data center property line. The total number of annual jobs at the facility should be outlined for a 20 year period Site plans must outline facility and landscape maintenance plans. Site plans must out	Phillip	46228	Protect Pike Township	pwgraybiel@gmail.com
566	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values	I support a moratorium on all data center construction. There is almost no benefit to our communities - the job creation is small and temporary Technology is advancing - if you just WAIT on constructing these new facilities - we can take advantage of tech that will pollute less and make less noise. Maybe then you will get community support. As it stands, no one asked for data centers and very few want them. At the end of the day I'm opposed to new data centers, however I do support the Hoosier Environmental Council's recommendations of 1. closed-loop water system 2.Data centers use large-scale battery energy storage systems or at minimum, Tier 4 diesel generators. 3. Require a pollution impact study 4. Include requirements for how a data center sources water and that water used for cooking be pretreated prior to returning to city's wastewater treatment system. 5. require data centers work with AES to prioritize clean energy systems 6. require that the data center engage with community during project development and address the use of NDAs which prevent the public or elected officials from getting information about development.	Jamila Nassar	46201		jam.nassar@gmail.com
567	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation	Data Centers should be built in industrial parks, not rural residential areas destroying our way of life.	Delmeria Kermode	46221	Decatur township resident	skermodie23@gmail.com
568	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	I want to continue to live in an area that isn't going to be impacted by a warehouse. I didn't build my house to have a data center move in 2 years later.	Elizabeth	46113	Glenwood Estates	ejwaskow@gmail.com
569	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Zach Christopher	46202		zacharychristopher14@gmail.com
570	I support them if they make sure data centers are not allowed within the boundaries of Indianapolis.	Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;We have better ways to use our limited space.		Nathan Bingham	46228		nsingham@gmail.com
571	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	To hand over our cities to large corporations for a project (AI) that has to this point shown no actual benefits either to the communities housing the data centers, nor even to the corporations themselves (in terms of profit) is ridiculous. This is all a race between companies toward a speculative future economic boom that thus far has not borne fruit. By all economic measures, the AI race is a bubble. To hand over our communities to data centers that drive up economic and environmental impacts in a highly negative way, while giving tax breaks (limiting the benefits of locating businesses in Indiana by receiving nothing in return), so that outside companies can speculate on an unproven technology, is pure folly. Not putting limits on this is dangerous to our communities and to our economic future as a state. We need more power over what happens in our communities, not less. And we need more regulations over what businesses are allowed to do in our communities, because we're the ones who have to live with them.	Lisa Smith	46219	Just myself, but I live in Irvington	lisaasmith303@gmail.com
572	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Sarah Rodenbeck	46205		dew17pull@icloud.com
573	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	You need to listen to your constituents. If you want them so badly, put them in your neighborhood.	Deborah Peterson	46237	Franklin Township	debbielynn09@yahoo.com
574	No	Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values	Indianapolis should be better utilized with the limited space we have left. My primary concerns are around the detrimental effects that data centers will have on the natural environment around them. Our state has already been historically devastated by deforestation and wetland destruction, and we cannot afford to allow another major threat to native plants, hydrology, and our unique wildlife, who are already being greatly challenged by pollution and our poor management of natural resources in Indiana.	Kristin Bingham	46228	Crooked Creek neighborhood	kristinbingham@gmail.com
575	No	Electricity/power consumption;Pollution;Human health risks;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Nathan Bracey	46208		nbracey317@gmail.com
576	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Not that the buildings are large, but the construction offers little street activation. They're a poor fit for neighborhoods.	It's a start, but it can and should go farther. Megan's comments to the contrary, this seems "pro data center" (that is, it defines/describes data centers for the city for the purposes of zoning, but doesn't go far enough to empower residents to push back when a data center is in appropriate)	Scotty	46201		szw@scotty.me
577	Yes	Scarcity of natural resources/water usage;Pollution;Electricity/power consumption;Stormwater & drainage impacts;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Safety hazards/heat generation	The water management plan outlined in the ordinance should include at a minimum the following: Applicants approach to minimize water usage Include a maximum of water that will be used that will require approval of the Commission if the applicant wishes to exceed that threshold in the future. A detailed analysis of what the data center is doing to offset their water use or what modifications will need to be made to the 50-year integrated water plan to offset their water. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. DPW approval should be required of any discharged proposed to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts.Completion of an Environmental Impact Analysis that looks at the projected water and power usage at full capacity and an assessment of the potential impacts of the data center on water usage and the electrical grid to residents. The report should include anticipated emissions and air quality impact.	Kelly Brown	46203	Bates- Hendricks	kelly@current-consulting.com
578	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	It's too dangerous for the surrounding communities given the storage of huge amounts of diesel fuel on site. The amount of fuel and water used just to maintain these sites are astronomical.	Linda Hutchinson	46221	Timberleaf HOA and Decatur Township Civic Council	lindadolphin@aol.com
579	We are calling for a moratorium now while an ordinance is crafted	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction	This is our community! We don't want AI data centers!	Michelle Meador	46221		Merryman@gmail.com

580	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Generous, long-term tax abatements for data center developers. They should be responsible for their full tax bill like we taxpayers.	Data center developers should not be permitted to get around the rezoning of land for their project by submitting a land use variance. Also, the elected City-County Council should have the final say on whether data center proposals are approved, not the unelected Metropolitan Development Commission.	Steve Leer	46113	Heartland Crossing Homeowners Association	steve.leer@gmail.com
581	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	We don't need anymore data centers. We need more protected wildlife areas.	Alle	46237		Baer.alle@gmail.com
582	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Preservation of property values		Ashley Cheek	46113	Camby Woods Neighborhood	randolph625@gmail.com
583	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values;Traffic during construction;I have no concerns	We do NOT want a data center in our rural community. Go build it somewhere else	Jack Medlock	46221	Homeowner	jmedlock69@yahoo.com
584	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Brogan Reynolds	46203		broreyno@gmail.com
585	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction	fuck AI, fuck data centers. We don't need them. Invest elsewhere.	Allie	46202		alwineland97@gmail.com
586	Yes	Scarcity of natural resources/water usage;Pollution	The water management plan outlined in the ordinance should include at a minimum the following: Applicants approach to minimize water usage include a maximum of water that will be used that will require approval of the Commission if the applicant wishes to exceed that threshold in the future. A detailed analysis of what the data center is doing to offset their water use or what modifications will need to be made to the 50-year integrated water plan to offset their water. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. DPW approval should be required of any discharged proposed to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts.	London Heist	46205	Empower Results	london@empowerresults.com
587	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;I have no concerns	There should always be a mandated public vote solely by the people in the specific neighborhoods affected before allowing any new data center to be built. Allowing politicians to screw over residents is appalling.	Angela Schumerth	46219		aschumerth@gmail.com
588	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Get this the fuck out of our community. We want nothing to do with your fascist agenda and your biblical greed!	Baylie Blake	46040	Chatham arch	baylie.blake98@gmail.com
589	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	70 plus data centers in IN is 70 plus too many for our small state!	Patricia Gieitz	46227	Perry Township taxpayer	gieitzp@aol.com
590	Yes, but with changes to the current draft	Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts	The DMD Data Center presentation is incorrect in that IDEM oversees scarcity of resources/water usage for the state. Large water users as defined in code must report their usage to the Indiana Department of Natural Resources; however, no state entity would prohibit a potential water user from withdrawing more water based on the actual surface or groundwater availability. Citizen Energy Group has a 50 year integrated water plan that they have stated was accelerated 10 years to accommodate their commitment to the LEAP District. The latest 2024 integrated plan adjusted to cover the 50-year window does not appear to include any additional significant water users. The water management plan outlined in the ordinance should include at a minimum the following: Applicants approach to minimize water usage include a maximum of water that will be used that will require approval of the Commission if the applicant wishes to exceed that threshold in the future. A detailed analysis of what the data center is doing to offset their water use or what modifications will need to be made to the 50-year integrated water plan to offset their water. Google is taking this approach by funding water projects within watersheds where they are constructing data centers. DPW approval should be required of any discharged proposed to the stormwater system or a waterway. Approval at the state level is insufficient to determine potential capacity impacts. Completion of an Environmental Impact Analysis that looks at the projected water and power usage at full capacity and an assessment of the potential impacts of the data center on water usage and the electrical grid to residents. The report should include anticipated emissions and air quality impact. A decommissioning bond or similar guarantee that the site will be appropriately decommissioned at the cost of the property owner. Community Benefit Agreements drafted with input from the community regarding their needs and identifying partner organizations for this work.	Scott Minor	46220		scott.minor1@gmail.com
591	We are calling for a one-year moratorium for all of Indiana, alongside 27 other community organizations across Indiana.	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;The unknown factors.	Meetings should START at 9am and BEGIN with citizens' opportunities to share their viewpoint. A public meeting was closed without giving people these opportunities after clearly stating that they would have them. Please See: Indiana Code Section 36-7-4-604. (7) that oral comments concerning the proposal will be heard;	Jason	46254	Protect Decatur Township, and All concerning the ceasing of data center development.	jhurley343@gmail.com
592	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Lighting impacts on neighboring properties;Noise impacts on neighboring properties	It's doesn't do enough! There needs to be a moratorium until data center design becomes more efficient and won't have long-lasting impacts to the environment. We are destroying this planet for a few billionaires. We need protect our resources for our children to have a healthy and safe future.	Adam Hoersten	46112		azhoersten@gmail.com
593	Yes	Electricity/power consumption;Pollution;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Safety hazards/heat generation;Scarcity of natural resources/water usage		Heather Mitchell	46241		hmitch14@sbcglobal.net
594	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Preservation of property values		Clayton Dilts	46260	SMW HOA	diltsclyton@gmail.com
595	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Traffic during construction;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Safety hazards/heat generation;Preservation of property values		Lori Dotson	46221		Lorlie72@yahoo.com
596	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Safety hazards/heat generation		Diana Helmick	46221	Decatur Township	dianash1955@gmail.com

597	Yes	Electricity/power consumption;Scarcity of natural resources/water usage;Human health risks;Large buildings that don't fit in the community;Noise impacts on neighboring properties;Lighting impacts on neighboring properties;Stormwater & drainage impacts;Safety hazards/heat generation;Pollution		Peter King	46219		kingpeterandrew@gmail.com
598	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community		Dean Maglente	46201		317dino@gmail.com
599	Moratorium for 1 year	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Weak zoning proposed and only those that are in favor of data center benefit	Actual in person meeting so the community can actually speak to the real issues that the city and its officials need to hear. Human life should be the priorities not profits over people.	Sonja White	46113	Protect Decatur Township	sonjawhite28@gmail.com
600	Yes, but with changes to the current draft	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties		Carlene	46201		carlene.webbburton@gmail.com
601	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Heath Gillespie	46219		Heathgillespie@gmail.com
602	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values		Kathleen Centracchio	46113	Decatur Township	indykat21@gmail.com
603	No	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Stormwater & drainage impacts;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values;Lighting impacts on neighboring properties;Safety hazards/heat generation;Human health risks		Susan Montgomery	46221-9327		Bornofearth@hotmail.com
604	Yes	Electricity/power consumption;Pollution;Scarcity of natural resources/water usage;Human health risks;Safety hazards/heat generation;Stormwater & drainage impacts;Lighting impacts on neighboring properties;Noise impacts on neighboring properties;Large buildings that don't fit in the community;Traffic during construction;Preservation of property values	Should not be built by residential areas	Barbara Gammon	46221	Decatur Township	bgammon9910@gmail.com



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## Black Church Coalition Letter Of Opposition for Proposal No. 2026-AO-001

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**From** Josh Riddick <josh@livefreeusa.org>  
**Date** Tue 4/28/2026 10:41 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.



Item 15.

**To: Members of the Indianapolis City-County Council & the Metropolitan Development Commission**

**Re: Opposition to Proposal No. 2026-AO-001 (Data Center Zoning Ordinance)**

**Dear Councilors and Commissioners,**

**We write on behalf of the Black Church Coalition of Indianapolis, a collective of pastors, congregations, and faith leaders rooted in neighborhoods across Indianapolis. Our churches have long stood at the intersection of faith, justice, and community well-being. We are compelled to express our opposition to Proposal No. 2026-AO-001 as currently drafted.**

**While we recognize the importance of technological infrastructure and economic development, this ordinance fails to adequately protect the communities we serve—particularly historically Black neighborhoods that have too often borne the burden of industrial zoning decisions.**

**The proposed ordinance creates a new pathway for data center development but does not include meaningful safeguards for proximity to residential neighborhoods, schools, parks, or essential community resources like grocery stores. Instead, it establishes only a limited separation—200 feet—from certain industrial “Protected Districts.” This standard does not account for the lived realities of families, children, and elders who live, work, worship, and learn near these facilities.**

**Our concern is both moral and practical.**

**First, from a moral standpoint, we believe it is unjust to advance a policy that allows large-scale, energy-intensive industrial uses to locate near communities without clear and enforceable protections.**

**Second, from a public health and quality-of-life standpoint, data centers are not neutral neighbors. They generate continuous mechanical noise, significant energy demand, and water use, and they also require industrial-scale equipment and backup generators. While the ordinance includes mitigation measures such as noise limits and screening, these are not substitutes for appropriate distance and siting restrictions.**

**Third, this proposal risks reinforcing patterns of environmental inequity. Neighborhoods such as Martindale-Brightwood have experienced decades of disinvestment alongside disproportionate exposure to industrial uses. Without stronger protections, this ordinance**

**may perpetuate those same patterns under a new name. There has already been so much trust lost in the development process and in bodies that make zoning decisions. This proposal, as is, only deepens the community's mistrust and outrage.**

**We respectfully urge the Council and Commission to reject or substantially amend this proposal to include:**

- Mandatory City Council review and vote for all data center proposals regardless of zoning classification to ensure transparency, accountability, and meaningful input from stakeholders and residents.**
- Minimum buffer distances of at least 500–1,000 feet from residential zones, schools, parks, and community-serving uses**
- Clear prohibitions or additional review requirements for siting near vulnerable populations**
- Stronger community input and approval mechanisms prior to siting decisions**
- A required Community Impact and Disparate Burden Assessment prior to approval of any data center development, requiring developers to demonstrate that proposed projects will not create disproportionate or cumulative harm to surrounding communities over time, particularly in areas with a history of disinvestment or concentrated industrial use.**

**Across the country and at the federal level, policymakers are increasingly recognizing the need for a comprehensive review of data center impacts on local communities. Proposed federal legislation would require analysis of environmental, economic, and community-level effects. Indianapolis should not fall behind in establishing similar protections at the local level.**

**Economic development must not come at the expense of community health, dignity, and equity. We believe Indianapolis can pursue innovation while also upholding justice—if we are willing to set the right standards.**

**We stand ready to work with you to craft policies that reflect both progress and protection.**

**Respectfully,**

**Black Church Coalition**



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**Public Comment for Public Hearing: Proposed Data Center Standards Amendment**

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**From** Robin Heldman <robin@rhrcorp.us>

**Date** Sun 5/3/2026 7:33 PM

**To** DMD Engagement <dmdengagement@indy.gov>; Vukusich, Megan <Megan.Vukusich@indy.gov>; Lane, Logan <Logan.Lane@indy.gov>; Fomby, Nikeshia <Nikeshia.Fomby@indy.gov>; Patz, Bryce <Bryce.Patz@indy.gov>

**Cc** Mowery, Brian <Brian.Mowery@Indy.Gov>; Cathy Burton <cb7801@aol.com>; Julie Goldsberry <juliego2804@gmail.com>

1 attachment (77 KB)

DMD Public Comment Proposed Data Center Standards Amendment.pdf;

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

To the Marion County Department of Metropolitan Development,

I am submitting a public comment regarding the proposed amendment to zoning and development standards for data centers in Indianapolis, Marion County. I was uncertain whether my submitted comment through the public forum link would be captured in its entirety and maintain the formatting.

Please find attached a PDF containing my full public comment. I respectfully request that this document be included in the official public record.

Thank you for your time and consideration. I appreciate the opportunity to provide public comment, which allows community leaders to voice concerns and raise questions on behalf of those we represent. I hope this process serves as a step toward greater transparency on this issue.

Respectfully submitted,  
Robin Heldman  
President, Gateway Community Alliance  
Marion County, Resident



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**proposed ordinance for SU 47 re data centers**

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**From** Clarke Kahlo <ckahlo@toast.net>

**Date** Fri 5/15/2026 3:32 PM

**To** DMD Engagement <dmdengagement@indy.gov>

**Cc** Patz, Bryce <Bryce.Patz@indy.gov>; York, Jeffrey D. <Jeffrey.York@indy.gov>

Hello Department of Metropolitan Development,

Back in about 1975, DMD planner Steven Granner prepared a technical report titled NOISE. If it was retained, it might be instructive. Of course, over the ensuing 50 years, the science of noise and understanding of its health effects has increased. And our city has become much noisier especially with all the mowing and blowing of lawnsapes.

Here's the link to a recent related MIT report about effects on wildlife:

[The noise we make is hurting animals. Can we learn to shut up? | MIT Technology Review](#)

I believe the proposed 65 decibel limit would be woefully inadequate to protect our human and wildlife communities from the negative noise effects of data centers.

Happy Endangered Species Day!

Clarke Kahlo



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**Re: Update on Proposed Data Center Regulation Ordinance and Public Comment Opportunities**

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**From** Megan Anderson <megan4iusc@gmail.com>  
**Date** Fri 5/15/2026 1:57 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

Public comment needs to be extended and the forms wordcount needs to be lengthened. Offering less than 30 days for public comment, especially not that the hearing is delayed is ridiculous. Is there a real rationale for public comment needing to be completed by 8 AM on Monday now?

On Fri, May 15, 2026 at 9:20 AM DMD Engagement <[dmdengagement@indy.gov](mailto:dmdengagement@indy.gov)> wrote:

Dear Residents and Stakeholders,

Thank you for your continued engagement and participation regarding the proposed data center regulation ordinance amendment.

The proposed amendment is anticipated to be heard by the Metropolitan Development Commission on Wednesday, June 3, 2026, at 1:00 PM as part of the public hearing process.

The online public comment form will remain open until Monday, May 18, 2026, at 8:00 AM. Community members are encouraged to submit comments and feedback prior to that deadline.

Please note that public comments submitted via email may continue to be accepted while the amendment proceeds through the legislative process. Any additional comments received will be provided to both the Metropolitan Development Commission (MDC) and the City-County Council (CC) before or during their respective hearings, as appropriate.

For additional information regarding the proposed ordinance amendment, meeting materials, and ongoing updates, please visit:

[Data Centers Information Page](#)

Additional questions or comments may also be submitted to:

[dmdengagement@indy.gov](mailto:dmdengagement@indy.gov)

We appreciate your continued participation and thoughtful feedback throughout this process.

**DMD Engagement Team**

*Talk to a planner:* [planneroncall@indy.gov](mailto:planneroncall@indy.gov)

*Submit a petition:* <https://www.indy.gov/form/land-use-petition-submission>

*DMD Municode meetings/agendas:* [Department of Metropolitan Development Agendas/Minutes / Meetings Portal - Indianapolis and Marion County \(municodemeetings.com\)](#)

[Citizen Access Portal](#)

Item 15.



### **Regulation recommendations to City of Indianapolis regarding AI Data Centers**

*We defer to more stringent regulations should others recommend.*

Recommend following ordinances in development in [Athens](#) linked and [Decatur GA](#); Dekalb County Commission.

**Water Usage:** Facilities are typically mandated to use highly efficient "closed-loop" air conditioning systems to drastically cut down on water consumption. Develop a water sustainability plan and developers will have to provide a noise impact assessment, water consumption and sustainability plan, energy consumption and sustainability plan, stormwater management plan, lighting plan, transmission line impact assessment, tree preservation and reforestation plan and a sewer update plan.

**Annual Reporting:** Require an annual report to the City detailing their overall energy and water consumption.

**Property Setbacks:** Require Facilities maintain a 500-foot buffer from neighboring properties at minimum.

**Size Limitations:** Limits on the physical size of data centers and restrictions on clustering them together in one localized area to prevent overwhelming the local environment or grid. Such as a minor data center

as one with fewer than 20,000 square feet and that does not require a dedicated substation. These would be permitted uses in office and industrial zoning districts and would not require a special land-use permit. A medium data center is 20,000 to 100,000 square feet, and a major data center would be 100,000 to 500,000 square feet. These centers would require dedicated substations and would be allowed in high-intensity commercial districts with a special land use permit and as a permitted use in industrial areas. A data center campus as a facility that is more than 500,000 square feet. Campuses would be allowed only with a special land-use permit in light- or heavy-industrial zoning districts.

**Health :**

Require a baseline assessment of the county's health, socio-economic and environmental status and a third-party review of the proposed data center regulations prior to the issue of any land disturbance permit for a data center.

**Environment/Environmental Justice Community:**

Disallow the construction within a U.S. EPA Superfund site or require an impact study for areas within a U.S. EPA Superfund site and put the necessary health and environmental protections in place because the data construction is certain to exacerbate the existing environmental injustice. Require meaningful engagement.

**Renewable Energy:**

Require mandatory renewable energy to power AI data centers (solar, wind or geothermal) or incentives for 100 percent renewable energy and community owned solar to reduce the defined communities energy burden.

**Decommissioning Plans:** Comprehensive plans on how the site will be handled at the end of its life cycle, including recycling of obsolete equipment.

**Community Controlled Fund/Community Benefits:**

For the People AI Tech Dividend Fund" to establish a fiscal stability policy.

A fund that seeks to capture any potential benefit from data center developments in and put them toward the local community, prioritize resilience, equity and environmental protection, also to ensure property tax revenue can potentially mitigate some of the impact, as well as fund core services. The AI Tech Dividend Fund would require that 50 percent of any new tax revenue from data centers be invested to the community for resident-led projects, existing quality of life plans and community controlled fund.

**Hazards :** Ensure hazard assessment and safety is put in place for those within a 10-30 mile radius. An additional 25 percent would support core county services, such as fire, police, 911 and hospitals.

