

PLAN COMMISSION MEETING

MINUTES

JUNE 11,2026

These are the Minutes from the Plan Commission meeting that was held at Seymour City Hall Council chambers on June 11,2026.

The meeting was called to order by Jeri Wells (President) at 5:00p.m.

Roll call was taken by Jeremy Gray (Secretary) with Jeri Wells (President), Kendra Zumhingst, Dave Earley, Bernie Hauersperger, Rick Schleibaum, Shell Parker, Mark Maxie and Don Bruce were present. Angie Klakamp, Dave Eggers and Steve Gentry were absent.

The Minutes from the May 14,2026 Plan Commission meeting were discussed and a motion was made by Dave Earley to approve with Don Bruce seconding the motion. A vote was taken and the Minutes were approved 8-0, 3 absent.

DOCKET:

P.C.M. 5-26 BECKNELL INDUSTRIAL Petitioner: Petitioner is requesting to rezone the property at the corner of US 50 & US 31 from RS to I-2 for future development.

Blair Carmosino from Becknell Industrial spoke to the Board. His power point presentation tried to explain what they want to do and why they are wanting to rezone the property. He explained the property is close to the interstate, has existing utilities which would be a big plus for potential buyers. He explained it would not be sold for retail, gas station or junkyard. He also stated there would **NOT** be a data center there. They are really looking to attract manufacturing uses, processing warehouses and possible research & development.

CORRESPONDENCE: 1 email with questions from concerned adjoining residents. All questions were answered previously by BECKNELL Industrial . 1 email detailing a traffic study and how there is too much traffic now.

SPEAK FOR: NO ONE

SPEAK AGAINST: Larry Carpenter, 11129 E Co Rd 500 N, spoke against with concerns for this rezone. He was pleased with the correspondence from the Becknell Industry that he had. He questioned if there was a local or they were looking nationwide for a buyer. He

was told nationwide. He wanted to put it on record that no data center would go in there. He was concerned about the water run off and contamination of wells.

Rick Zschiedrich, 11109 E CO Rd 500 N, spoke against this. He does not want to have to look out and see a big building from his property. He feels there will be too much traffic. There will be increase in noise and light pollution. He feels this will lower his property value. He is afraid of runoff, and the retention ponds will contaminate the wells.

Joe Trimpe spoke to the board that he feels there is better use for this land. This should go where there are already industrial companies. He feels this land would be better for a subdivision.

Donna Stanley, 11195 E CO Rd 500 N, she worries about the traffic. She also feels environmental study should be done before anything is approved first. She doesn't want the extra noise or lights.

Sharon Zschiedrich, 11109 E Co Rd 500 N, spoke to the Board wants the land to be left as is, and no manufacturing allowed.

QUESTIONS:

Rick Schleibaum questioned how the stormwater would be treated? It would be for solids and sediments. No chemical treatment.

Shell Parker asked where the water shed was going? He was told some would go to the refuge and some to basin on 500 N.

Joe Trimpe asked if they are given restrictions who would enforce it? He feels other things have been given restrictions and no enforcement has been made. He feels if you are not going to enforce restrictions then don't have them at all.

Mr. Carmosino spoke to the residents and stated he will make sure that it is put on record that **no data center will go there and no ingress/egress cuts will be on 500 N.**

Jeremy Gray (Secretary) explained to everyone that the Plan Commission Board is only a recommendation board. He was glad they all had come with their questions and concerns, but this will go to City Council for approval. They would need to go to that meeting with their concerns also.

A vote was taken with a favorable vote of 8-0, 3 absent with **the stipulation that no data center, no ingress/egress on 500 N and no junkyards.** It will go on to City Council for approval on June 22 and July 13, 2026.

OTHER MATTERS: NONE

ADJOURNMENT: Rick Schleibaum made a motion to adjourn with Kendra Zumhingst seconding the motion. The meeting was adjourned at 6:00p.m.