Sincerely,

Denise Abdul-Rahman  
Founder and CEO

Black Sun Light Sustainability  
denise@blacksunlight.org



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## Explanation of data center zoning amendments

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**From** Mariam Alam <m.k.alam65@gmail.com>  
**Date** Fri 5/8/2026 2:36 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

Hello,

Please consider a second public meeting that walks through and explains the proposed zoning regulations of data centers. I thought the first meeting was excellent in describing the different entities involved in data center approvals and what exactly MDC can regulate. However, there was very little explanation of the actual development standards proposed. There is a table that lists them but sometimes only refers to the measure as "I-3 District Standards". I've been trying to read the zoning ordinance myself and find it very difficult to understand what this means.

One thing I would like to confirm is, because this requires a rezoning it can be placed in any zoning district as long as it meets the development standards, including agricultural and domestic. I am concerned about the opportunity costs to the community at the loss of other uses, such as housing..Also, the petitioner of course has the right to request a variance from any of the standards.

By the way, one of the slides from the presentation, at about minute 16.00 (wish the slides were numbered), says that the applicant sets their own standards. Is that referring to the current process before the zoning ordinance change? Should the phrasing be "proposes" their own standards?

I am also concerned about the noise standards. Not usually thought about when describing sound is frequency of sound waves. The lower frequency, or pitch below 20 Hz, can cause nausea and prolonged headaches. Lower frequency waves can also travel further through traditional buffers. There was an incident some years ago where diplomats (I think in Cuba) became sick and it was determined that they had been targeted by infrasound weapons. The neighbors near industrial fans talk about the disturbing droning noise. They can hear it so the noise wouldn't be considered infrasound but it is still annoying and hard to live with.

Thank you for the opportunity to make comments.

Mariam Alam



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## What happens when we no have clean water?

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**From** Aimee Berry <zappaberry@yahoo.com>  
**Date** Tue 5/19/2026 4:14 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

It is important consider the impact the data center will have. We know all the billionaires don't care about anything but themselves. You who have encouraged the data centers should be ashamed of yourselves. Those who have just stood by and probably received money for your silence should be ashamed. When we no longer have clean water, shame on you. For those who voted for those who are thoughtless and knew it, shame on you. Special place in hell await you and I know that doesn't bother you. We are becoming people who just don't care. We will see our pay back. We are the parasites of this earth. We will get what we deserve in the end. Isn't that sad? Oh yeah, you don't care. Aimee Berry

[Sent from Yahoo Mail for iPhone](#)



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## Public Comment Amendment

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**From** Breanna McGovern <bmcgover@me.com>

**Date** Fri 5/22/2026 8:57 PM

**To** DMD Engagement <dmdengagement@indy.gov>

Hello,

I submitted a public comment but I want to amend my statement to say I am not in favor of the special district or the data center.

I want NO DATA CENTERS.

The special district needs an immense amount of adjustments. These data centers shouldn't be near trails, schools, neighborhoods. This is all just ridiculous.

These data centers need to generate their own power and sell to the grid. Find some farmland far away from everything. Don't build in my neighborhood.

Breanna



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**FW: Request re: Data Centers in Marion County**

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**From** Patz, Bryce <Bryce.Patz@indy.gov>  
**Date** Tue 5/26/2026 2:15 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

**Bryce Patz (he/him/his) | Administrator - Current Planning**  
Current Planning | Department of Metropolitan Development | City of Indianapolis  
[bryce.patz@indy.gov](mailto:bryce.patz@indy.gov) | P: 1-317-327-8146 | C: 1-317-951-3966  
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair,  
Indianapolis/Marion County Tree Board  
[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#)  
[Citizen Access Portal](#)



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**From:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>  
**Sent:** Tuesday, May 26, 2026 7:32 AM  
**To:** Patz, Bryce <Bryce.Patz@indy.gov>; York, Jeffrey D. <Jeffrey.York@indy.gov>  
**Subject:** FW: Request re: Data Centers in Marion County

For your records.  
kb

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**From:** Connie Szabo Schmucker <[bikevisionary@comcast.net](mailto:bikevisionary@comcast.net)>  
**Sent:** Monday, May 25, 2026 10:30 PM  
**To:** PlannerOnCall <[PlannerOnCall@indy.gov](mailto:PlannerOnCall@indy.gov)>  
**Subject:** Request re: Data Centers in Marion County

**Dear Department of Metropolitan Development:**

**As a concerned citizen of Indianapolis I demand that the Indianapolis Department of Metropolitan Development join the City Council and call for a moratorium on new data centers.**

I also insist that the Indianapolis Department of Metropolitan Development host a public forum on data centers in **each township** in Marion County

Lastly, the Indianapolis Department of Metropolitan Development needs to extend the public comment period about data center regulation **to 90 days**.

Connie Szabo Schmucker  
6040 N. Emerson Ave., Indianapolis, IN 46220  
[bikevisionary@comcast.net](mailto:bikevisionary@comcast.net)



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**FW: Data Center Request**

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**From** Patz, Bryce <Bryce.Patz@indy.gov>  
**Date** Tue 5/26/2026 2:45 PM  
**To** DMD Engagement <dmdengagement@indy.gov>  
**Cc** Lethig, Carmen <Carmen.Lethig2@Indy.Gov>

See below.

**Bryce Patz (he/him/his) | Administrator - Current Planning**  
Current Planning | Department of Metropolitan Development | City of Indianapolis  
[bryce.patz@indy.gov](mailto:bryce.patz@indy.gov) | P: 1-317-327-8146 | C: 1-317-951-3966  
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair,  
Indianapolis/Marion County Tree Board  
[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#)  
[Citizen Access Portal](#)



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**From:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>  
**Sent:** Tuesday, May 26, 2026 10:42 AM  
**To:** Patz, Bryce <Bryce.Patz@indy.gov>; York, Jeffrey D. <Jeffrey.York@indy.gov>  
**Subject:** FW: Data Center Request

Fyi. I'm assuming more of these requests will be submitted to POC.

Please let me know how these should be handled.

Thank you,  
kb

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**From:** Aaron Klauber <[amklauber@gmail.com](mailto:amklauber@gmail.com)>  
**Sent:** Tuesday, May 26, 2026 10:14 AM  
**To:** PlannerOnCall <[PlannerOnCall@indy.gov](mailto:PlannerOnCall@indy.gov)>  
**Subject:** Data Center Request

Hello Dept of Metropolitan Development -

As a resident of Indianapolis (46201) and Marion County, I'd like you to join the City Council a call for a moratorium on new data centers.

Item 15.

Please host a public forum on data centers in each township in Marion County and extend the public comment period about data center regulation to 90 days.

I feel this is too important to our community for this not to be vetted in a complete and detailed manner.

Thank you for your consideration.

Aaron Klauber  
539 N Gray St, Indianapolis, IN 46201



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**FW: Data Centers**

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**From** Patz, Bryce <Bryce.Patz@indy.gov>  
**Date** Tue 5/26/2026 3:59 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

**Bryce Patz (he/him/his) | Administrator - Current Planning**  
Current Planning | Department of Metropolitan Development | City of Indianapolis  
[bryce.patz@indy.gov](mailto:bryce.patz@indy.gov) | P: 1-317-327-8146 | C: 1-317-951-3966  
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair,  
Indianapolis/Marion County Tree Board  
[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#)  
[Citizen Access Portal](#)



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**From:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>  
**Sent:** Tuesday, May 26, 2026 11:57 AM  
**To:** Patz, Bryce <Bryce.Patz@indy.gov>; York, Jeffrey D. <Jeffrey.York@indy.gov>  
**Subject:** FW: Data Centers

Fyi -another data center question.  
kb

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**From:** Alyssa Geisler <[alyssa.geisler@gmail.com](mailto:alyssa.geisler@gmail.com)>  
**Sent:** Tuesday, May 26, 2026 11:55 AM  
**To:** PlannerOnCall <[PlannerOnCall@indy.gov](mailto:PlannerOnCall@indy.gov)>  
**Subject:** Data Centers

Hello DMD! I am writing to request that you join the City Council on its moratorium on new data centers.

I request that you host a public forum on data centers in each township in Marion County.

I also request an extension of the public comment period about data center regulation to 90 days.

-

No data centers until we have had adequate public input on what Indianapolis citizens want their neighborhoods!

Item 15.

Thank you,  
Alyssa Geisler  
46201



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**FW: Comment on Data Centers**

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**From** Patz, Bryce <Bryce.Patz@indy.gov>  
**Date** Tue 5/26/2026 2:14 PM  
**To** DMD Engagement <dmdengagement@indy.gov>

**Bryce Patz (he/him/his) | Administrator - Current Planning**  
Current Planning | Department of Metropolitan Development | City of Indianapolis  
[bryce.patz@indy.gov](mailto:bryce.patz@indy.gov) | P: 1-317-327-8146 | C: 1-317-951-3966  
ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair,  
Indianapolis/Marion County Tree Board  
[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#)  
[Citizen Access Portal](#)



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**From:** Lily Groot <groot.lily@gmail.com>  
**Sent:** Tuesday, May 26, 2026 10:08 AM  
**To:** Patz, Bryce <Bryce.Patz@indy.gov>  
**Subject:** Comment on Data Centers

Hi Bryce,

I called in today, and they requested I put this in writing to you. I'm reaching out to voice that me and my neighbors on the near east side want the DMD to join the City Council and call for a moratorium on new data centers, hold a public forum on data center development in each township in marion county, and extend the public comment period about data center regulation to 90 days.

More on the guidance from the Hoosier Environmental Council  
here: <https://www.hecweb.org/2026/04/25/hecs-comments-on-draft-policy-to-regulate-indianapolis-data-centers/>

Thank you, and have a great week!

Lily Groot  
Resident, 46201

[grootlily@gmail.com](mailto:grootlily@gmail.com)

Item 15.



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**Fw: DATA CENTER REGULATIONS**

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**From** PlannerOnCall <PlannerOnCall@indy.gov>  
**Date** Wed 5/27/2026 9:01 PM  
**To** DMD Engagement <dmdengagement@indy.gov>  
**Cc** Patz, Bryce <Bryce.Patz@indy.gov>

**Josh Levesque (he/him/his) | Senior Planner - Current Planning**

Current Planning | Department of Metropolitan Development | City of Indianapolis

[josh.levesque@indy.gov](mailto:josh.levesque@indy.gov) | P: 1-317-327-7292

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[Citizen Access Portal](#)



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**From:** Braden Pittman <bradenmpittman@gmail.com>  
**Sent:** Wednesday, May 27, 2026 4:47 PM  
**To:** PlannerOnCall <PlannerOnCall@indy.gov>  
**Subject:** DATA CENTER REGULATIONS

Hello Metropolitan Development Commission,

I think that the increase in investment in data centers is due to bad economic speculation and it will lead to damage to our city and its people and our collective future. We need to keep big tech and AI out of our city.

**I insist that you extend the comment period on the new data center regulations to 90 days, and hold public forums in every township in the county to allow more Hoosiers to have their voices heard.**

Additionally, I urge anyone reading this to **join the City Counsel in calling for a moratorium on new data centers in our city.** The math isn't adding up, and jobs and lives are at stake.

Thank you for your time,  
Braden Pittman

Item 15.



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**Fw: feedback about data centers**

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**From** PlannerOnCall <PlannerOnCall@indy.gov>  
**Date** Wed 5/27/2026 8:59 PM  
**To** DMD Engagement <dmdengagement@indy.gov>  
**Cc** Patz, Bryce <Bryce.Patz@indy.gov>

**Josh Levesque (he/him/his) | Senior Planner - Current Planning**

Current Planning | Department of Metropolitan Development | City of Indianapolis

[josh.levesque@indy.gov](mailto:josh.levesque@indy.gov) | P: 1-317-327-7292

[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#) | [Land Use Petitions Forms & Fees](#)  
[Citizen Access Portal](#)



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**From:** MK Brickell <mkbrickell@gmail.com>  
**Sent:** Tuesday, May 26, 2026 6:42 PM  
**To:** PlannerOnCall <PlannerOnCall@indy.gov>  
**Subject:** feedback about data centers

To DMD

I urge you to listen to the people of Indianapolis with regard to data centers and:

1. Join the City Council and call for a moratorium on new data centers.
2. Host a public forum on data centers in each township in Marion County
3. Extend the public comment period about data center regulation to 90 days.

As a resident of this city, I feel very strongly that our communities deserve more say in these processes. The above recommendations would put more precautions in place and give us time to better understand the problems associated with data centers. .

Thank you  
Meredith

**From:** [Hunter West](#)  
**To:** [DMD Engagement](#)  
**Subject:** Data Center Draft Ordinance Public Comment  
**Date:** Wednesday, June 17, 2026 8:40:18 AM

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Good Morning,

My name is Hunter West, and I live at 5333 Ralston Avenue.

The publicly available draft ordinance is too weak to hold future data centers accountable. I personally believe we should follow the stellar examples of Boone, Marshall, and Cass counties with outright bans or moratoriums.

However, I know the money involved will not allow that in Marion. So, I wanted to throw my two cents in to make the ordinance stronger.

For the noise levels, the threshold should be lowered and it should be specified that the government or an approved neutral third party is required to monitor it. All across the countries, data centers have shown willingness to run their diesel generators much more than they promised and just pay fine after fine. Instead of fining data centers for flouting the noise rule or allow them to self report, the language should be clear that they can be shutdown after 3 violations. Words on a page are just words on a page until there is a reasonable enforcement framework.

On top of that, residential areas should be protected from these monstrosities. There's no reason a data center needs to be within a mile of residences polluting the air and leading to chronic health issues (like asthma) later in life. If you allow data centers built in areas like Martindale-Brightwood and Irvington, you are going to see a less healthy city moving forward. By passing a weak ordinance, you will be responsible for making hundreds or thousands of young children sick. Indiana already has terrible air quality, and this will not improve it.

Please do not regulate data centers like they're normal businesses to be worked with that bring long term good. They are parasites investing infrastructure they know could be obsolete in 5 years because Indiana has great tax breaks for them. No matter what kind of money is flowing throughout the government during this proceeding, please look around at the general consensus in this country. Data centers DO NOT belong in cities.

Thank you,

Hunter West

**From:** [Gary Young](#)  
**To:** [DMD Engagement](#)  
**Subject:** Data center proposed guidelines. (Include low frequency guidelines also)!  
**Date:** Thursday, June 11, 2026 12:29:53 PM

---

I urge the city to include low frequency regulations on noise control by measuring actual Sound Pressure Level (SPL).

SPL is a measurement of the physical intensity of sound not how loud it is.

Low frequency describes pitch, measuring infrasonic noise-acoustic energy below 20HZ. They have longer wave lengths (traveling 56 feet at 20 HZ) and can travel through walls and cracks.

Measuring dB is a pure ratio of sound,

dBA is adjusted and filters out the low and high frequencies that humans do not hear well,

dBC measures low Frequency

Noise (LFN) such as ( HVAC, hums-fans, chillers, bass). The octave band dBC

recommendations are daytime 60 and nighttime 55. Low frequency sounds are too weak for the

human ear to hear but your brain is constantly aware of it and processing it 24/7. With noise

levels at property line will not exceed 65 decibals, measured Lmax (Maximum Sound Level)

what about low sound waves? I urge you to be specific about what we should be measuring

and how it's achieved. The city needs to find more answers about low frequencies (dBC) and

the effects on the community.

Thank you,

Carol Young

**From:** [PlannerOnCall](#)  
**To:** [DMD Engagement](#)  
**Cc:** [Patz, Bryce](#)  
**Subject:** Fw: Docket # 2026-AO-001  
**Date:** Friday, June 12, 2026 4:46:06 PM  
**Attachments:** [Outlook-p41nro2t.png](#)

---

**Josh Levesque (he/him/his) | Senior Planner - Current Planning**

Current Planning | Department of Metropolitan Development | City of Indianapolis

[josh.levesque@indy.gov](mailto:josh.levesque@indy.gov) | P: 1-317-327-7292

[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#) |

[Land Use Petitions Forms & Fees](#)

[Citizen Access Portal](#)




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**From:** Gary Young <helperdog53@gmail.com>  
**Sent:** Friday, June 12, 2026 1:55 PM  
**To:** PlannerOnCall <PlannerOnCall@indy.gov>  
**Subject:** Docket # 2026-AO-001

Carol Young  
 812 N Sadlier Dr  
 Indianapolis, IN 46219

Metropolitan development commission,

I urge the commission to include low frequency sound restrictions in Docket No. 2026-AO-001. The docket addresses Maximum sound levels at 65Hz but does not address low frequency sound levels. Data centers have multiple hvac, chiller fans, generators that all produce low frequency sound waves below 20Hz.

At 20HZ your ears are not hearing them but your brain is processing them 24/7. A low frequency octave band (dBC) should be approximately daytime 60 and nighttime 55. Cooling towers/chillers- whirling fans/hvac/ generators all produce low frequency sound waves. They can have variable speed fans, louvers ect.. to help reduce noise. Low frequency sound waves travel longer, further and wide, (traveling 56 feet at 20HZ). They will also travel through walls and cracks.

Many reports show headaches, vertigo, nausea, sleep disturbances, ear pain and hypertension from 24/7 consistent presence of low frequency sound waves.

Data centers are locating in our city and the commission has the authority and responsibility to protect its citizens from sound not only in high range but also from the low sound waves.

Please include low frequency restrictions in the proposed docket no. 2026-AO-001 coming forward on July 1, 2026.

Sincerely,

Carol Young

**From:** [Patz, Bryce](#)  
**To:** [DMD Engagement](#)  
**Subject:** FW: Docket No. 2026-AO-001 requesting additional information to be included in docket  
**Date:** Monday, June 15, 2026 8:31:42 AM  
**Attachments:** [image001.png](#)

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Do you want me to response or you?

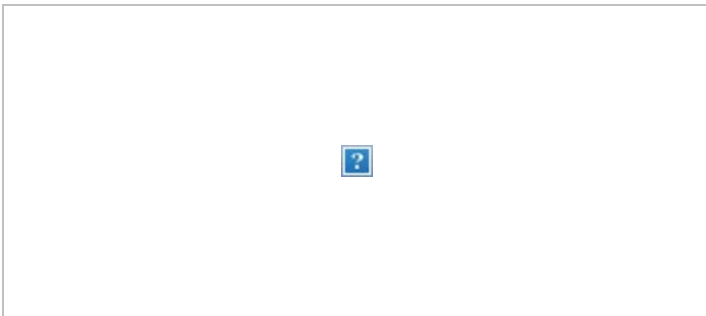
**Bryce Patz (he/him/his) | Administrator - Current Planning**

Current Planning | Department of Metropolitan Development | City of Indianapolis

[bryce.patz@indy.gov](mailto:bryce.patz@indy.gov) | P: 1-317-327-8146 | C: 1-317-951-3966

ISA Certified Arborist® - IN-3504A | TRAQ Certified | LEED® Green Associate™ | Chair,  
 Indianapolis/Marion County Tree Board

[DMD Website](#) | [DMD MuniCode Meetings & Agendas](#) | [Submit a Petition](#) | [Talk to a Planner](#)  
[Citizen Access Portal](#)




---

**From:** Gary Young <helperdog53@gmail.com>  
**Sent:** Friday, June 12, 2026 3:16 PM  
**To:** Patz, Bryce <Bryce.Patz@indy.gov>  
**Subject:** Docket No. 2026-AO-001 requesting additional information to be included in docket

Carol Young  
 812 N Sadlier dr.  
 Indpls, IN 46219

Mr. Patz,

I have submitted an email through [planneroncall@indy.gov](mailto:planneroncall@indy.gov). The email response leaves me with questions if I have directed my concern in the correct manner. Docket No. 2026-AO-001 now scheduled for July 1, 2026, I request that the docket ( address/ review) low frequency sound waves before the next scheduled meeting. Do I need to file a petition if so what type and where exactly to insure it is going to the right place for consideration.

A copy of my email: Fri, Jun 12, 2026

Metropolitan development commission,

I urge the commission to include low frequency sound restrictions in Docket No. 2026-AO-001. The docket addresses Maximum sound levels at 65Hz but does not address low frequency sound levels. Data centers have multiple hvac, chiller fans, generators that all produce low frequency sound waves below 20Hz. At 20HZ your ears are not hearing them but your brain is processing them 24/7. A low frequency octave band (dBC) should be approximately daytime 60 and nighttime 55. Cooling towers/chillers- whirling fans/hvac/ generators all produce low frequency sound waves. They can have variable speed fans, louvers ect.. to help reduce noise. Low frequency sound waves travel longer, further and wide, (traveling 56 feet at 20HZ). They will also travel through walls and cracks. Many reports show headaches, vertigo, nausea, sleep disturbances, ear pain and hypertension from 24/7 consistent presence of low frequency sound waves.

Data centers are locating in our city and the commission has the authority and responsibility to protect its citizens from sound not only in high range but also from the low sound waves.

Please include low frequency restrictions in the proposed docket no. 2026-AO-001 coming forward on July 1, 2026.

Sincerely,

Carol Young

Please advise me on how to proceed.

Thank you,

Carol Young

## **PROPOSED AMENDMENTS TO DATA CENTER DEVELOPMENT ORDINANCE**

### **SECTION 1. PURPOSE AND INTENT**

Amend the statement of purpose to add:

The purpose of these regulations is to ensure that data center development within Marion County protects public health, groundwater resources, neighborhood air quality, utility affordability, emergency response capacity, and environmental sustainability while promoting transparency and meaningful public participation.

---

### **SECTION 2. DEFINITIONS**

Add the following definitions:

#### **“Closed-Loop Cooling System”**

A cooling system in which cooling fluids remain sealed within a recirculating piping network and are not discharged through evaporative cooling towers or once-through systems except during emergency operations approved by the applicable utility provider.

#### **“Battery Energy Storage System (BESS)”**

A commercial-scale electrical energy storage system utilizing rechargeable battery technologies for emergency backup power or grid support.

#### **“Cumulative Impact Assessment (CIA)”**

A developer-funded, independent third-party study evaluating the combined localized environmental and public health impacts of existing industrial pollution sources and the projected impacts of a proposed data center development.

#### **“Tier 4 Emergency Generator”**

An emergency backup generator meeting the United States Environmental Protection Agency Tier 4 Final emissions standards.

#### **“Knozone Day”**

Any day designated by the City of Indianapolis or the Indiana Department of Environmental Management as an Air Quality Action Day or ozone action advisory day.

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### **SECTION 4. COOLING SYSTEM REQUIREMENTS**

Add a new subsection titled “Cooling and Water Conservation Standards.”

#### **A. Closed-Loop Cooling Requirement**

All data center developments exceeding 10,000 square feet in gross floor area shall utilize closed-loop or zero-evaporative cooling systems as a condition of approval for any improvement location permit, special exception, rezoning approval, or site plan approval.

#### **B. Prohibited Cooling Systems**

The following cooling systems are prohibited:

1. Once-through cooling systems;
2. Evaporative cooling towers; and
3. Any cooling technology resulting in routine evaporative loss of potable groundwater or municipal water supplies.

Temporary emergency operation of evaporative systems may be authorized only during documented regional utility emergencies.

### **C. PFAS and Cooling Chemical Disclosure**

Applicants shall submit a certified inventory of all chemicals utilized within any cooling architecture, including but not limited to perfluoroalkyl and polyfluoroalkyl substances (PFAS), glycols, refrigerants, and corrosion inhibitors.

### **D. Chemical Isolation Standards**

All cooling fluids and chemical agents shall be contained within isolated, double-walled closed systems engineered to prevent groundwater contamination and environmental discharge.

### **E. Wastewater Pre-Treatment**

Any facility discharging cooling-related wastewater exceeding 90 degrees Fahrenheit or exceeding applicable utility thresholds for total dissolved solids (TDS) shall construct and maintain on-site wastewater pre-treatment facilities prior to discharge into the municipal wastewater system.

## **SECTION 5. BACKUP POWER AND AIR QUALITY STANDARDS**

Add a new subsection titled “Emergency Power Systems.”

### **A. Tier 4 Generator Requirement**

All emergency backup generators associated with a data center development shall meet United States Environmental Protection Agency Tier 4 Final emissions standards.

### **B. Generator Testing Restrictions**

Routine maintenance testing of diesel generators shall:

1. Occur only between 9:00 a.m. and 3:00 p.m. Monday through Friday;
2. Be prohibited on Knozone Days;
3. Not exceed two calendar days per month;
4. Utilize the minimum operational duration necessary for compliance and maintenance purposes; and
5. Avoid testing during school hours if within 1000 feet of a school.

### **C. Battery Energy Storage Incentives**

Any data center development providing at least fifty percent (50%) of emergency backup capacity through Battery Energy Storage Systems (BESS) shall be eligible for one of the following incentives, as approved by the Metropolitan Development Commission:

1. Up to a fifteen percent (15%) increase in permitted lot coverage;
2. Up to a fifteen percent (15%) increase in Floor Area Ratio (FAR); or
3. Up to a ten-foot increase in maximum building height.

#### **D. Energy Sustainability Plan**

Applicants shall submit an Energy Sustainability Plan including:

1. Projected peak electrical demand;
2. Planned coordination with electric utilities;
3. Energy efficiency measures;
4. Proposed distributed energy resources; and
5. Planned renewable energy procurement strategies.

#### **E. Renewable Energy Requirement**

All data center developments shall work with the public utility to maximize renewable energy utilization. For data centers unable to meet demand through renewable sources, these developments shall offset no less than twenty percent (20%) of projected peak megawatt demand through:

1. On-site renewable generation; or
2. Verified newly constructed regional virtual power purchase agreements (VPPAs)

### **SECTION 6. ENVIRONMENTAL REVIEW REQUIREMENTS**

Add a new subsection titled “Environmental and Public Health Protections.”

#### **A. Cumulative Impact Assessment Requirement**

Approval of any structural permit, improvement location permit, rezoning, or special exception for a data center development shall require submission of a developer-funded, independent third-party Cumulative Impact Assessment (CIA).

The CIA shall evaluate:

1. Existing localized industrial pollution burdens;
2. Projected air emissions;
3. Water usage and wastewater impacts;
4. Groundwater contamination risks;
5. Noise impacts;

6. Traffic-related emissions; and
7. Public health implications for surrounding neighborhoods.

### **B. Denial Thresholds**

The Metropolitan Development Commission may deny any application if the CIA demonstrates:

1. The proposed development would increase localized ambient pollution levels by more than five percent (5%) above the existing neighborhood baseline; or
2. Subsurface construction activities pose an unmitigated threat to groundwater quality or environmental remediation systems.

### **C. Brownfield and Subsurface Testing**

Data center developments proposed on historic industrial or brownfield sites shall conduct comprehensive soil-boring and subsurface environmental testing.

Applicants shall demonstrate that construction activities will not:

1. Breach environmental remediation caps;
  2. Mobilize contaminated soils; or
  3. Migrate toxins into adjacent neighborhoods or groundwater systems.
- 

## **SECTION 7. FIRE SAFETY AND EMERGENCY MANAGEMENT**

Add a new subsection titled “Advanced Fire Safety Standards.”

### **A. NFPA Compliance**

All data center developments and associated battery storage infrastructure shall comply with:

1. NFPA 75; and
2. NFPA 855.

### **B. Fire Detection and Suppression**

Facilities utilizing Battery Energy Storage Systems shall include:

1. Active Aspirating Smoke Detection (ASD) systems; and
2. Waterless clean-agent gaseous fire suppression systems.

### **C. Emergency Response Cost Recovery**

Developers shall reimburse the Indianapolis Fire Department for any specialized firefighting equipment, chemical suppression materials, air-monitoring equipment, or technical training reasonably necessary to respond to battery or data center-related emergencies.

### **D. Water Pressure Certification**

Applicants shall provide written certification from Citizens Energy Group confirming that emergency fire suppression demand associated with the proposed facility will not materially reduce baseline residential water pressure in surrounding neighborhoods.

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## **SECTION 8. TRANSPARENCY AND PUBLIC PROCESS**

Add a new subsection titled “Public Disclosure and Community Engagement.”

### **A. Transparency Requirements**

A data center application shall be deemed incomplete if the applicant withholds any of the following information under a non-disclosure agreement (NDA):

1. Projected daily water consumption;
2. Peak megawatt electrical demand;
3. Grid capacity impacts;
4. Wetland impacts; or
5. Wastewater discharge characteristics.

### **B. Enhanced Public Notice Radius**

For any data center projected to utilize more than five megawatts (5 MW) of electrical demand, the required public notice radius shall be expanded to one thousand three hundred twenty feet (1,320 feet).

### **C. Township Public Meetings**

Prior to final action by the Metropolitan Development Commission, the Department of Metropolitan Development shall conduct at least one in-person public informational meeting within the affected township no fewer than thirty (30) days before the final hearing.

---

## **SECTION 9. SEVERABILITY**

If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, such invalidity shall not affect the remaining portions of the ordinance.

Indianapolis Data Center Ordinance  
Comments from Julie Goldsberry  
Submitted May 1, 2026

Overall, the ordinance is strongly slanted in favor of data centers and appears to have been drafted by data center lobbyists. Many protections that neighborhoods need are missing.

Specific comments:

Section 742-109 (B) – Permitted uses and development standards

If you're using I-3 development standards, then data centers should only be considered in I-3 zoned areas or areas designated in the comp plan as I-3. Remove I-1 and Office/Tech as appropriate areas for SU-47 development (data centers). Specifically, unlimited building height, no maximum gross floor percentage of outdoor storage & operations, no required separation of outdoor storage and operations from a protected district and storage/combustion of unlimited volumes of fossil fuel are a few of the I-3 provisions that are completely inappropriate in areas that adjoin protected districts.

Section 742-109 (L) (3) – Protected district separation

Minimum separation of 200 feet from data center primary building to property line of protected districts is ridiculously low. The city of Birmingham AL is considering 1,000 feet for its ordinance per this link: [https://www.alreporter.com/2026/04/29/birmingham-city-council-considers-delays-vote-on-data-center-ordinance/?fbclid=IwY2xjawRhyBNleHRuA2FlbQlxMABicmlkETF4RXVKbG5scTgyeTNOaFN3c3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHqs\\_jNlpGQ1zolZnf1bhcwCzERNDJaJ-jb9xtLtMkU98ioli6YIMmPVcv68N\\_aem\\_1LZLZservbASjimnzehYRw](https://www.alreporter.com/2026/04/29/birmingham-city-council-considers-delays-vote-on-data-center-ordinance/?fbclid=IwY2xjawRhyBNleHRuA2FlbQlxMABicmlkETF4RXVKbG5scTgyeTNOaFN3c3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHqs_jNlpGQ1zolZnf1bhcwCzERNDJaJ-jb9xtLtMkU98ioli6YIMmPVcv68N_aem_1LZLZservbASjimnzehYRw)

Section 742-109 (L) (4) – Noise levels

Decibel limits for dBA should be no higher than 50 during the day, 45 at night at the data center property boundary line.

Decibel limits for low frequency sounds (dBC) should be 65 during the day, 60 at night. dBC waves carry much further than dBA, carry significant health effects and are difficult to attenuate – it's very important to address them in the ordinance.

See Prince William Sound, VA's data center ordinance documentation for derivation of these noise limits. [https://www.pwcva.gov/assets/2025-04/DCOAG%20Great%20Oak%20Status%20Proposed%20Ordinance%20Levels%20PowerPoint%2020250409\\_0.pdf](https://www.pwcva.gov/assets/2025-04/DCOAG%20Great%20Oak%20Status%20Proposed%20Ordinance%20Levels%20PowerPoint%2020250409_0.pdf)

Measurement of sound levels must be done by a 3<sup>rd</sup> party, not the data center operator on a frequent schedule, with results posted on a portal for the public to see. The public must also have a mechanism for reporting noise issues and receiving quick responses to those reports.

Noise levels during the construction period should also be subject to these noise limits.

Section 742-109 (L) (5) – Mechanical equipment

Add a definition of "emergency" for generator use (the definition below is from the US EPA's website):

Generators may be used for emergency backup power generation only. **Emergency** is defined as disruption or discontinuation of the primary energy supply during power outages or natural disasters that are beyond the control of the owner or operator of the facility. Emergencies do NOT include load shedding, peak shaving, power interruptions pursuant to an interruptible power service agreement or scheduled facility maintenance.

Source: <https://www3.epa.gov/ghgreporting/help/tool2014/definitions/emergency-generator.html#:~:text=Emergency%20generator%20means%20a%20stationary,be%20considered%20an%20emergency%20generator>.

#### Section 742-109 (L) (6) – Screening

Require generators and other mechanical equipment to be set along building walls that face the interior of the data center complex so that the data center buildings themselves screen the equipment from adjoining properties.

All berms and buffers (including trees and foliage) must be fully installed before data center construction begins. Berms must be 10' high with 3 deciduous trees and 6 evergreen trees for every 100 linear feet. All trees will be ball and burlap, no less than 3" diameter measured at one foot above grade and conifers no less than 6' in height. The data center shall, at all times, maintain the mounded buffer area including replacing dead, fallen or diseased trees within 3 months.

#### Section 742-109 (L) (8) – Sidewalks, multi-use paths and greenways

Require data center operator to maintain in perpetuity any and all sidewalks, multi-use paths, greenways, trailheads, restrooms, benches or other amenities that they install as part of the project.

#### Section 742-109 (L) (9) – Required site and operational plans

All of the documents listed in this section must be made available to the public at least 30 days prior to any zoning hearings before the MDC hearing examiner, MDC or City-County Council.

Require a performance bond covering the decommissioning plan for every data center project.

#### Missing items:

Data centers must use public water and sewer utilities exclusively. They may not drill wells for any purpose (including during construction) or otherwise draw on any aquifer and may not discharge any waste materials into any type of waterway other than public sewer systems.

Dewatering will not be permitted on any data center site.

Data centers may not use non-disclosure agreements relative to any of the documentation required under this ordinance – all required plans and documentation must be made available to the general public at least 30 days prior to any hearing related to the project.

The operator of a data center must provide an on-site neighborhood liaison between the hours of 8AM and 10PM EST every day to respond to complaints about the data center. The operator must post the

liason's contact information prominently about the grounds and provide a web portal where complaints can be submitted. Meaningful responses must be posted on the portal within 48 calendar hours of being added by complainant. (From Chandler AZ ordinance <https://www.chandleraz.gov/sites/default/files/departments/development-services/PLH22-0053-Ordinance-No-5033-Data-Center.pdf>)

Data centers must provide firefighting training and equipment to the local fire department where the data center will reside such that local firefighters are equipped to deal with a lithium-ion or other large-scale fire at the data center. Data centers may not rely on their own firefighting department to the exclusivity of local fire departments.

For local residents who are on wells, data centers must pay in full for re-drilling, remediation of contamination or other repairs of any well that develops problems within a 10-mile radius of the data center once construction first commences. The burden of proof will NOT be on the local resident in such cases – it will be assumed that the data center caused the resident's issues unless the data center can provide convincing proof to the contrary. Such cases will be reviewed and binding determinations of amount of reimbursement to the resident will be made by the City-County Councilor for the area in which the resident lives.

Data centers will reimburse residents within a 10-mile radius of the data center for the difference in resale value of their home between the estimated value per Redfin.com in the month before the data center project is approved (estimate to be obtained and saved by the homeowner) and the actual sales price that the homeowner is able to obtain in negotiations with an unrelated third-party buyer (as documented by a real-estate agent unrelated to the homeowner or the data center operator).

Data centers must maintain any and all roads that construction trucks use to access their property and reimburse local residents who sustain car damage due to unrepaired chuckholes or other road damage on those roadways.

Data centers must not use evaporative cooling systems. Data centers must use Tier 4 generators or better with automated leak-detection systems for their diesel fuel tanks.

Data centers must provide notice of all proposed changes to their site or operations plans to all registered neighborhood associations and residents who live within 600' of the site with 30 days lead time for response.

All commitments may be enforced by any neighborhood association within which the data center property lies, and by any resident who lives within a 1 square-mile area of the data center.



## Energy & Water Recommendations

The type of water system a data center uses. HEC recommends all data centers built in Indianapolis use closed-loop systems. These systems provide a sustainable cooling architecture in which water remains sealed within the system's pipes, circulating between servers and cooling units to manage heat without evaporation. Closed-loop systems improve a data center's energy efficiency and can reduce its consumption of fresh water by as much as 70%.

- **Closed-Loop Mandate:** Require all large-scale data centers (>10,000 sf) to install closed-loop or zero-evaporative cooling systems as a condition for site plan approval.
- **Prohibit Evaporative Systems:** Explicitly ban the use of once-through cooling or evaporative water cooling towers, except during documented regional utility emergencies.
- In addition, HEC recommends required disclosure about use of PFAS, or “forever chemicals,” in cooling systems. Although toxic, discharge levels of these chemicals are not currently regulated under Indiana statute.
- **PFAS Disclosure Standard:** Mandate that applicants submit a certified inventory of all chemicals within the cooling architecture during the initial development review.
- **Chemical Isolation:** Mandate cooling fluids (including PFAS and glycols) must be contained within an isolated, double-walled closed system.

The vast majority of data centers use standard diesel generators as their primary backup power source; these generators are expensive, noisy, highly polluting and exempt from Clean Air Act regulations in times of energy “emergencies” like grid outages, which is when a data center would use them. Standard generators are a significant source of air pollutants, including nitrogen oxides, sulfur oxides, carbon monoxide, carbon dioxide, and particulate matter. These emissions present serious health risks to humans, including respiratory and cardiovascular problems.

Instead, HEC recommends data centers use large-scale battery energy storage systems (BESS), which provide silent, emission-free, and near-instantaneous backup power.

Alternatively, HEC recommends, at minimum, that data centers use Tier 4 diesel generators. These generators meet the EPA's strictest emission standards, reducing particulate matter and nitrogen oxides by over 90%

- **Mandatory Tier 4 Compliance:** Require all emergency backup generators to meet EPA Tier 4 standards.

- **BESS Zoning Incentives:** Grant a 15% lot coverage bonus, a 15% Floor Area Ratio (FAR) increase, or a 10-foot building height bonus to data center developments that install at least 50% of their emergency backup power capacity using BESS.
- **Operational Restrictions:** Restrict routine maintenance testing of diesel generators to weekdays between 9:00 AM and 3:00 PM, with an absolute ban on testing during designated Air Quality Action (Knozone) Days. Routine maintenance testing shall be capped at a maximum of 2 days per calendar month.
- The draft regulations do not require pollution impact studies for data center development. HEC encourages the city to include these studies, which are helpful tools for understanding where data center pollution is likely to end up in the local environment and for identifying related health risks to the surrounding neighborhoods.
- **Cumulative Impact Assessment (CIA):** Condition structural and improvement location permits on a developer-funded, third-party a CIA. This study must map the combined, localized burden of existing industrial pollution alongside the data center's projected footprint.
- **Denial Thresholds:** Grant the MDC the statutory authority to deny any request for rezoning or special exception if the independent CIA determines that the data center's operations will increase localized ambient pollution levels by more than 5% over the existing baseline of the surrounding neighborhood, or if subsurface construction poses an unmitigated threat to local groundwater safety.
- **Subsurface Brownfield Disturbance Testing:** Mandate comprehensive soil-boring tests for data centers proposed on historic industrial sites. The applicant must prove construction will not breach environmental remediation caps or migrate subsurface toxins into surrounding neighborhoods.

HEC recommends the ordinance include requirements for how a data center sources water (to prevent over-reliance on or depletion of groundwater), in addition to a requirement that a data center pretreat water used for cooling before returning it to the local utility's wastewater treatment system. Returning water without pretreating it can increase a local water utility's costs, which could ultimately drive up costs for residential customers.

**Wastewater Pre-Treatment:** Require data centers to construct and operate on-site wastewater pre-treatment facilities if cooling discharge temperatures exceed 90°F or if total dissolved solids (TDS) exceed baseline utility thresholds before returning water to the municipal system.

Across the country, most electric utilities are relying on net new natural gas plants to meet data centers' soaring demands for energy. AES Indiana has already announced plans to build new natural gas-fired power plants and associated infrastructure to power large-scale data centers moving into its service area. Gas-fired plants emit nitrogen oxides and volatile organic compounds which react to form ground-level ozone and fine particulate matter hazardous to human health.

HEC would like to see Indianapolis require or recommend that data centers work with AES Indiana to prioritize (and pay for) clean energy or distributed energy resources.

**Energy Sustainability Plan:** Require developers to submit a comprehensive Energy Sustainability Plan alongside their initial site layout.

**Renewable Energy Offsets:** Mandate that data center projects offset a minimum of 20% of their projected peak megawatt (MW) demand through on-site renewable generation (such as rooftop solar) or through verified, newly constructed regional virtual PPAs.

### Process Recommendations

The draft ordinance does not address use of non-disclosure agreements (NDAs) or plan transparency HEC recommends stronger language around transparency of planned utility needs, water utilization, wetlands destruction, and other potential public concerns be included in the final ordinance.

- **Transparency Thresholds:** Deem any data center zoning application incomplete if the applicant shields projected daily water consumption, peak MW demand, or grid capacity impacts under a non-disclosure agreement (NDA).
- **Enhanced Public Notification:** Extend the mandatory public notice radius to 1,320 feet (1/4 mile) for any data center project utilizing more than 5 MW of power.
- **Township Engagement Mandate:** Require the DMD to host at least one public, in-person informational town hall meeting in the affected township a minimum of 30 days prior to the final MDC vote.

### Advanced Fire Safety & Emergency Management

Data centers and associated backup infrastructure present highly volatile, specialized fire hazards that threaten local emergency networks and surrounding neighborhoods if left unmitigated.

- **Mitigate Lithium Ion Thermal Runaway:** Mandate strict compliance with NFPA 75 and NFPA 855 standards, alongside active Aspirating Smoke Detection (ASD) and waterless, clean-agent gaseous suppression systems.
- **Require Operator-Funded Equipment:** Require developers to fully reimburse the IFD for specialized chemical foams, air-monitoring sensors, or training needed to fight catastrophic battery storage fires.
- **Secure Water Pressure Certifications:** Require written proof from Citizens Energy Group that a facility's emergency fire-suppression needs will not dangerously deplete the baseline water pressure of surrounding residential neighborhoods.



**Marion County Alliance of Neighborhood Associations, Inc. *(established 1990)***  
**c/o 7801 Alexander Street, Indianapolis, IN 46259**  
**(317) 847-9959 \* [www.mcanaindy.org](http://www.mcanaindy.org)**

Megan Vukusich  
 Director, Department of Metropolitan Development  
 City County Building  
 200 East Washington Street  
 Indianapolis, IN 46204

June 5, 2026

Dear Director Vukusich,

Since its founding in 1990, the Marion County Alliance of Neighborhood Associations has had, as one of its core missions, advocating for comprehensive and vigorous public engagement in those issues that impact the neighborhoods of Marion County. The purpose of this letter is to express our concern that processes within City Government are moving further away from a high standard of timely and comprehensive opportunities for citizens to participate in the government that represents them.

There are two current examples that we believe illustrate the erosion of a proper public process in Marion County that fall under the purview of the Department of Metropolitan Development: the review of the Marion County Comprehensive Plan; and the approach to establish changes to the General Zoning Ordinance to address data centers within the limits of Marion County. In both of these situations, we feel that the timetables set out to address the issues and the reduction of opportunities for in person meetings and exchange of information between members of the public have posed challenges that are impediments to true public engagement.

Vague or shortened timetables have caused confusion or insufficient opportunities for residents to thoroughly evaluate the impacts of proposed language or suggest changes that would more closely align with the long term goals of neighborhood advocates. Reliance on a shift to primarily electronic meetings and responses precludes participation for those who are not able to use or comfortable with digital communication and ignores the benefits of real time debate and formation of ideas that allows compromise and innovative solutions.

A true, vigorous public process should include appropriately located and accessible in person meetings as well as options for electronic participation. Realistic timetables which neither rush nor unnecessarily prolong timetables should be set. The input of residents should be weighed and evaluated as equally important as other stakeholders in the process.

Residents also feel decisions have often been made before issues have been presented to or discussed with impacted neighborhoods and community organizations. While we acknowledge the financial and staffing constraints faced by City government sometimes makes effectively engaging the community inconvenient, we cannot accept lowering standards of the civic process when decisions are being made that will shape our City for years and decades to come.

True robust public engagement can help rebuild trust toward elected officials and those who work in City government to build a stronger more resilient community that can look to the future with hope, not frustration. We look forward to working with you and your staff in the very near future to reach that goal.

Sincerely,

*Catherine A. Burton*  
 Catherine A. Burton, President

Contact: (317)847-9959

[cb7801@aol.com](mailto:cb7801@aol.com)

CC: Honorable Mayor Joseph Hogsett, City County Council President Maggie Lewis

*McANA is an independent, 501(c)3 non-partisan alliance of neighborhood organizations and is primarily concerned with broad-based neighborhood issues that do or could impact residential communities of Marion County. Founded in 1990, McANA supports Neighborhood Empowerment at the grass roots level by providing information, advice, and materials to neighborhood-based organizations, assisting them with their local issues and working to lend the collective voice of the neighborhoods to those issues that may have county wide implications.*

## OOS Data Center Zoning Update Comment for DMD

LaPorte County, IN: <https://laporteco.in.gov/wp-content/uploads/2026/04/Data-Center-Ordinance-Draft-1.pdf>

Franklin County, IN: <https://www.franklincounty.in.gov/wp-content/uploads/2026/03/Data-Center-Regulations-Draft-v3.0-03.30.26-1.pdf>

Valparaiso, IN:

<https://bloximages.chicago2.vip.townnews.com/nwitimes.com/content/tncms/assets/v3/editorial/b/85/b858a834-e7af-4017-89c2-c82f256410a4/6a0344c2ee402.pdf.pdf>

Lake County, IN: <https://lakecountyin.gov/departments/planning-commission/ordinances-c/amendments/ord%202590%20data%20center.pdf>

Whitestown, IN: <https://whitestown.in.gov/wp-content/uploads/2026/04/Ordinance-No.-2026-01-Chapter-2-and-Exhibit.pdf>

Hobart, IN: <https://www.cityofhobart.org/DocumentCenter/View/39/Title-XV-Chapter-154-Feb-2026?bidId=>

Miami County, IN: [https://www.miamicountyin.gov/DocumentCenter/View/2414/31226\\_Proposed-Data-Center-Moratorium](https://www.miamicountyin.gov/DocumentCenter/View/2414/31226_Proposed-Data-Center-Moratorium)

St. Louis, MO: [https://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/upload/Updated-data-center-zoning-regulations\\_050126.pdf](https://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/upload/Updated-data-center-zoning-regulations_050126.pdf)

Chandler, AZ:

[https://archivedrecords.chandleraz.gov/getdoc.aspx?docid=13491&app=10&\\_gl=1\\*1lzuu7u\\*\\_gcl\\_au\\*MjEwMzUwOTQ1MS4xNzc4NzAxOTUz\\*\\_ga\\*MTY1NjgzMjA4MS4xNzc4NzAxOTUz\\*\\_ga\\_2N53M6J4N0\\*cze3Nzg3MDE5NTMkbzEkZzAkDDE3Nzg3MDE5NTMkajYwJGwwJGg5NDY3NzU2Nzc](https://archivedrecords.chandleraz.gov/getdoc.aspx?docid=13491&app=10&_gl=1*1lzuu7u*_gcl_au*MjEwMzUwOTQ1MS4xNzc4NzAxOTUz*_ga*MTY1NjgzMjA4MS4xNzc4NzAxOTUz*_ga_2N53M6J4N0*cze3Nzg3MDE5NTMkbzEkZzAkDDE3Nzg3MDE5NTMkajYwJGwwJGg5NDY3NzU2Nzc)

- **Benchmark** annual utility consumption via [Thriving Buildings](#), a program OOS already administers countywide
- **Setback** of 1,000ft from residential, park, hospital, university, agricultural, and special use zoning districts (SU-1-10, 16, 34, 37, 38, 45, 46)
  - Examples in Indiana:
  - [LaPorte County, IN](#): (adopted as of May 7, 2026 by County Commissioners) requires “Subject property including property lines, setback lines, and right-of-way lines; existing and proposed buildings on the site to be developed; existing buildings within *500 feet* of the property line of the proposed development;

- [Franklin County, IN](#): draft ordinance proposed minimum setback of 300ft “along the entire length of any public street frontage and along any property line shared with a parcel zoned for all districts.”
- [Valparaiso, IN](#): draft ordinance proposed “no less than 1,000ft from adjoining residential or agricultural zoning districts”
- **Encourage/require developers to enter into community benefits agreements (CBAs)**
  - [Franklin County, IN](#) (draft)
    - Applicants are encouraged to enter into private CBAs with a representative coalition of community stakeholders OR the county. “Such agreements may address "soft" community impacts that fall outside the scope of traditional zoning, including but not limited to:
      - i. Targeted local hiring and job training programs.
      - ii. Contributions to local education or emergency service capital funds.
      - iii. Enhanced sustainability or renewable energy targets beyond state requirements.
  - [St. Louis, MO](#) (draft)
    - “...the applicant for a Major Data Center shall enter into a Community Benefits Agreement with the City or an entity designated by the City. Such agreement shall be recorded in the office of the Recorder of Deeds and shall run with the land and be binding upon any and all successors, assigns, and any transferee. A copy of the executed Community Benefits Agreement shall be provided to the Building Commissioner, with copy to the Zoning Administrator, before a building permit is granted. The contents of the Community Benefits Agreement shall be determined based on the site-specific context of the Major Data Center, and shall contain the applicant’s assurances to mitigate impacts of the Data Center, improve the surrounding area, and benefit the community. Nothing in this Chapter is intended to limit the discretion of the Board of Aldermen in establishing guidelines for acceptable terms and conditions of Community Benefits Agreements.”
- **Demonstration of alignment with comprehensive plan & emissions goals**
  - [Lake County, IN](#)

- Requires: “Applicants must demonstrate compatibility with the Lake County Comprehensive Plan, especially regarding land conservation and emission reduction goals.”
    - Requires: “An energy efficiency plan demonstrating the proposed facility's commitment to the use of renewable energy resources and the practices to be used to conserve energy. Such plan shall indicate what percentage of the data center's energy consumption will come from solar, wind, and other renewable energy sources for a minimum timeframe of 25 years.”
  - [Valparaiso, IN](#)
    - Requires: “All data center development must demonstrate compatibility with the Valparaiso Comprehensive Plan and applicable capital improvement planning for utility and transportation infrastructure.”
- **Air and water quality, environmental regulation**
  - Require that any information reported to regulatory bodies also be shared with City (ex. Air permitting issued by Indiana Department of Environmental Management)
  - [Lake County, IN](#)
    - Requires: Data centers bigger than 100,000 sq ft have to do Environmental Impact Analyses that include the projected water and power usage of the facility at full operating capacity and a site assessment to determine the possible impacts of the data center on water usage in the area and the ability of the electrical grid to serve both the data center and residents without disruptions. The EIA must document the anticipated carbon emissions and impacts on agricultural/historic/cultural resources.
  - [Valparaiso, IN](#)
    - “Emergency generators shall comply with all applicable federal and state air quality standards. Routine generator testing shall be limited in frequency and duration to the minimum required for safe operation. The City may require additional emissions mitigation measures where necessary to protect nearby residential areas.”
  - [St. Louis, MO](#) (draft)
    - Requires: “An environmental impact report prepared by a third-party professional environmental engineer describing:

- Anticipated emissions and air quality impacts, and any plans to mitigate impacts;
- Anticipated heat emissions and heat plumes generated by the proposed facility, and any plans to mitigate impacts; and
- Anticipated stormwater impacts and mitigation.”
- [LaPorte, IN](#)
  - Requires site plans identifying: “soil types on the site including any identified wetland or areas of environmental sensitivity”
  - Requires: “Air Emissions Disclosure
    - Identification of all combustion equipment;
    - Documentation of required IDEM, state, or federal air permits;
    - Description of emissions control technology.”
  - Requires a plan including: “Projected peak and average daily water use;
    - Breakdown of projected water usage for domestic and cooling operations:
    - Projected Water Usage Effectiveness (WUE) for cooling operations.”
- [Whitestown, IN](#)
  - In all zoning districts where permitted with limitations, a data center is encouraged to comply with the following:
    - Green building techniques are encouraged. Examples include the following:
      - Orient buildings to take advantage of passive cooling and daylight opportunities.
      - Utilize alternative energy sources including but not limited to: solar systems as referenced in Section 3.11, wind, hydro, etc. to the maximum extent possible.
      - Utilize reclaimed water for cooling, if available.
      - Implement energy management best practices such as but not limited to: those promoted through the U.S. Department of Energy’s Better Buildings initiative and U.S. Green Building Council’s LEED Certification system.
- **Emergency Generator Testing**
  - Indy should extend the limitations to be outside of school hours when within 2 miles of a school or childcare facility.

- **Decommissioning**
  - [Lake County, IN](#)
    - Requires: “Data center facilities that remain inactive for more than 15 consecutive months must be decommissioned unless otherwise approved by plan commission action at a public hearing. If decommissioned, the site must be restored to pre-development conditions or repurposed for permitted uses.”
  - [Valparaiso, IN](#)
    - Requires: “Facilities that remain inactive for more than 15 consecutive months shall be decommissioned and the site restored to an approved condition unless an extension is granted by the Board of Zoning Appeals following a public hearing.”
- **Noise**
  - [LaPorte, IN](#)
    - Maximum Sound Levels
      - Continuous operational sound generated by the Data Center shall not exceed the following:
        - 60 dBA between 7:00 a.m. and 10:00 p.m.;
        - 55 dBA between 10:00 p.m. and 7:00 a.m.;
        - Limitations do not apply during emergencies or life-safety events
  - [Lake County, IN](#)
    - “Maximum sound levels associated with any component of a data center may not exceed 55 decibels (dB), measured at the property line.”
- **Public notice, community engagement**
  - [Chandler, AZ](#)
    - Requires: “The Data Center operator must schedule and attend two neighborhood meetings with residents to describe the project and the proposed sound-mitigation aspects of the project design. Notice of the neighborhood meetings must be mailed to all residents and homeowners associations within a half-mile radius of the parcel. A representative of the developer or owner with decision-making authority on the design of the Data Center must attend the neighborhood meetings. The Data Center operator or property owner must also post a sign on the subject property, at least fifteen days before each neighborhood meeting”
  - [St. Louis, MO](#) (draft)

- Requires: “Documentation of having advertised and held at least one meeting with community members during which project information is shared, feedback is invited, and questions are answered.”
- Includes rules for how far ahead of time the meeting must be advertised and when the meeting should be held in relation to submission to the city; requires feedback period of 45 days

## Vukusich, Megan

---

**From:** Shannon - WRA <shannon@thewhiteriveralliance.org>  
**Sent:** Wednesday, June 24, 2026 5:09 PM  
**To:** Vukusich, Megan  
**Subject:** Fw: White River Alliance Data Center Zoning Amendment Considerations  
**Attachments:** WRA DMD Data Center Amendment Considerations.docx

**CAUTION:** This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Good evening Megan,

I really appreciated our conversation on Monday. It made my brain start turning so we put some thoughts together for DMD's consideration. I sent them to the main email, but wanted you to be aware as well.

Please do not hesitate to reach out if there is anything we can assist with. We would happily talk with your staff about water in Indiana and the White River Watershed. We would also appreciate hearing from the team about challenges and/or questions regarding water and how we can work collaboratively to address them.

Take care,  
Shannon

---

**From:** Shannon - WRA <shannon@thewhiteriveralliance.org>  
**Sent:** Wednesday, June 24, 2026 5:01 PM  
**To:** dmdengagement@indy.gov <dmdengagement@indy.gov>  
**Subject:** White River Alliance Data Center Zoning Amendment Considerations

Attached are suggestions from the White River Alliance's for DMD staff consideration related to the proposed zoning amendment.

Please do not hesitate to reach out with any questions.

Thank you,

### Shannon Killion

White River Alliance  
 Senior Program Manager  
 W: (317) 672-7577  
 515 N Luett Ave  
 Indianapolis, IN 46222



[The White River Alliance  
White River Report Card](#)

## 5. Mechanical equipment

...Any and all tested of equipment or generators is prohibited between 5:00 p.m. and 7:00 a.m. and on Knozone action days.

9.1.f A water management plan detailing water used associated with the facility. The plan shall provide, at a minimum for both initial and full site build out:

### 1. For both initial and full site build out:

a. Average and peak water use associated with facility operations.

b. Average and peak water use associated with energy generation.

c. Discharge location of used water including frequency and amount; a discharge location other than a sanitary sewer requires written approval from the administrator and/or designee, as assigned by the department of public works deputy director of the engineering division.

2. Measures taken to minimize water use in the initial facility design and planned efforts to monitor and minimize water consumption at the facility during operation. how the facility will meet their anticipated cooling needs and how the used water will be discharged and disposed-

3. Plans to offset water consumption associated with energy generation and facility operations within Marion County using the Volumetric Water Based Accounting 2.0 guidance. Including identification of local partners to oversee implementation and long-term maintenance.

**Commented [SK1]:** Intent is to understand how water will be used and discharged. For example, flushing of a closed loop cooling system may be different than other cooling methods.

**Commented [SK2]:** IDEM regulates industrial discharges and involvement from the impacted municipality is not required. Including this text is intended to prevent a data center from receiving IDEM approval to discharge to a stormwater system or a stream without city oversight. Confirm if DPW is the best agency to review.

**Commented [SK3]:** This may fit better elsewhere either as an incentive requirement or a commitment.

9.2.d Adequate water supply is available to meet the current customer demand and the expected demand of the data center facility and whether serving the data center is in alignment with the utility's most recent integrated water resource plan.

## 10. Annual Reporting- Minimum Commitments

1. At a minimum the following commitments shall be included with the approval of each SU-47 district and/or data center facility: "The property owner and/or designated operator shall (1) submit an annual report to the Metropolitan Development Commission no later than January 31 of each calendar year for the duration of the facility's operation from the previous year. The annual report must be signed and notarized by the property owner and designated operator. (2) provide a publicly available online dashboard within six months of operation, and (3) resubmit water management plan and electricity capacity

plan for review if facility operations change such that the originally submitted values will be exceeded. Revised operations are not to be initiated until the revised plans are approved.

2.b. Annual Water Consumption Report including annual water consumption of the facility, specific water consumption for cooling systems including cooling system storage units; water consumption associated with energy generation; water conservation or reuse measures implemented in the last year and corresponding impact on water use;; and confirmation of compliance with any approved local utility, state and/or federal requirements and commitments.

3. The publicly available online dashboard shall include at a minimum the following information

a. Dates of upcoming planned generator testing.

b. Notice of other temporary changes that may impact the public.

c. the following information updated monthly with the data posted by the 15<sup>th</sup> day of the following month. A minimum of three years of data shall be maintained, allowing for trends to be identified:

a. Electrical

i. Monthly total electrical use and peak use

ii. Breakdown of electricity source (i.e. purchased from grid, renewable, etc.)

b. Water

i. Monthly total facility water consumption and peak facility consumption

ii. Monthly total energy water demand and peak energy water demand



Data Center  
Questionnaire  
**Analysis**

**DIVISION OF PLANNING | LONG RANGE**

Data Center Form Report and Category Definitions

June 25, 2026

KEY FINDINGS .....2

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## KEY FINDINGS

A review of all submissions to the Data Center Zoning Ordinance Amendment Public Comment Form produced the following findings:



These totals indicate strong local participation, with a small number of out-of-area or incomplete entries and some duplication

## LIMITATIONS

Several limitations of the online submittal format affected data quality and consistency:

- Spelling errors that affected keyword classification
- Incomplete comments or missing location data
- Responses submitted by individuals outside of the study area
- Duplicate submissions that required additional processing
- Open-text format allowing broad interpretation of questions

These factors should be considered when interpreting the results and determining representativeness.

### Exhibits

Below is an analysis of responses for each question of the Data Center Zoning Ordinance Amendment Public Comment form organized by categories or frequent topic. The Public Comment form was open from April 21, 2026 through May 18, 2026 to obtain community feedback on the draft zoning ordinance amendment for data centers.

### Question 1:

I support the adoption of zoning regulations to address data centers.

- Yes, but with changes to the current draft
- Yes
- No
- Other- Moratorium, No/Ban Data Centers
- Other-Misc.

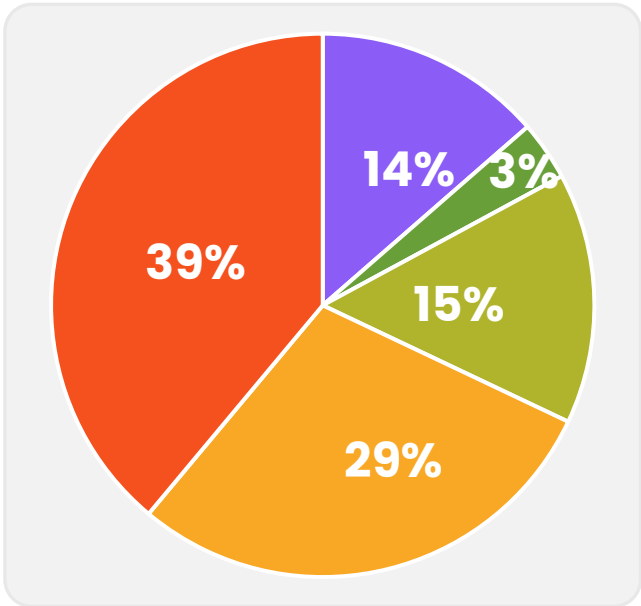


Figure 1 - Categorical analysis of question one

*Further Analysis of “Other” Response for Question One:*

Out of a **103 Other** Responses that were labeled the following had a comment that includes the following variation of words.

- **35%** (36) percent of the respondents had “moratorium”
- **36%** (37) percent of the respondents “No Data Center”
- **10%** (10) percent of the respondents “Ban Data Centers”
- **19%** (19) percent of the respondents did not
  - Of the **19** responses
    - **One (1)** was in support, just not Downtown Indy.
    - **One (1)** was about more Public Input/Comment period
    - **One (1)** was about Community
    - **Eight (8)** were regarding the Zoning Regulations.
    - **Three (3)** Needed More Information before deciding.
    - **Three (3)** Questioned the framing of the questionnaire.
    - **Two (2)** were concerned about the Environmental Impact.

**Question 2:**

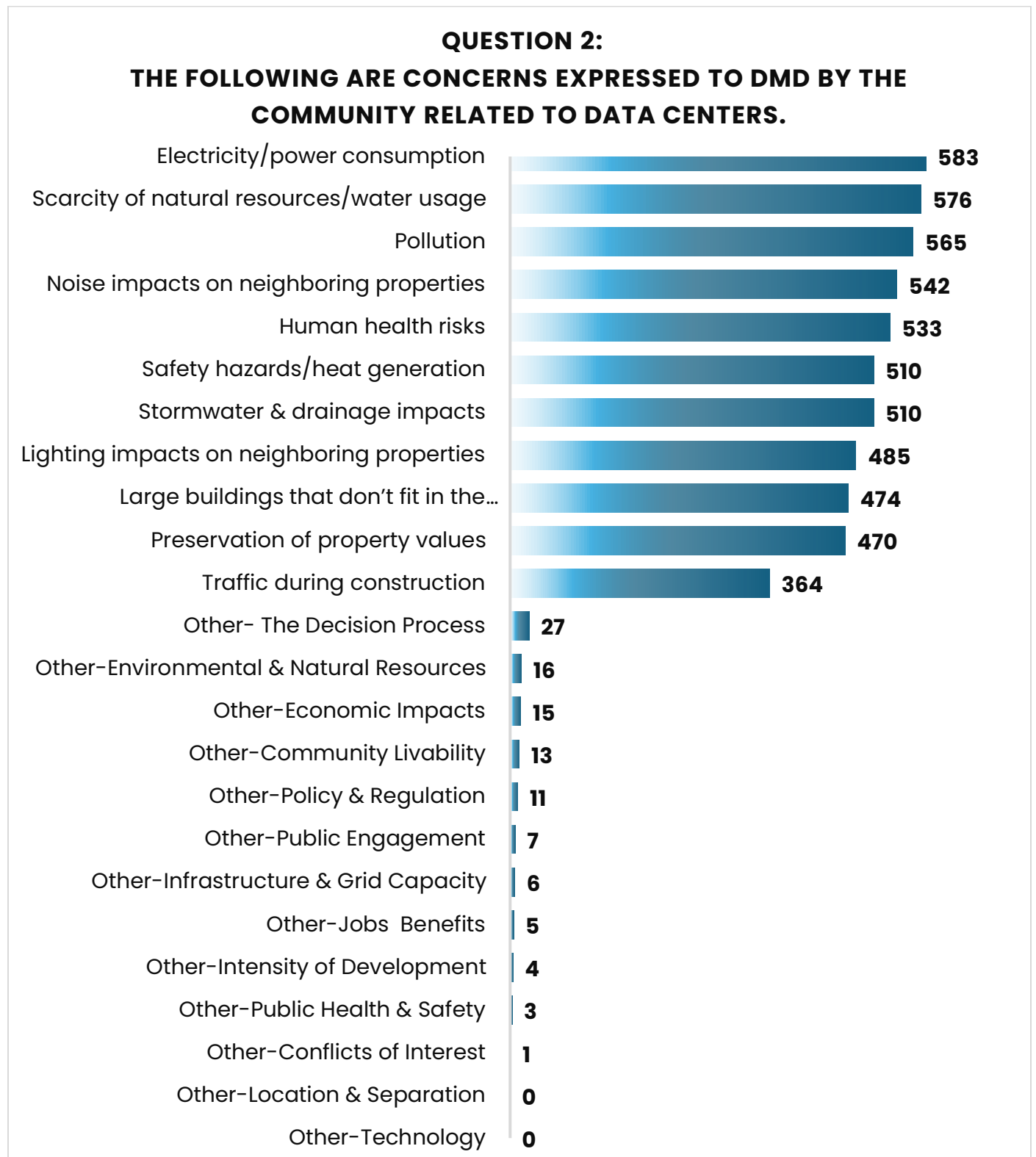


Figure 2 - Categorical analysis of question two

### Question 3:

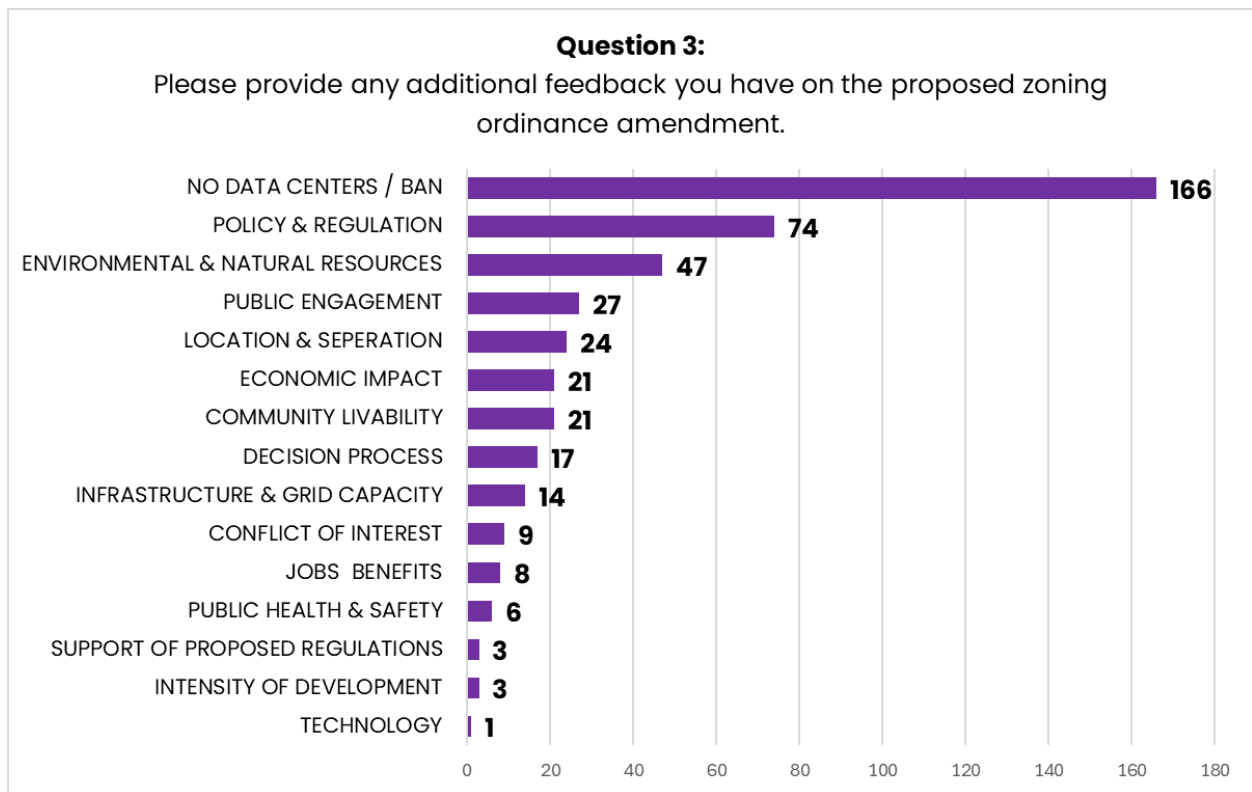


Figure 3 - Categorical analysis of question three

### Respondent Location Analysis

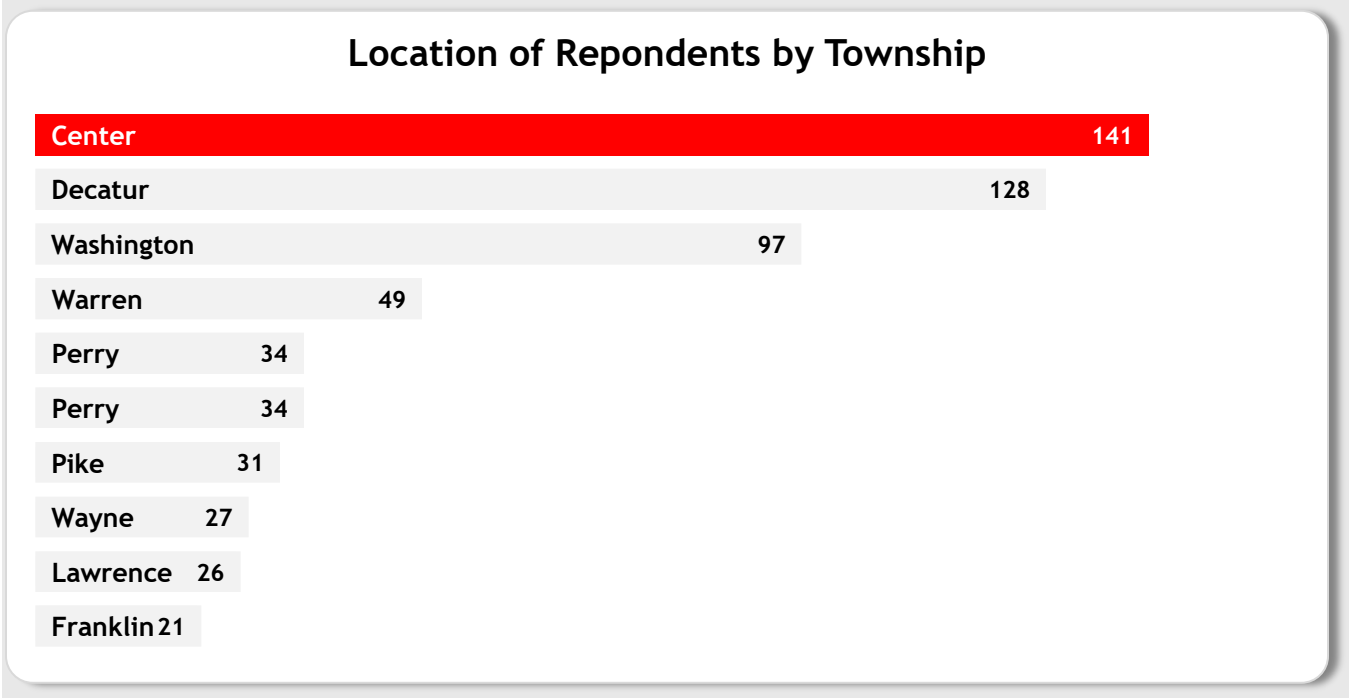


Figure 4 - Location of Respondents by Township

# Location of Respondents

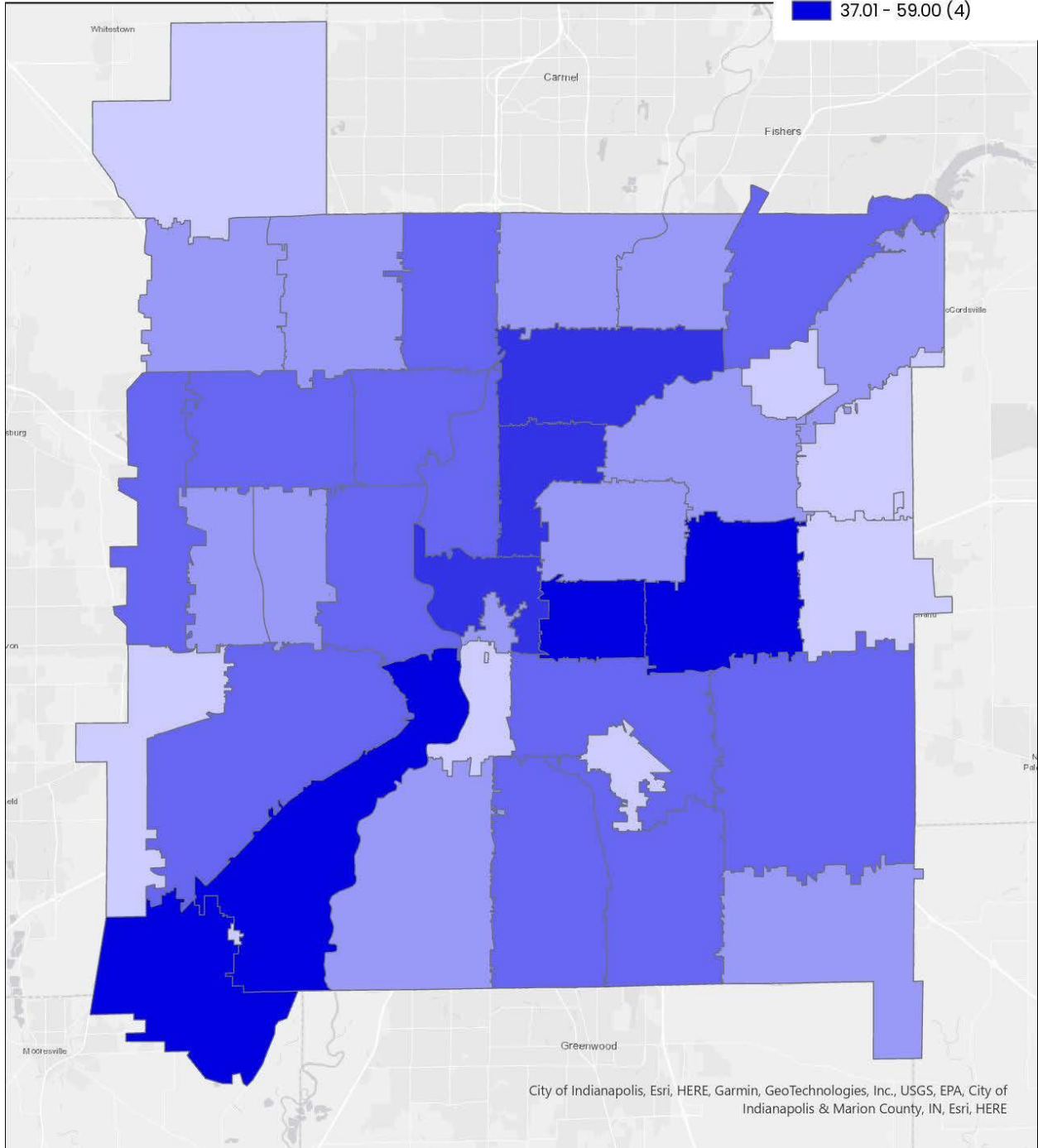
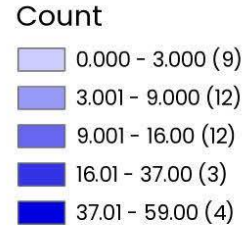


Figure 5 – Map of respondents by Zip Code

## Categories and Methodology

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This section explains the categories used to analyze the response of “other” in question one, two, and three of the Data Center Zoning Ordinance Amendment Public Comment form. See exhibits below.

There are 13 different categories

1. Conflicts of Interest
2. Infrastructure & Grid Capacity
3. Economic Impacts
4. Technology
5. Environmental & Natural Resources
6. Policy & Regulation
7. Jobs Benefits
8. Community Livability
9. The Decision Process
10. No Data Centers/ Ban \*
11. Support of Proposed Regulation\*
12. Public Health & Safety
13. Public Engagement
14. Intensity of Development
15. Location & Separation

*\*Qualitative Analysis for question #3 narrative response*

### Method of Analysis

A Keyword(s) or Phrase was attached to each category, a category tag was then added to each row, more than 1 tag could apply per row. The intent was to allow for all concerns stated in a row to be addressed.

**196** words/phrases were used

## Conflicts of Interest

---

### **What this category reflects:**

This category reflects concerns that data centers are getting preferential treatment over residential, and concerns over conflicts from investments or decision-making by elected officials that appear to benefit private interests over public ones.

### **Included terms:**

- Conflicts of interest
- Preferential treatment
- Investments of elected officials
- Prioritizing tech development over human

## Infrastructure & Grid Capacity

---

### **What this category reflects:**

This category reflects concerns about the electrical grid, water systems, utility infrastructure, and whether the city can meet increased demand.

### **Included terms:**

- Limit construction,
- Infrastructure Overtaxed power grid
- Electrical grid
- Power outages

## Economic Impacts

---

### **What this category reflects:**

This category reflects concerns that data centers negatively affect the economy and daily life by not contributing fairly to taxes, power grid expenses, or efficiently using taxpayer funds.

### **Included terms:**

- They should eat all the cost
- waste of money
- Pay the full Taxes
- tax breaks/incentives/abatements
- greed and profit
- Costs
- Profits over people
- bill hikes

## Technology

---

### **What this category reflects:**

This category reflects concerns about the different corporations, technology, companies, and jargon.

### **Included terms:**

- AES
- battery energy storage systems
- Google
- 10MW

## Environmental & Natural Resources

---

### **What this category reflects:**

This category reflects concerns about water usage, pollution, air quality, wildlife impacts, heat generation, and strain on natural systems.

### **Included terms:**

- Heat production and contribution to local warming.
- Water usage and scarcity concerns (drought, river withdrawals).
- Threats to wells and drinking water.
- Water contamination.
- Construction impacts natural habitats.
- Threats to Eagle Creek and White River.
- Major water emergency risk by location between waterways.
- Brownfield risks and environmental justice concerns.

## Policy & Regulation

---

### **What this category reflects:**

This category reflects concerns about oversight, regulation, ethics, and the role of government in managing rapid technological and industrial development.

### **Included terms:**

- Regulating AI and its expansion.
- Ethical implications of prioritizing tech development over people.

- Construction regulations.
- Enforcement of standards.
- Role of city-certified plans in guiding zoning.
- Long-term zoning reversibility and policy adaptability.

## **Jobs Benefits**

---

### **What this category reflects:**

This category reflects concerns about whether data centers bring meaningful, lasting employment or benefit the surrounding communities.

### **Included terms:**

- Very few long-term jobs.
- Companies not hiring local talent.
- Job losses elsewhere due to infrastructure strain.
- Jobs don't justify costs/incentives.

## **Community Livability**

---

### **What this category reflects:**

This category reflects concerns about noise, quality of life, livability of residential neighborhoods, compatibility with community character, and day-to-day disruption

### **Included items:**

- Data centers don't belong in residential areas.
- Noise from construction and backup generators.

- Disruption of quality of life.
- Minimal long-term jobs for neighbors; fear of empty shells later.
- Traffic impacts; large trucks on residential streets.
- Loss of green space and farmland.
- Feeling that outsiders want data centers “not near them.”
- Social surveillance fears.
- Threat to parks and nature (Eagle Creek).
- fear of resource displacement.

## The Decision Process

---

### **What this category reflects:**

This category reflects concerns about **how decisions** are made, who makes them, fairness, transparency, zoning processes, and whether community voices influence outcomes

### **Included terms:**

- Vote should rest with the elected City-County Council, not the MDC.
- Lack of zoning protections.
- Concern over undisclosed uses of data centers, including surveillance.
- Role of city-certified plans in zoning decisions.
- Lack of community approval.
- Inconsistent permitting commitments and monitoring failures.
- Zoning Classification & Fiscal Transparency.

## No Data Centers / Ban

---

### **What this category reflects:**

This category reflects the desire to ban or put a moratorium on data centers

### **Included terms:**

- No Data Center
- Ban on Data Centers
- Moratorium
- Pause

## Public Health & Safety

---

### **What this category reflects:**

Questions about long-term health effects, pollution exposure, noise, air quality, and risks from industrial-scale facilities near homes.

### **Included terms:**

- Pollution concerns (diesel, noise, particulates).
- Lack of long-term study by health organizations.
- Human health risks from unregulated AI and industrial processes.
- Pollution of water resources.

## Public Engagement

---

### **What this category reflects:**

This category reflects desires for transparent communication, community involvement, and the inclusion of resident voices in decision-making.

**Included terms:**

- Lack of transparency from developers.
- Community not being listened to.
- Need to follow constituent desires.
- Reference to Decatur group protections.
- Public engagement failures.
- Fears of decisions being made behind closed doors.

**Intensity of Development**

---

**What this category reflects:**

This category reflects concerns about the massive size, energy demand, noise, heat, and industrial nature of data centers located near existing neighborhoods.

**Included terms:**

- Excessive light and noise.
- Heat generation.
- Backup generator scale.
- Ability to safely redevelop sites when tech becomes obsolete.
- Land consumption by large buildings.

## Location & Separation

---

### **What this category reflects:**

This category reflects concerns how far data centers must be from homes, parks, environmentally sensitive areas, and other land uses, as well as the minimum physical separation needed for safety, livability, fire protection, and infrastructure impacts.

### **Included terms:**

- 200-1,500 ft
- distance between
- Minimum buffer
- Setbacks
- Proximity/Separation

# How are data centers regulated?

Various agencies regulate data centers in Indiana.

## State

- **Indiana Department of Environmental Management (IDEM):** Air quality and water quality permits.
- **Indiana Department of Natural Resources (DNR):** Division of water, floodway
- **Indiana Department of Homeland Security (IDHS):** State building and fire code review
- **Indiana Utility Regulatory Commission:** electric, natural gas, steam, water, and wastewater utilities

## Local

- **Department of Metropolitan Development:** Zoning Ordinance
- **Department of Public Works:** Stormwater Ordinance
- **Department of Business & Neighborhood Services:** Flood, Drainage (Stormwater), Improvement Location Permit (Zoning), Structural (Local Building Code)

## Utility Companies

- **AES** – Electricity provider
- **Citizens Energy Group** – Water and gas provider





Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION**

July 1, 2026

**Case Number:** 2026-CVR-815 / 2026-CPL-815  
**Property Address:** 305 Fintail Drive  
**Location:** Warren Township, Council District #20  
**Petitioner:** DCB Indianapolis, LLC, by Mindy Westrick Brown  
**Current Zoning:** I-3

**Request:** Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a data center (not permitted), consisting of up to three buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required).

Approval of a Subdivision Plat to be known as Replat of Block A of Thunderbird Commerce Center, subdividing 32.406 acres into two lots.

**Current Land Use:** Vacant.

**Staff Recommendations:** Approval of the variance and plat requests.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the automatic continuance that continued these petitions from the May 14, 2026 hearing, to the June 11, 2026 hearing.

**July 1, 2026**

These petitions were heard by the Hearing Examiner on June 11, 2026. After a full hearing, the Hearing Examiner recommended approval the variances and the plat. Subsequently, the remonstrators filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

Updated documents have been submitted to the file that includes the Plan of Operation, Findings of Fact and proposed Commitments.

The Plan of Operation, file-dated June 17, 2026, provides additional details related to full cut-off light fixture shields, solar powered / motion sensor control light fixtures, construction hour limitations, decommissioning plan; renewable power, availability of drainage plans to the public and Pennsy Trail improvements.



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

Findings of Fact for both the Use and Development Standards, filed dated June 18, 2026, have been amended to include information received following the hearing on June 11, 2026.

Commitments, file-dated June 17, 2026, include:

- Development in substantial conformance with site plan dated April 27, 2026.
- Community protection related to water and electricity.
- Maximum roof line height of 60 feet.
- No loading docks near protected districts.
- No long-term truck parking.
- Mechanical equipment shall be screened, along with a 10-foot-tall fence around utility yards.
- Spill prevention, control, and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance.
- A sound study shall be prepared by a qualified acoustic engineer to assure compliance with all noise standards, including testing frequency.
- Lighting directed away from adjacent parcels and in compliance with the Ordinance.
- Prohibition of cryptocurrency mining and nuclear energy facilities, including nuclear power plants, small modular reactors, micro-reactors, and nuclear fuel storage facilities, shall be prohibited on the property.
- All on-site utility lines shall be buried.
- Preparation of a Decommissioning Plan in accordance with the Plan of Operation.
- A public facing website available for contacting the operator, viewing house documents related to the public hearing process, including drainage plans.
- No temporary construction driveway or permanent driveway allowed north of the property.
- Limitation of construction hours.
- Dust suppression control measures utilized during site development and construction activities.
- Landscaping and buffering in accordance with the Ordinance, with Administrator Approval of final landscaping plan.
- Berms ranging from three (3) to eight (8) feet in height, with a vegetated buffer strip consisting of two staggered rows of evergreen trees along the property line abutting the protected district.
- Transitional yards in accordance with the Data Center Site Plan.
- Landscaping shall be maintained and replaced, as needed.
- Coordinate with the Parks Alliance of Indianapolis (aka Indianapolis Park Foundation, Inc.) for a period of no less than five years to contribute an annual gift of trail stewardship benefiting the Penny Trail.
- Coordinate with the local electric provider for planting of native seed mix within the existing transmission line easement along the northern property boundary.



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## Corrections – Staff Report June 11, 2026

Plat – *file-dated May 28, 2026*

Plat - Block A, Lot 1 acreage is 6.598; Block A, Lot 2 acreage is 25.707

Plan of Operation – *file-dated May 21, 2026*

Transit-Oriented Development Overlay – *removed because industrial districts are exempt from the overlay.*

Environmental Summary - *Prior to the sale of the land to the developer, the developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.*

## STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

- All mechanical equipment, including but not limited to generators, HVAC, and cooling/chilling systems shall be screened from public right-of-way and adjoining properties, consistent with Sec. 744-500.
- Provide staff with the measurement method by a qualified acoustical engineer on how the property owner shall determine decibel levels at property line for monitoring and compliance shall be submitted prior to ILP issuance.
- The existing utility easement shall provide the transitional yard along the northern property boundary of the subject site.
- There shall be no generator testing between 5:00 p.m. and 7:00 a.m.
- All outdoor lighting for the proposed use of a data center technology park shall comply with the full Development Standards and remain directed away from all adjacent parcels (744-604).

In addition to Staff's commitments, the petitioner has agreed to additional commitments, if Variance of Use for a data center campus is approved:

- A minimum 200-foot transitional yard along the northern property boundary.
- Berms ranging from three (3) to eight (8) feet in height, with a vegetated buffer strip consisting of two staggered rows of evergreen trees along the property line abutting the protected district.
- Developer-funded substation construction and associated electrical infrastructure in coordination with local electric utility.
- Development shall be in substantial conformance with the Data Center Site Plan filed in the companion variance matter, and the maximum roofline height of all three proposed buildings shall be sixty (60) feet.
- All water utilized by the data center shall be provided by a municipal provider, and the developer shall not utilize natural aquifers to supply the facility. For rare emergency or unforeseen mechanical issue, water shall be disposed of in accordance with IDEM regulations and shall not be discharged into the public wastewater system.



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- Prohibition of long-term truck parking, truck storage, and commercial truck maintenance on-site, with limited allowances for short-term loading and specialized equipment deliveries.
- Construction hour limitations consistent with the Consolidated City-County noise ordinance.
- Prohibition of cryptocurrency mining and nuclear energy facilities, including nuclear power plants, small modular reactors, micro-reactors, and nuclear fuel storage facilities, shall be prohibited on the Property.
- An annual gift for no less than five years for trail stewardship for the Pennsy Trail to The Parks Alliance of Indianapolis (aka The Indianapolis Parks Foundation, Inc.).
- Coordinate with the local electric provider for planting of native seed mix within the existing transmission line easement along the northern property boundary.
- Spill prevention, control, and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance.
- Generator operations shall comply with IDEM air permit limits.
- Exterior lighting shall comply with zoning ordinance requirements and required exterior parking lot lighting fixtures shall be solar powered, with motion sensor controls utilized for pedestrian areas and entrances where feasible.
- Construction and repair activities shall not occur between 6:00 p.m. and 7:00 a.m., except in cases of urgent necessity in the interest of public health and safety.
- Mechanical yards, electrical yards, transformer arrays, and generator areas shall be enclosed by a screen wall approximately ten (10) feet in height.

Staff recommends that the **Metropolitan Development Commission approve and find that the plat, file dated March 28, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:**

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat

11. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner

## PETITION OVERVIEW

This 32.406-acre site, zoned I-3, is vacant and surrounded by the Pennsy Trail and utility substation to the north, zoned I-3, D-5, C-S and C-4; industrial uses to the east and south, and undeveloped land to the west, all zoned I-3.

This site was included in petition 56-Z-4 that rezoned 272.23 acres to the I-3 district.

### Overlays

This site is also located within an Industrial Reserve. “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Industrial Reserve (IR) overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

### PLAT

#### Site Plan

This site is located within the Thunderbird Business Park. **See Exhibit A.**

This request would divide 32.406 acres (Block A) into two lots for data center development. Block A, Lot 1 would be 6.698 acres and Block A, Lot 2 would be 25.707 acres.

Block A, Lot 1 would be developed with Building 1 at 69,128 square feet and a height of 22 feet. Block A, Lot 2 would be developed with Building 2 at 142,152 square feet and a height of 56 feet and Building 3 at 194,708 square feet and a height of 56 feet.

Equipment yards would be internal to the site and behind the proposed buildings.

Access to this site would be along Fintail Drive, which is a private street that intersects with English Avenue and serves as access to sites within this business park.

#### Streets and Traffic

No new streets are proposed as part of this petition.



## Waivers

Because this site is served by a private street, sidewalks would not be required.

## VARIANCE OF USE

The petitioner is requesting a Variance of Use to permit a data center campus, an unlisted land use, within the I-3 zoning district. The Variance of Use is required as a direct result of the Administrator's unlisted land use interpretation issued pursuant to Section 743-210.

### Variance of Use Criteria Analysis

The petitioner seeks a Variance of Use to allow a data center campus on property zoned I-3, with additional commitments specific to this use. Using the unlisted interpretation provided, the petitioner must demonstrate compliance with the variance criteria under Indiana Code 36-7-4-918.4, including but not limited to:

- That the approval will not be injurious to public health, safety, morals, or general welfare;
- That the use and value of adjacent property will not be substantially adversely affected;
- That the need for the variance arises from conditions unique to the property;
- That the strict application of the ordinance results in unnecessary hardship;
- That the variance does not interfere substantially with the comprehensive plan.

### Public Health, Safety, Morals, and General Welfare

Public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took that into consideration during the zoning analysis.

The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Code. Indy Rezone anticipates industrial uses with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments.

In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, and use of a closed-loop cooling system. Emergency generators would be enclosed in insulated structures and subject to IDEM air permitting requirements. Per the Plan of Operations submitted on May 21, 2026, spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations.



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The petitioner has also committed to funding necessary electrical infrastructure improvements, including a future on-site substation, to ensure that associated costs are not borne by local ratepayers, per the Findings of Fact for the Variance of Use.

In addition, a Trip Generation Comparison memorandum states that “comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 65% reduction in total daily trips compared to the average data center campus of comparable size.” **See Exhibit B.**

Based on the proposed commitments and applicable regulatory oversight, staff finds that the requested Variance of Use, as conditioned, does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within the I-3 zoning district.

Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM’s Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford.

Prior to the sale of the land to the developer, the developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025. **See Exhibit C.**

#### Adjacent Property Impacts

The subject site’s size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential off-site impacts with strict adherence to the commitments to install enhanced screening to neighboring properties.

Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park.

This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

#### Uniqueness of the Property

The subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels.



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The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list “data center” as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns.

Additionally, the property’s proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

### Unnecessary Hardship

Strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site’s physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

### Comprehensive Plan

The current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan.

Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.

### Commitments Associated with the Variance of Use

The petitioner has proposed a comprehensive set of commitments directly tied to approval of the variance of use. These commitments function as enforceable, site-specific development and operational standards that apply only if the Property is developed as a data center campus. These commitments include, but are not limited to:

- A minimum 200-foot transitional yard along the northern property boundary;
- Eight-foot berms with evergreen landscaping and perpetual maintenance requirements;
- Noise monitoring and compliance with a 65-decibel limit at the property line;
- Prohibition of generator testing between 5:00 p.m. and 7:00 a.m.;
- Prohibition of cryptocurrency mining and nuclear energy facilities;
- Screening walls of ten (10) feet around the utility yards and operational areas
- Closed-loop air cooling systems;



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- Developer-funded utility infrastructure improvements; and
- Annual gift for no less than five years for trail stewardship (Pennsy Trail) to The Parks Alliance of Indianapolis (aka The Indianapolis Parks Foundation, Inc.).
- Coordinate with the local electric provider to provide planting of native seed mix within the existing transmission line easement along the northern property boundary.
- Spill prevention, control and countermeasure (SPCC) planning in compliance with IDEM prior to permit issuance
- Prohibition of long-term truck parking, truck storage, and commercial truck maintenance on-site, with limited allowances for short-term loading and specialized equipment deliveries

Staff finds that these commitments are clear, measurable, and enforceable, and are directly related to mitigating potential impacts associated with the proposed data center campus use. The commitments materially exceed the minimum buffering and screening requirements of the Consolidated Zoning and Subdivision Ordinance and address potential concerns related to noise, visual screening, lighting, traffic operations, water usage, and utility infrastructure.

Staff further finds that the commitments do not conflict with the intent of Indy Rezone and instead operate as enhanced performance standards tailored to the specific characteristics of the proposed use.

**VARIANCE OF DEVELOPMENT STANDARDS**

Parking Reduction

The petitioner requests a Variance of Development Standards to provide no less than 100 on-site, off-street parking spaces, whereas 420 off-street parking spaces are required per the Consolidated Zoning and Subdivision Ordinance. The required minimum number of parking spaces for the proposed data center campus cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to 744-105.

The petitioner has provided documentation that the nature of the proposed use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-3
<b>Existing Land Use</b>	Vacant
<b>Comprehensive Plan</b>	Heavy Industrial (Industrial Reserve Overlay)

<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-5/ C-S / C-4	Pennsy Trail
South:	I-3	Industrial uses
East:	I-3	Industrial uses
West:	I-3	Undeveloped land
<b>Thoroughfare Plan</b>		
Fintail Drive	Private Street	N/A
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes - Industrial Reserve	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 23, 2026	
<b>Site Plan (Amended)</b>	April 27, 2026	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	March 23, 2026	
<b>Findings of Fact (Amended)</b>	May 28, 2026 / June 18, 2026	
<b>C-S/D-P Statement</b>	Plan of Operation May 21, 2026 / June 17, 2026	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Heavy Industrial typology. “The Heavy Industrial typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.”

### Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:



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*Heavy Industrial Uses*

- The primary entrance should be served by an arterial street.
- Industrial truck traffic should not utilize local, residential streets.
- Streets internal to industrial development must feed onto an arterial street.
- Removed as a recommended land use where they would be adjacent to a living or mixed-use typology

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

Not Applicable to the Site.

**Infill Housing Guidelines**

Not Applicable to the Site.

**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

## ZONING HISTORY

**56-Z-4; between South Kitley Avenue and State Road 100;** requested rezoning of 272.23 acres from the A-2 district to the I-3 classification to provide for the development of various manufacturing industrial uses, **approved.**

### VICINITY

**2013-CZN-822 / 2013 CVR-822; 6915 East Washington Street (northeast of site),** requested rezoning of 12.44 acres from the D-2, C-2 and C-6 districts to the D-8 classification to provide for single-family, two-family and multi-family residential development and a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for single-family, two-family and multi-family residential development with private streets, **withdrawn.**

**2008-ZON-855 / 2008-VAR-855; 6701 English Avenue (south of site),** requested rezoning of 14.85 acres, from the I-3-S District, to the I-4 U classification to provide for heavy urban industrial uses and a Special Exception of the Industrial Zoning Ordinance to provide for a non-ferrous scrap metal recycling operation, **approved and granted.**

**2004-ZON-023; 6617 and 6691 East Washington Street (north of site),** requested rezoning of 3.94 acres from the D-5 district to the SU-2 classification to provide for education uses, **approved.**

**2002-ZON-098; 100 South Edmondson Avenue (north of site),** requested rezoning of 3.05 acres from the D-5 district to the C-S classification to provide for a general contractor, **approved.**

**95-Z-106; 6715 East Washington Street (north of site),** requested rezoning of 3.995 acres from the D-5 district to the C-S district to provide for mini-warehouses, **approved.**

**93-Z-169; 6691 East Washington Street (north of site),** requested rezoning of four acres from the C-5 district to the C-4 classification to provide for a grocery store, **approved.**

**90-Z-1778; 6643 East Washington Street (north of site)** requested rezoning of 0.6 acre, being in the C-5 district, to the C-1 classification to provide for a dentist office, **approved.**

**88-Z-77 / 88-CV-9; 6703 East Washington Street (north of site),** requested rezoning for our acres, being in the D-5 district, to the C-S classification to provide for a self-storage / mini-warehouse facility with a combined office and residence or a manager with a variance of development standards for reduced setbacks, **denied.**



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**84-Z-144; 6601 East Washington Street, (north of site)**, requested rezoning of 0.49 acre, being in the C-3 district, to the C-4 classification to provide for an automobile service station, **approved**.

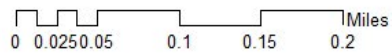
**83-Z-197; 6601 East Washington Street (north of site)**, requested rezoning of 5.5 acres, being in the D-5 district, to the C-3 classification to provide for office / retail showroom for vacuum cleaners, **approved**.

**EXHIBITS**



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, Mapbox Contributors, and the OpenStreetMap community

305 Fintail Drive





**MEMORANDUM OF EXAMINER'S DECISION**

**2026-CVR/CPL-815**

**305 Fintail Drive**

The petitions request a variance of use and development standards to provide for the construction of a data center consisting of up to three buildings, up to a total of 420,000 square feet, with no less than 100 parking spaces (minimum 420 parking spaces required), and approval of a plat subdividing 32.406 acres into two lots.

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted that it is an area predominantly developed with medium and heavy industrial uses. The Pennsy Rail Trail is north of the site.

The petitioner's representative described the previous use of the site as a vehicle manufacturing facility for over 50 years. That ceased operating about 15 years ago, and the site has been remediated several times since. The representative explained the proposed phased redevelopment as a data center, and outlined numerous commitments, including a 200 foot transitional yard with berms and landscaping along the north property line, utility commitments, prohibition of long term truck parking and storage, an annual gift of at least five years for Pennsy Trail stewardship, generator operation and testing restrictions, lighting limitations, and screening of mechanical yards. The petitioner also plans to invest in a project to benefit the community. Several letters of support were presented, including a letter from the Warren Township Development Association. The City-County Councilor for the district discussed the positive aspects and impacts of the proposed development, but did not state a position on the petitions.

A number of remonstrators attended the hearing, and two representatives of the Irvington Community Council spoke. They characterized the petitioner as being disingenuous and dishonest, and did not provide tax abatement details, as requested. Concerns included use of water and electricity, proximity to a



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school, better use of tax dollars, long term impact, need for an independent sound study, and lack of a hardship.

The City-County Councilor for an adjacent district reported that 83% of respondents to his survey opposed the petitions. He stated the need for a decommissioning plan and generator details.

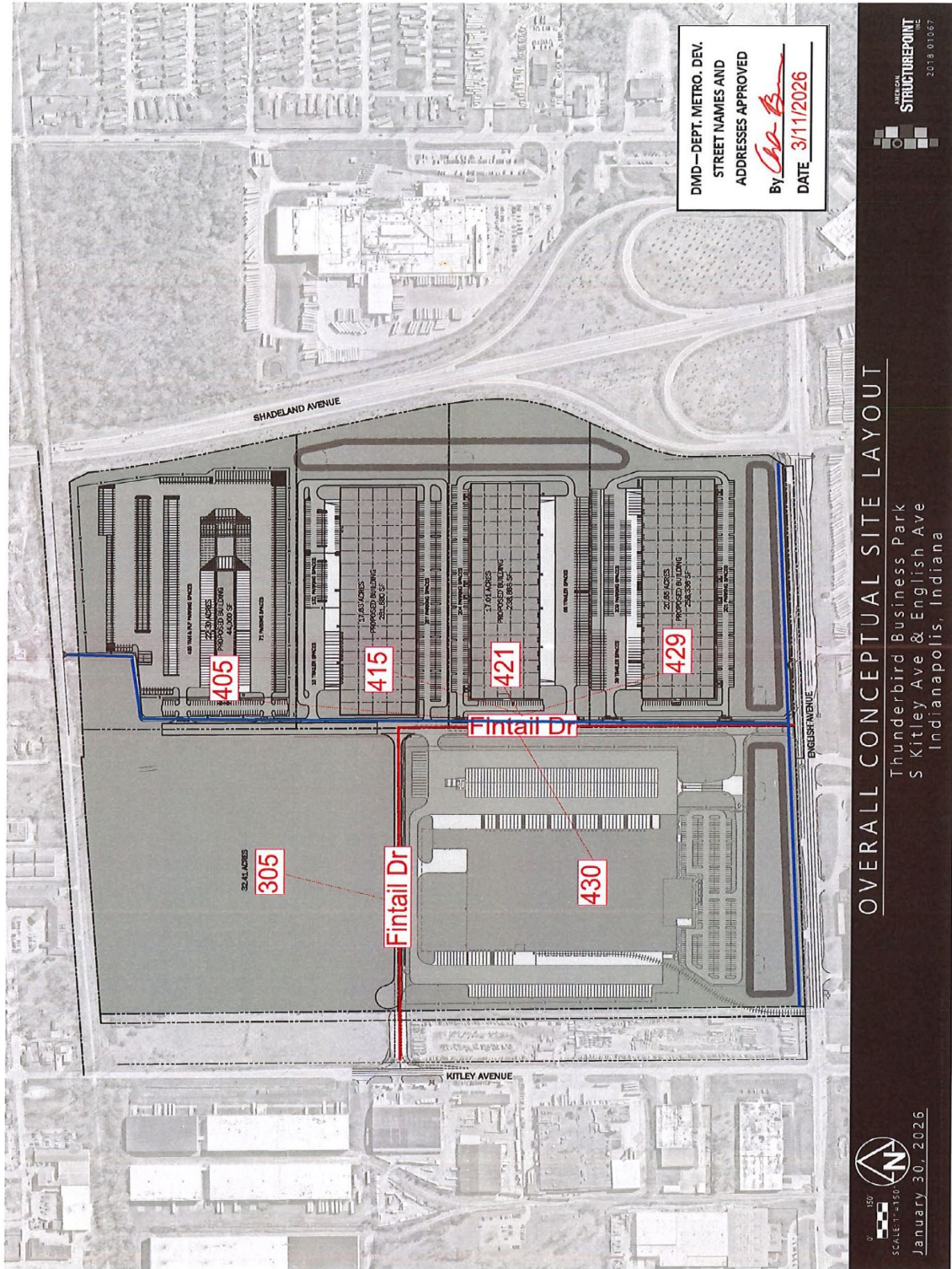
Another City-County Councilor reported that dozens of his constituents opposed the petitions, and stated concern with impact on the electric grid and using generators instead of battery back up.

The staff stated that the proposed plat complies with the standards of the subdivision regulations. Staff also opined that the grant of the variances would not be injurious to public health, safety, morals, and general welfare of the community because of the proposed commitments, use and value of adjacent property would not be adversely affected due to enhanced transitional yards and low traffic generation, the need for the variances arises because the depth and size of the site and access to infrastructure, there is an unnecessary hardship because the ordinance does not currently allow a data center as a permitted use, and the grant does not interfere with the Comp Plan recommendation of heavy industrial development.

In your Hearing Examiner's opinion, with the extensive proposed commitments, the data center is compatible with uses in the area. Because the proposed use needs many fewer parking spaces than required by the ordinance, the parking variance is warranted. The petitioner did meet all of the required findings for the use variance and the variance of development standards, and the plat complies with the standards of the subdivision regulations. The variance was granted and the plat was approved.

For Metropolitan Development Commission Hearing on July 1, 2026

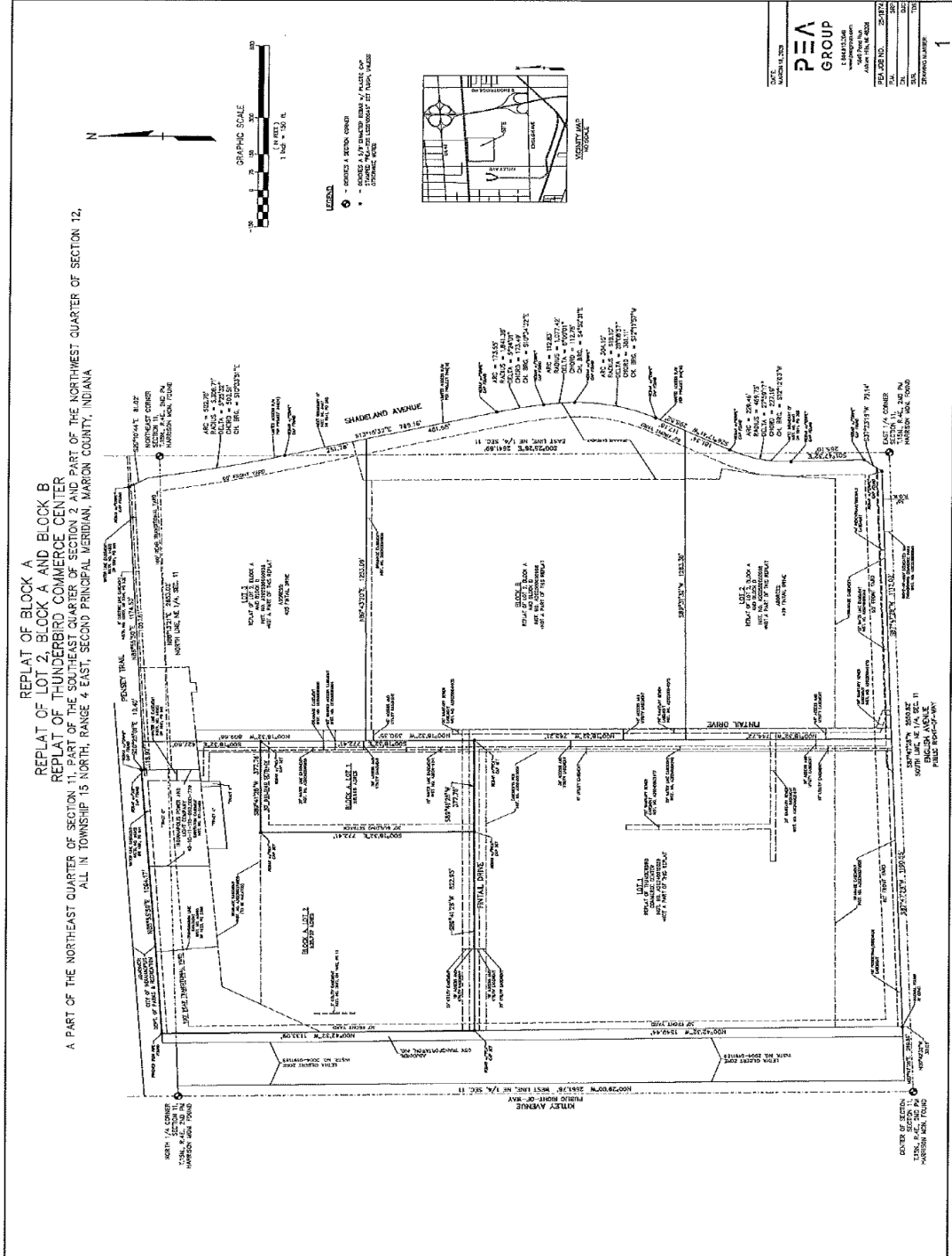
**THUNDERBIRD CONCEPTUAL SITE LAYOUT – EXHIBIT A**



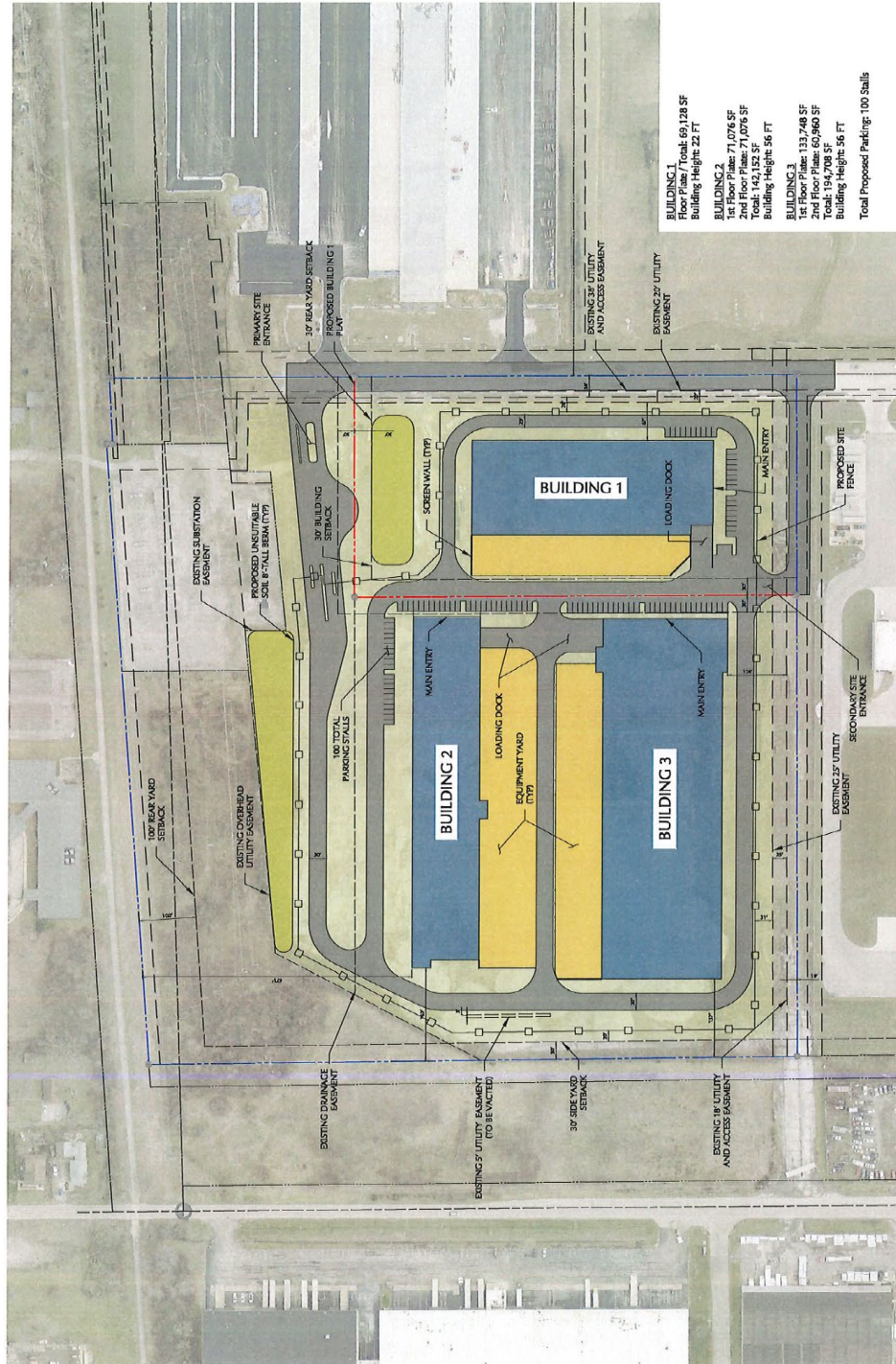


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PROPOSED PLAT – May 28, 2026



Site Plan – April 27, 2026







**Plan of Operation – June 17, 2026**

PLAN OF OPERATION v.6.17.2026

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

June 17, 2026

**Project Overview and Phasing**

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 140K SF
- **Building 3** (two-story) +/- 190K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two larger buildings and will likely begin construction in two years and be completed in four years. At full buildout, the campus will employ approximately 35 full-time, high-wage operations staff.

**Capital Investment and Tax Benefits**

The project represents a total investment in the range of \$2 - \$2.2 billion, split approximately:

- **DC BLOX Investment** – \$700-800 million in land, site development, and building construction.
- **Tenant Investment** – \$1.3-1.4 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.



PLAN OF OPERATION v.6.17.2026

**Construction and Job Impacts**

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

Long-Term Operations:

- **Direct Employment:** +/- 35 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 60-70 jobs supported in the community through security, contractors, IT services, and local vendors.

**Transportation and Deliveries at Full Buildout**

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 35 daily commuters.

**Water Usage**

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

**Outdoor Operations**

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 14 generators. Building 3 is expected to have approximately 36 generators. A spill prevention, control and countermeasure (“SPCC”) plan will be in effect which will be in compliance with all applicable regulations including IDEM and the US EPA. All exterior lighting will meet the zoning ordinance requirements, including use of full cut-off light fixture shields on all pole and building mounted lighting.



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PLAN OF OPERATION v.6.17.2026

All generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages, and testing will not occur between 5:00 p.m. and 7:00 a.m., and not generally on weekends nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that noise levels at the Property line will not exceed 65 decibels, measured Lmax, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure noise levels do not exceed the maximum level. Additionally, all required exterior parking lot lighting fixtures will be solar powered where feasible, and motion sensor controls will be utilized for required lighting in pedestrian areas, entrances, and walkways where feasible.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located above ground and will be double-lined tanks with alarm sensors. For air quality, DPFs (Diesel Particulate Filters), acting as exhaust after treatment devices, will be included on the generators. The following protocols will be performed for the data center development:

Code of Governance	Requirement	Frequency
EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
	Inspection of secondary containment for cracks, fluid accumulation, drainage control	Monthly
	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
NFPA 110	Inspection of generator fuel system as part of EPSS system inspection	Annually
NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3–5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

Construction hour limitations will be consistent with the Consolidated City-County noise ordinance (Sec. 391-300), and construction and repair work generally shall not occur between 6:00 p.m. and 7:00 a.m., except when urgently necessary in the interest of public health and safety. Additionally, effective site dust suppression control measures will be used to mitigate adverse dust concerns during site development and construction activities.

PLAN OF OPERATION v.6.17.2026

**Decommissioning Plan**

If the Property is no longer used for a data center campus, then all data center related diesel fuel, closed-loop water mixture, electronic batteries, and e-waste materials shall be removed from the Property by the Property owner and shall be properly disposed of following all applicable local, state, and federal regulations. The decommissioning process will be a partial decommission, as the building structure itself will remain. The timeline for the decommissioning process shall follow all applicable local, state, and federal regulations. All decommissioning will be in compliance with local, state, and federal building code and environmental regulations. An Inventory Removal Plan shall be developed at the time of decommissioning, including asset disposition, e-waste tracking reports, hazardous materials handling, and identification of required documentation for the destruction of inventory. A Facility Restoration Plan shall be developed at the time of decommissioning, including the removal of all equipment and restoration of the building ensuring that it is a building code compliant structure.

**DC BLOX Proven Track Record**

DC BLOX has established a proven track record of successfully developing and operating digital infrastructure, with a consistent focus on execution, reliability, and long-term performance. The company has delivered multiple data centers, fiber networks, and cable landing stations, demonstrating the ability to plan, construct, and operate complex, mission-critical facilities. Its projects are characterized by on-time delivery, coordinated utility integration, and scalable design to support enterprise, hyperscale, and network customers.

As a vertically integrated digital infrastructure provider, DC BLOX owns and operates edge-market data centers, boasts a regional network spanning the Southeast, and manages the critical cable landing stations in Myrtle Beach, SC and Palm Coast, FL. Our commitment extends further as we acquire land, secure power commitments, and collaborate with top-tier partners to meet the escalating demand for customized hyperscale-ready data center solutions with integrated dark fiber connectivity.

DC BLOX is known for its disciplined, relationship-driven approach, working closely with utilities, economic development organizations, and local governments to align projects with infrastructure availability and community objectives. Operationally, the company maintains high standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.



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**Community Impact and Engagement**

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access. Additionally, through careful planning and collaboration with the local electric provider, the data center will be enrolled in a renewable power program offered by the provider.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will provide a public-facing website as a means to contact the operator and house documents that have been committed to through the public hearing process. Further, a complete set of drainage plans will be posted on the public-facing website prior to, or concurrently with, submitting for a drainage permit.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail in Warren Township. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail. This will consist of a three-year establishment and maintenance period, including the initial invasive control and clearing, herbicide applications, native seed installation, and three (3) years of maintenance for the existing approximately 4.5 +/- acre easement area.

## Plan of Operation – May 21, 2026

### PLAN OF OPERATION

DC BLOX Data Centers / Thunderbird Commerce Center

305 Fintail Drive, Indianapolis, IN 46219

DCB Indianapolis, LLC by Faegre Drinker Biddle & Reath LLP

April 27, 2026

#### Project Overview and Phasing

As shown on the attached site plan, the project will include:

- **Building 1** (one-story) +/- 80K SF
- **Building 2** (two-story) +/- 140K SF
- **Building 3** (two-story) +/- 190K SF
- **Existing Substation** +/- 2.4 acres - for reliable power delivery

The project will be constructed over two phases with the first phase of construction to begin immediately upon variance and replat approval. The first phase will be the one-story 80K SF building; and is expected to be completed within 24 months. The second phase of construction will be comprised of the two larger buildings and will likely begin construction in two years and be completed in four years. At full buildout, the campus will employ approximately 35 full-time, high-wage operations staff.

#### Capital Investment and Tax Benefits

The project represents a total investment in the range of \$2 - \$2.2 billion, split approximately:

- **DC BLOX Investment** – \$700-800 million in land, site development, and building construction.
- **Tenant Investment** – \$1.3-1.4 billion in servers, networking equipment, and high-performance AI hardware.

This dual stream of capital ensures not only property-tax generation but also ongoing reinvestment in cutting-edge computing infrastructure.

With billions invested, this campus will be among the largest property-tax contributors in Warren Township/Marion County, strengthening Indianapolis as a national technology hub.

## PLAN OF OPERATION

### Construction and Job Impacts

- **Estimated Direct Construction Jobs:** +/- 600 workers on-site during the multi-year build.
- **Estimated Indirect/Induced Jobs:** Each direct job is estimated to support additional jobs in the broader economy, including supply chain, logistics, manufacturing, and services. CBRE 2024 report states that there are 7.4 indirect jobs for every direct data center job.

#### Long-Term Operations:

- **Direct Employment:** +/- 35 permanent, high-wage employees.
- **Estimated Indirect/Induced Employment:** Using a 2.0x multiplier, another 60-70 jobs supported in the community through security, contractors, IT services, and local vendors.

### Transportation and Deliveries at Full Buildout

The project is a low-impact industrial use compared to manufacturing or logistics. At full buildout:

- **Vendor Deliveries:** +/- 35 per week.
- **Customer Visits:** +/- 45-50 per week.
- **Employee Traffic:** +/- 35 daily commuters.

### Water Usage

DC BLOX water use is based on a closed loop cooling system that requires a one-time water load. After the initial system load the projected annual water usage is similar to an office building (Office Restrooms, Breakroom/Kitchen Use, Showers, Generic Janitorial Use, Landscaping Irrigation, and Humidity Control). In the case of rare emergency or unforeseen mechanical issue, water will be disposed of per IDEM regulations and not discharged into the public wastewater system.

### Outdoor Operations

The project will include utility yards/outdoor operations, due to operational and infrastructure requirements associated with these data centers, including generators for emergency power of each building. Building 1 is expected to have approximately 6 generators. Building 2 is expected to have approximately 14 generators. Building 3 is expected to have approximately 36 generators. A spill prevention, control and countermeasure (“SPCC”) plan will be in effect which will be in compliance with IDEM. All exterior lighting will meet the zoning ordinance requirements.

The generators will be located in insulated enclosures and will have fuel storage tanks that support up to a 48-hour runtime at 100% load. The generators will only run during testing and power outages, and testing will not occur between 5:00 p.m. and 7:00 a.m. and not generally on weekends



PLAN OF OPERATION

nor holidays. The generators will operate strictly within the limits of the IDEM air permit. A sound study will be prepared by a qualified acoustical engineer demonstrating that noise levels at the Property line will not exceed 65 decibels, measured L<sub>max</sub>, during regular and emergency operation. The method of measurement will be submitted to the Administrator, and annual sound testing will be conducted at least once per year to ensure noise levels do not exceed the maximum level.

The generator system will be designed with multiple layers of containment, monitoring, regulation, and inspection under federal, state, and fire code standards. The generators will be individual generators, each with its own separate belly tank for fuel storage. The generators' belly tanks will be located up off the ground and will be double-lined tanks with alarm sensors. The following protocols will be performed for the data center development:

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EPA – SPCC (40 CFR 112)	Visual inspection of Belly tanks for leaks, corrosion, structural damage	Monthly
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	Formal tank integrity testing (per recognized standard such as STI SP001)	5 Years
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NFPA 30	Inspection of tank shell, supports, vents, piping, and overfill protection	Annually
International Fire Code (IFC)	AST compliance inspection by Authority Having Jurisdiction (AHJ)	Annually
STI SP001 (Industry Standard)	External inspection of shop-fabricated aboveground tank	Annually
	Formal integrity evaluation of shop-fabricated aboveground tank	3-5 years
Practice Added above Code	Visual leak check of tank seams, fittings, and connections	Weekly
	Check for water accumulation in fuel and drain if necessary	Monthly
	Fuel quality testing (diesel degradation, microbial growth)	Annually
	Inspect vent caps, flame arrestors, and emergency vents for obstruction	Monthly
	Verify overfill alarm functionality	Semi-Annual
	Review and update SPCC Plan	5 Years
	Corrosion protection review (coating condition, underside inspection)	Annually

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## PLAN OF OPERATION

standards for security, resiliency, and uptime, supporting critical digital workloads with reliable, always-on operations. In addition, DC BLOX has a strong record of delivering projects that contribute to local economic development and enhanced connectivity, reinforcing its role as a trusted infrastructure partner. DC BLOX has edge node data centers and data center campuses across the US; with facilities completed or currently under construction in Nashville, Birmingham, Montgomery, Chattanooga, Huntsville, Atlanta, and Richmond.

### Community Impact and Engagement

DC BLOX is committed to being a responsible, long-term community partner, with a focus on economic contribution, transparency, and proactive engagement. The proposed data centers will generate significant local tax revenue, while placing minimal demand on municipal resources due to low traffic, limited staffing, and no public access.

DC BLOX engages early and consistently with local stakeholders, including government officials, utilities, and community groups, to ensure open communication and address questions related to development and operations. The company also supports the communities it serves through local investment, charitable contributions, and employee volunteerism, reinforcing its role as an active community participant. Additionally, DC BLOX's infrastructure investments contribute to enhanced regional connectivity and economic development, helping attract businesses and support long-term growth. Overall, DC BLOX's approach emphasizes responsible development, community alignment, and ongoing transparency throughout the lifecycle of its projects.

DC BLOX will coordinate with The Parks Alliance of Indianapolis, for no less than five years, to contribute an annual gift for trail stewardship, benefiting the Pennsy Trail. Additionally, DC BLOX, in coordination with the local electric provider, will plant native wildflower seed mix and native grasses seed mix within the existing transmission line easement at the north end of the site near the Pennsy Trail.



**EXHIBIT B – Trip Generation Memorandum – June 3, 2026**



Technical Excellence  
 Practical Experience  
 Client Responsiveness

June 3, 2026

DC Blox

**Subject:** 305 Fintail Drive Data Center Campus; Indianapolis, Indiana  
 Trip Generation Memo

To Whom It May Concern:

This letter presents the trip generation for three (3) proposed data centers on the proposed data center campus located at 305 Fintail Drive, in the Thunderbird Commerce Center in Indianapolis, Indiana and compare it to the previously proposed warehouse/distribution center on the property.

The first phase of the project proposes building an approximately 70,000 SF data center. The subsequent phases propose building approximately 142,000 SF and 195,000 SF data centers respectively, totaling approximately 407,000 SF of data center. Prior to DC Blox involvement with the property, a 280,000 SF warehouse/distribution center was proposed.

Site access will be provided from a new driveway provided along Fintail Drive (private roadway). Fintail Drive connects to English Avenue where an existing traffic control light is located. The improvements for the DC Blox campus do not propose modifications to the existing traffic control light on English Avenue.

Trip generation estimates were prepared using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12<sup>th</sup> Edition. Table 1 summarizes the peak hour and daily trip generation for the proposed 407,000 SF data center using the average rates for Land Use Code 160 and comparing this to a 280,000 SF building using the average rates for Land Use Code 150 – Warehousing, Land Use Code 140 – Manufacturing, and Land Use Code 110 - Light Industrial (all approved uses for the property zoning, I-3).

Table 1: Trip Generation Comparison

ITE Code	Land Use	Size (SF)	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Proposed Use									
160	Data Center	407,000	28	9	37	12	21	33	298
150	Warehouse	280,000	30	12	42	16	32	48	387
140	Manufacturing	280,000	164	44	208	71	148	219	1196
110	Light Industrial	280,000	156	52	208	81	121	202	1008

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305 Fintail Drive Data Center Campus  
 Trip Generation Memo

Data Center – ITE LUC 160

AM Peak Hour	T = 0.09 x (1,000 SF)	75% entering, 25% exiting
PM Peak Hour	T = 0.08 x (1,000 SF)	35% entering, 65% exiting
Daily	T = 0.73 x (1,000 SF)	50% entering, 50% exiting

Warehouse – ITE LUC 150

AM Peak Hour	T = 0.15 x (1,000 SF)	70% entering, 30% exiting
PM Peak Hour	T = 0.17 x (1,000 SF)	34% entering, 66% exiting
Daily	T = 1.38 x (1,000 SF)	50% entering, 50% exiting

Manufacturing – ITE LUC 140

AM Peak Hour	T = 0.74 x (1,000 SF)	79% entering, 21% exiting
PM Peak Hour	T = 0.78 x (1,000 SF)	29% entering, 71% exiting
Daily	T = 4.27 x (1,000 SF)	50% entering, 50% exiting

General Light Industrial (General Urban/Suburban) – ITE LUC 110

AM Peak Hour	T = 0.74 x (1,000 SF)	75% entering, 25% exiting
PM Peak Hour	T = 0.72 x (1,000 SF)	40% entering, 60% exiting
Daily	T = 3.60 x (1,000 SF)	50% entering, 50% exiting

Per the ITE trip generations, the proposed 407,000 SF data center campus will have 23% reduction in daily trips compared to a typical 280,000 SF warehouse, 75% reduction compared to a typical manufacturing build, and a 70% reduction compared to a typical light industrial build.

DC Blox has estimated 35 weekly vendor deliveries, 45-50 weekly customer visits and 35 daily employees in the final condition; this is equivalent to 52 daily individuals visiting the campus or approximately 104 total daily trips. Using the AM and PM peak hour metrics relative to the total daily trips estimates from the client, this equates to approximately 13 peak AM trips (10 entering and 3 exiting) and 12 peak PM trips (4 entering and 8 exiting) in the final condition.

Comparing the information for the total daily trips anticipated by DC Blox to those of the ITE manual, DC Blox proposes a 65% reduction in total daily trips compared to the average data center campus of comparable size.

This trip generation memo is limited to the trips generated by the proposed development and does not analyze the capacity of the existing roadway network nor does it take into account existing traffic counts on the existing road network. This letter is not intended to be used as a traffic impact analysis.

Sincerely,

Spencer Humphrey  
 Associate Principal



Department of Metropolitan Development  
Division of Planning  
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**EXHIBIT C – Environmental Summary**

14 April 2026

Connor Henderson  
Director of Land Acquisition  
DC BLOX Parent, LLC  
1040 Crowne Point Parkway  
Atlanta, Georgia 30338

**Re: Environmental Summary  
Project Thunderhead  
305 Fintail Drive  
Indianapolis, Indiana  
Langan Project No.: 792018001**

Dear Mr. Henderson,

The DC Blox Indianapolis, LLC (“DCB”) property consists of approximately 32.5 acres of a 152+-acre former industrial manufacturing facility. The property was previously owned by Ford Motor Company and operated as a vehicle manufacturing facility between 1957 and 2012. Ford’s operations included coal storage, hazardous waste storage, wastewater treatment, and sludge solidification/burn pit. Ford’s historical operations resulted in environmental impacts including light nonaqueous phase liquids (LNAPL), volatile organic compounds (VOCs), semi volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) impacts at concentrations exceeding Indiana Department of Environmental Management (“IDEM”) and U.S. Environmental Protection Agency standards. An LNAPL plume was identified in groundwater beneath an outdoor waste storage area.

In January 2015, Ford enrolled the entire Ford property in IDEM’s Voluntary Remediation Program (“VRP”) and began active remediation activities in 2017. Impacted soil was either removed from the site or heat-treated via electrical resistance heating on-site by Ford. In 2018, areas identified as sources of dense nonaqueous phase liquids (DNAPL) or chlorinated VOCs were dewatered. On July 21, 2022, an Environmental Restrictive Covenant (“ERC”) was recorded by Ford pursuant to IDEM’s VRP. In February 2023, Ford successfully completed its remediation efforts. IDEM issued a Certificate of Completion, and the State of Indiana issued a Covenant Not to Sue Ford. Thus, Ford had successfully completed the environmental investigation and remediation required by IDEM; however, certain environmental contaminants remained on the property.

On August 17, 2022, Thunderbird CC Land Partners, LLC (“Thunderbird”) purchased 109+ acres from Ford. Thunderbird undertook a considerable amount of redevelopment work at this brownfield site. As a result, Thunderbird requested and received approval from the Indiana Brownfield Program to terminate the original ERC and replace it with a new ERC with use and development restrictions that were tailored to the updated condition of the property, including the property that is being sold to DCB.

On March 21, 2025, the updated ERC was recorded by Thunderbird. The updated ERC included the Comfort Letter that was issued on June 20, 2024 by the Indiana Brownfields Program to Thunderbird. The Comfort Letter provides a detailed description of Ford’s operational history of the property and the environmental investigation and remedial efforts undertaken by Ford and Thunderbird, which resulted in them being issued the Covenant Not To Sue and Comfort Letter, respectively. The ERC also included the Reasonable Steps Update Letter issued on January 29, 2025 by the Indiana Brownfields Program to Thunderbird.



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*Environmental Summary  
Project Thunderhead  
Indianapolis, Indiana  
Langan Project No.: 792018001*

14 April 2026  
Page 2 of 2

The updated ERC includes restrictions on the drilling or excavation of soil and the requirement that any such work complies with an IDEM-approved Soil Management Plan. The updated ERC also prohibits the use of groundwater from the subject property. The updated ERC requires vapor evaluation and potential vapor mitigation for new buildings, along with additional construction and operational restrictions that run with the land and bind subsequent owners and operators to protect workers and the community from potential exposure to residual impacts.

DCB has entered into a Real Estate Purchase Agreement with Thunderbird to purchase approximately 32.5 acres of the larger Ford property. DCB's proposed repurposing and redevelopment of this former industrial facility and brownfield site as a data center is fully consistent with the uses allowed by IDEM and the Indiana Brownfields Program. DCB is fully aware of and will abide by the updated ERC, which imposes certain construction and operational restrictions that run with the land to protect workers and the community from the residual impacts on the property. Before any commercial/industrial building is constructed by DCB, a vapor intrusion evaluation will be completed to determine whether a vapor barrier and/or other vapor mitigation steps would be required for the buildings to protect future indoor workers from potential vapor migration from the subsurface into the buildings.

DCB will also fulfill the requirement in the updated ERC that a minimum 2-foot clean soil and vegetative barrier be installed in areas not covered by buildings, parking lots or sidewalks. In the event that DCB is interested in using any of the stockpiled soil and debris that is currently located on the property, DCB will comply with the IDEM-approved Soil Management Plan and the related sampling requirements.

Sincerely,

**Langan Engineering and Environmental Services, LLC**

Joseph Good, PE, LEED AP  
200 West Madison Street, Suite 2900  
Chicago, Illinois 60606

**Plews Shadley Racher & Braun LLP**

Christopher J. Braun, Esq.  
1346 North Delaware Street  
Indianapolis, Indiana 46202-2415



Variance of Use – Findings of Fact – June 18, 2026

Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Please see attached.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

Please see attached.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Evidence in the record from the Report titled Summary of Air Emissions for the Proposed DC Blox Facility from Terracon provides a concise summary of the



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expected air emissions from the proposed data center and demonstrates how the facility's operations will remain protective of public health and safety. Based on the facility's limited operating hours, DPS controls, and low actual emissions: the facility's contribution to local air pollution is expected to be minimal; emissions of particulate matter and hazardous air pollutants, the pollutants most associated with health impacts, are extremely low; and the facility's expected actual emissions are consistent with or lower than the permitted emissions from existing facilities in the surrounding industrial corridor. The petitioner has proactively committed to strict operating limits and advanced emissions-control technology to ensure that its facility remains a low-emitting, health-protective operation within the community. The data presented demonstrates that the facility's emissions are low and consistent with existing industrial activity in the area.

Evidence in the record from the Report titled Acoustic Letter of Opinion from Epsilon Associates, Inc. provides opinion on potential sound levels from the proposed data center project. The adjusted screening-level sound level calculations indicate that the Project has clear potential to meet its requirement of 65 dBA at the property line. As required, the petitioner will commission a detailed acoustic study to confirm this under both normal and emergency operations. The study will use industry-standard modeling to accurately predict potential sound levels and definitively assess Project compliance with the petitioner's sound level requirement. This three-dimensional model of the site will account for natural shielding effects from the onsite buildings, walls, and berms and other factors that influence how sound travels (e.g., ground absorption, etc.). It will also allow for mapping sound levels across the entire Project boundary, i.e., with sound level isolines. To help reduce sound at the property boundary, ground-mounted sound walls at the ends of the utility yards where generators are directly visible to the property boundary will be installed. Rooftop acoustic-screening walls for the cooling equipment will be considered if the future sound study shows the need to further mitigate sound from the Project.

Per the City's staff report, public testimony and correspondence have raised concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption. Staff acknowledges these concerns as part of the public record and took into consideration during the zoning analysis. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses



with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has proposed commitments that directly regulate operational characteristics of the data center campus, including limitations on generator testing hours, sound level monitoring at the property line, required buffering and screening, use of a closed-loop cooling system, and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to pay all related costs associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district. Because of the historical use of the property, the petitioner conducted research related to possible environmental contamination of the property. The previous owner enrolled the entire property in IDEM's Voluntary Remediation Program (VRP) in January 2015, that resulted in an Environmental Restrictive Covenant (ERC) on July 21, 2022. Following remediation operations, IDEM issued a Certificate of Completion in February 2023, and the State of Indiana issued a Covenant Not to Sue Ford. The current property owner developer coordinated with the Indiana Brownfield Program and conducted additional remediation operations that resulted in an updated ERC on March 21, 2025.

**2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE**

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Evidence in the record from the Report titled Real Estate Market Impact Study from Terzo & Bologna, Inc. demonstrates that the proposed data center is both appropriate for this location and is not likely to impact the use and value of the surrounding real estate. It is to be located within a historically established industrial zoning district and will be buffered from residential areas by other industrial uses, will include strategic landscaping and other natural boundaries. The data center will be of less intensive industrial use than the former Ford Visteon manufacturing plant and will be surrounded by other industrial developments with similar or more intensive uses. Overall, it aligns with local land use patterns. Based on their research and analysis it is their opinion that the proposed data center development is not expected to create adverse impacts on surrounding real estate values.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

Per the City's staff report, the subject site's size, configuration, and separation from the nearby protected district (Pennsy Trail), combined with enhanced transitional yards, existing easements and operational commitments, materially reduce potential off-site impacts with strict adherence to the commitments to install enhanced

screening to neighboring properties. Vehicular circulation, and egress associated with the proposed data center campus would be limited to existing access points along Fintail Drive and would not introduce large deviations of current traffic impacts along English Avenue, post construction and operation of the data center technology park. This commitment continues to function as a binding mitigation measure that limits traffic-related impacts to adjacent properties. When evaluated in conjunction with the proposed site layout and operational commitments, staff finds that the requested Variance of Use does not introduce adjacent property impacts beyond those contemplated and regulated under the existing I-3 zoning.

**3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE**

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on

smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

Per the City's staff report, the subject property is a portion of an industrial area with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site was previously rezoned to I-3 for development of large-scale (over 272 acres) industrial uses. One of the uses occupied approximately 152 acres that provided for operation of a vehicle manufacturing facility between 1957 and 2012. While the ordinance does not expressly list "data center" as a permitted use, the operational characteristics of the proposed campus align closely with light industrial development patterns. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. Staff finds that the combination of site size, depth, infrastructure access, and prior industrial entitlement constitutes conditions peculiar to the property that support the requested variance.

**4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE**

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant assurances, safeguards, and protections to nearby properties and the general

community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

Per the City’s staff report, strict application of the ordinance would prohibit the proposed use solely due to the absence of a listed land use classification, despite the site’s physical suitability and infrastructure capacity. Staff finds that this constitutes an unnecessary hardship not created by the petitioner.

**5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE**

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses. Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don’t create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, “substantial” means “considerable in quantity: significantly great.” *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, “[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not ‘substantially interfere.’” *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to “substantially interfere” with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the operation of a physician’s office in a residential house did not substantially interfere



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with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.

Per the City’s staff report, the current request for a Variance of Use seeks approval of a data center campus, an unlisted use under Indy Rezone. While data centers are not expressly listed as a permitted use, the proposed use is industrial in nature and aligns with the general employment and industrial character contemplated by the I-3 zoning district. The variance does not introduce a new land use category, nor does it represent a further departure from the Comprehensive Plan. Accordingly, staff finds that the requested Variance of Use does not materially conflict with the Comprehensive Plan recommendation of heavy industrial and Industrial Reserve overlay when considered in the context of the existing I-3 zoning, and that the proposal continues to advance an industrial use consistent with the established zoning framework for the site.



**Department of Metropolitan Development  
Division of Planning  
Current Planning**

**Variance of Use – Findings of Fact – May 28, 2026**

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF USE**

**FINDINGS OF FACT**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE  
Please see attached.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE  
Please see attached.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE  
Please see attached.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE  
Please see attached.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE  
Please see attached.

**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The variance grant will allow the former Ford manufacturing plant to be developed as a data center campus. This variance grant will not be injurious but will be a benefit to the community by allowing for a data center campus designed in accordance with contemporary industry standards and subject to applicable regulatory oversight at this location which is already zoned I-3 for Medium Industrial Uses. As demonstrated through evidence in the record from the filed Trip Generation Memo from Langan Engineering, the proposed data center campus would generate fewer daily trips than either warehouse use or light industrial use of the property. Since data centers typically generate less traffic than many I-3 uses, the proposed use will generate materially fewer daily vehicle trips than what is already permitted in the I-3 zoning, such as distribution centers and manufacturing facilities. This reduction would significantly lower diesel commercial truck traffic demand. Additionally, the data center will be cooled using a closed-loop system, will potentially utilize the already-existing substation, and the petitioner will directly cover all incremental interconnection costs for any additional power. This ensures that the infrastructure costs necessary to serve the proposed use will be borne by the developer, and will not be passed on to the local ratepayers. This way, the proposed use will have adequate power by utilizing the existing substation without creating power disadvantages to the community.

Additionally, all applicable health and safety standards of the zoning ordinance, revised code of the consolidated city and county, state statute, and federal laws shall be complied with for this project. It is important to note that the proposed use will create less emissions than the permitted uses under the current I-3 zoning. Moreover, the proposed use will be safer for the public than many permitted uses under the current I-3 zoning because the data center will not create manufacturing waste.

All necessary approvals from relevant agencies, including the Department of Business and Neighborhood Services, and the Indiana Department of Environmental Management, shall be obtained. Further, the proposed use commitments will ensure that there will be no increase in detrimental conditions such as noise or traffic beyond what would be experienced or expected with the current I-3 zoning.

Concerns related to potential impacts of the proposed data center use, including noise, operation of diesel-fueled generators, and overall energy consumption have

been addressed. The review of a Variance of Use is limited to whether the proposed use, as conditioned and regulated, is incompatible with public health, safety, morals, or general welfare under the standards of the Consolidated Zoning and Subdivision Ordinance and State Statute. Indy Rezone anticipates industrial uses with operational impacts and addresses such impacts through applicable development standards, performance regulations, and the ability to impose enforceable commitments. In this case, the petitioner has suggested action that directly regulates operational characteristics of the data center campus, including use of a closed-loop cooling system and potentially utilizing an existing electrical substation. Additionally, environmental permitting and emissions standards fall under the jurisdiction of applicable state and federal agencies. Emergency generators will be enclosed in insulated structures and subject to IDEM air permitting requirements. A spill prevention, control, and countermeasure (SPCC) plan will be implemented in compliance with IDEM regulations. The petitioner has also committed to pay all related costs associated with the new substation for the data center and the additional generation, transmission, and distribution infrastructure needed to service the data center. In addition, the Trip Generation Memo indicates the proposed use will generate materially fewer daily vehicle trips than the already existing I-3 zoning. Based on the proposed plans and applicable regulatory oversight, the requested Variance of Use does not create an unregulated or unchecked impact on public health, safety, morals, or general welfare beyond what is contemplated for industrial development within an I-3 zoning district.

**2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE**

The variance grant to allow the site to be developed as a data center campus per the site plan will not adversely affect adjacent properties. The site plan demonstrates transitional yard setbacks and mounding to assist in mitigating visual, noise, and operational impacts to adjacent properties.

Evidence in the record from the Report titled Analysis of Residential Property Value Impact from Integra Realty Resources demonstrates that the proposed facility will not substantially adversely affect the use or value of surrounding residential properties, as similarly situated neighborhoods near comparable Indiana data centers experienced appreciation rates consistent with their broader markets and no meaningful deterioration in sales performance metrics.

Additionally, the proposed use is consistent with the existing industrial development pattern and density across the nearby area. Residentially zoned properties near this area have existed adjacent to similar and more industrially intensive uses without adverse effects. The proposed use encourages compatible development because of its industrial character, which is a less intensive use than what is currently permitted under the I-3 medium industrial zoning. Further, the proposed use will include significant setbacks, mounding, and landscaping, adding a potentially more aesthetically pleasing view than a manufacturing facility or distribution center permitted under the current zoning would. Per the Trip Generation Memo filed and associated with the petition, there is anticipated to be no increase in traffic from other permitted industrial uses, but instead the proposed data center campus will generate far fewer trips than estimated for other permitted industrial uses of the property which is located within an industrial commerce center business park. The proposed use will not increase the intensity beyond what is already contemplated under the current zoning, and will not be a substantial deviation from neighborhood character beyond the current permitted uses.

**3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE**

The variance is needed for the property, which is uniquely suited for high-capacity electrical infrastructure due to an existing substation already located on the parcel, and available acreage for additional facilities due to the condition that a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. By the zoning ordinance not expressly defining or listing data centers as a permitted use in any district, it creates regulatory ambiguity for a use that shares operational characteristics with permitted light industrial and technology park uses. As local electric utility's power supply limits where data center uses can be located, this property is peculiarly situated in an ideal location with available transmission. This property has great connections to the existing electrical grid, as a substation already exists on the property, and also has surplus acreage available for a new substation to serve the data center campus energy consumption needs. Access to high-capacity electrical infrastructure makes the property uniquely suited for data center development compared to typical industrial parcels. It is an existing medium industrial-zoned property and ideally zoned for a non-intense warehouse of data equipment, and it has enough acreage size for appropriate buffers for the data center buildings. Additionally, the close proximity to major interstate highways also help to make this an ideal location for the project. These infrastructure characteristics are not commonly available across typical industrial parcels within the district and



therefore distinguish the subject property from other properties within the same zoning classification.

The subject property is a large, contiguous industrial tract with significant depth, existing utility easements, and proximity to high-capacity electrical transmission infrastructure, including an already existing substation. Its size and configuration allow for considerable transitional yards and buffering that would not be feasible on smaller industrial parcels. The site is currently zoned as I-3 medium industrial, which permits manufacturing and distribution centers. While the ordinance doesn't expressly provide "data center" as a permitted use, the operational characteristics of the proposed campus align closely with the I-3 medium industrial zoning district. Additionally, the property's proximity to existing substations and available transmission capacity makes it uniquely suited for high-capacity electrical infrastructure necessary to support a data center campus. The combination of site size, depth, infrastructure access, and prior industrial use constitutes conditions peculiar to the property that support the requested variance.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

An unusual and necessary hardship results from strict application of the zoning ordinance because a data center use is not explicitly identified or defined as a permitted use anywhere in the zoning ordinance. Therefore, the hardship was not self-created, and the data center campus project cannot be developed as proposed even though (a) the property is zoned medium industrial, (b) the proposed data center campus is consistent with medium industrial uses approved within the current zoning, and (c) the filed site plan and commitments would provide significant assurances, safeguards, and protections to nearby properties and the general community at large. Currently, the property remains undeveloped and vacant. Thus, the unnecessary hardship arises from the absence of a defined data center use classification within the ordinance, not from any action taken by the current owner.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The comprehensive plan is not materially different from the project use. The comprehensive plan indicates that the area is intended for heavy industrial uses.



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

Since the project already aligns with the nature of the current industrial designation in the comprehensive plan, the proposed use does not interfere with the comprehensive plan whatsoever, and certainly not substantially. This area is already an established industrial area, with surrounding properties that include a distribution center, a recycling center, a towing service, and several other warehouses. The addition of the proposed data center use fits seamlessly within the comprehensive plan and the surrounding areas and fully aligns within the nature of the area. Further, the proposed use would be a significantly less intensive use than what uses are already permitted. Data centers do not generate the same level of emissions as other industrial uses do. And, data centers don't create manufacturing waste, unlike many other uses which would be permitted in the comprehensive plan.

This project would not substantially interfere with the comprehensive plan, if at all. According to Merriam-Webster, "substantial" means "considerable in quantity; significantly great." *Substantial*, MERRIAM-WEBSTER, <https://www.merriam-webster.com/dictionary/substantial#dictionary-entry-1> (last visited Mar. 17, 2026). Accordingly, "[i]t is not every interference with the Comprehensive Plan which will preclude the granting of a zoning variance. The only burden upon a petitioner for a variance in this respect is that he show that it does not 'substantially interfere.'" *Suess v. Vogelgesang*, 281 N.E.2d 536, 539 (1972). Requests which interfere with the comprehensive plan to a greater degree than the current project have been found not to "substantially interfere" with the property. For example, operation of a convenience store in a residentially zoned parcel was held not to substantially interfere with the comprehensive plan. *Jansen*, 302 N.E.2d at 543-44. Similarly, the operation of a physician's office in a residential house did not substantially interfere with the comprehensive plan. *Vogelgesang*, 281 N.E.2d at 539. While these cases involve the operation of a business within a residential area, this project contemplates operation of an industrial use within an industrial zoning, which already conforms to the comprehensive plan. By comparison, the present project does not appear to interfere with the comprehensive plan at all.



Variance of Development Standards – Findings of Fact – June 18, 2026

Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:  
Please see attached.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:  
Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:  
Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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**1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE**

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property's currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 250 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 250 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

Per the City's staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.



2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

Generally, the variance grant will not affect the use or value of adjacent properties in a substantially adverse manner. The variance grant would allow for the development of this property in a manner that fits aesthetically with the area, per the commitments, to develop the property in substantial conformance with the Data Center Site Plan. The surrounding area is largely industrial with a few residential properties. With the anticipated improvements, the value of this property is anticipated to increase, therefore and thereby benefiting neighboring properties in the community.

The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 250 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

Per the City’s staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.



3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property’s size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 250 parking spaces provided. Practical difficulties will ensue is additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

Per the City’s staff report, the required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The petitioner has provided documentation that the nature of the proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.



Variance of Development Standards – Findings of Fact - May 28, 2026

Petition Number \_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:  
Please see attached.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:  
Please see attached.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:  
Please see attached.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Generally, the variance grant will not be injurious to the community because it would allow for the development of this property in a way compatible with the surrounding development, which are almost all industrial properties located across Kitley Avenue and English Avenue. The variance grant would allow for the development of the vacant, unused property in a highly secure and well-maintained manner which would improve safety over the property’s currently vacant and unused state. The on-site security of the facility would also benefit the neighbors.

The variance grant would not increase traffic in this community over and above other potential I-3 uses. Generally, traffic generated by proposed data center development would be significantly less than the former use of a manufacturing facility and other similar uses. This reduction in traffic would include substantially less demand for on-site parking.

The variance grant to allow Minimum Off-Street Vehicle Parking Spaces required at 250 spaces if developed as a data center campus will not be injurious but will be a benefit of the community by reducing the paved surface required at the campus. Additional parking over and above 250 spaces is not needed for this type of use and would necessitate an increase in the amount of impervious surface by paving additional ground, thus reducing the amount of green space, for no added benefit.

The required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.

**2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE**

Generally, the variance grant will not affect the use or value of adjacent properties in a substantially adverse manner. The variance grant would allow for the development of this property in a manner that fits aesthetically with the area, per the commitments, to develop the property in substantial conformance with the Data Center Site Plan. The surrounding area is largely industrial with a few residential properties. With the anticipated improvements, the value of this property is anticipated to increase, therefore and thereby benefiting neighboring properties in the community.

The variance grant would allow for the adequate amount of on-site parking needed for the proposed use. The variance grant to allow Minimum Off-Street Vehicle Parking Spaces Required at 250 spaces if developed as a data center campus will not adversely affect adjacent properties but will be a benefit to them by reducing the paved surface required at the technology park.

The variance grant would not increase traffic in the adjacent areas over and above other potential I-3 uses. Generally, traffic generated by data center uses would be much less than what would be experienced or expected with surrounding uses such as distribution facilities and manufacturing plants authorized under the current zoning. This reduction in traffic would include substantially less demand for on-site parking.

The required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone.



3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Generally, strictly applying the zoning ordinance causes significant economic injury because it would not allow for the proposed development of this property due to the operational and infrastructure requirements associated with the proposed data center use. The hardship and significant economic injury are not self-created, but are created by the property’s size, shape, and location and width of existing utility easements on the property.

The strict application will result in additional paving for parking spaces that will never be used. The data center campus will be fenced for security and only those individuals permitted to access the site at specific times will need parking. Therefore, the amount of parking will be highly regulated and utilized in the most efficient manner, and there will never be a need for more than the 250 parking spaces provided. Practical difficulties will ensue if additional parking spaces are mandated as additional spaces would be costly and would not be able to be located in the most efficient locations nearest the proposed data center buildings.

The required minimum number of parking spaces for the proposed data center use cannot be calculated using a listed land use category because data centers are not an expressly permitted or defined use within Indy Rezone. In such cases, the Administrator may assign a parking requirement based on the most similar land use pursuant to Sec. 744-105. The proposed data center use generates low on-site parking demand, particularly once operational. Data center employment levels are typically limited to maintenance, security, and technical staff, resulting in parking demand substantially below parking ratios used for other commercial or industrial classifications. Reducing unused parking areas avoids unnecessary impervious surface expansion, minimizes runoff impacts, and preserves areas available for additional buffering or landscape improvements, consistent with the purpose and intent of Indy Rezone. The strict application will result in smaller total gross floor area of enclosed buildings and/or smaller total square footage of utility yards and outdoor operational areas, which in turn would make the proposed development unfeasible, thus resulting in a practical difficulty in the use of the property.



View looking north along Fintail Drive



View of site looking west across Fintail Drive



View of site looking west across Fintail Drive



View of site looking west across Fintail Drive



View of site looking west across Fintail Drive



View of site looking northwest across Fintail Drive



View of site looking northwest across Fintail Drive



View looking north from Fintail Drive towards the Pennsy Trail



View looking northeast across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development



View looking east across Fintail Drive at adjacent land under development