

**SHELBYVILLE SPECIAL PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
January 7, 2026**

**Members present:** Mike Claxton, Betsy Means-Davis, Scarlett Tinsley-Price, Duane Schuler, James Garrett, Doug Cassidy, Gary Nolley, Carter Hall, Winnie Soviar, Joe Lux, Tyler Comstock

**Members Absent:** None

**Staff Present:** Adam Rude, Mike Evans, Abby Adams, Lisa Loveless

**Election of Officers:** Carter Hall nominated Gary Nolley for president and Winnie Soviar seconded the nomination. Adam Rude interrupted to remind current president, Doug Cassidy of the proper procedure for election of officers. Duane Schuler then nominated Doug Cassidy as president. There was no audible second. Ballot vote: Mr. Cassidy - 6 votes, Mr. Nolley - 5 votes so Mr. Cassidy is 2026 Plan Commission president.

Mr. Cassidy called for nominations for vice president and Duane Schuler nominated Gary Nolley with Joe Lux seconding the motion. Since there were no other nominations, Gary Nolley is vice president.

The planning staff is secretary.

**Miscellaneous Business:** President Doug Cassidy read a prepared set of rules for the meeting into the record.

**Approval of Minutes:** Scarlett Tinsley-Price motioned to approve the minutes of the December, 2025 meeting and Besty Means-Davis seconded the motion. Voice vote passed 11 - 0.

**Old Business:** None

**New Business:** *Suspension of Section 8.3 Plan Commission Rules & Procedures*

Adam Rude informed the board that he'd been advised by the city's legal counsel that Section 8.3 of the Plan Commission's Rules & Procedures be suspended for tonight's meeting so that the board won't have to end the meeting at 9:30, tabling the petition and bringing it back up at a future meeting. President Cassidy called for a motion to suspend Section 8.3. James Garrett made the motion and Scarlett Tinsley-Price seconded the motion. Voice vote: Mike Claxton - yes, Betsy Means-Davis - yes, Scarlett Tinsley-Price - yes, Duane Schuler - yes, James Garrett - yes, Doug Cassidy - yes, Gary Nolley - yes, Carter Hall - yes, Winnie Soviar - yes, Joe Lux - no, Tyler Comstock - yes. Mr. Rude told the board that the motion has to pass unanimously in order to suspend the rule so since it did not, the meeting would be adjourned at 9:30 p.m. Mr.

Lux said that he misspoke so Adam told Mr. Cassidy that the motion would have to be repeated and re-voted. Therefore James Garrett motioned and Scarlett Tinsley-Price seconded to suspend Section 8.3 of the Plan Commission's Rules and Procedures. Voice vote passed 11 - 0.

*PC 2025-15 LORM, LLC and Alicia Clay Annexation*

Eric Glasco, representing the petitioner, discussed the petition.

(?) Reynolds from the petitioner, Prologis spoke to introduce Prologis.

Mike Kenny, director of data center investments with Prologis discussed concerns about the petition.

- Mike Claxton asked about the number of jobs that the petitioners had quoted. Mr. Kenny said at full buildout, there would be 450 jobs across the entire campus.
- Betsy Means-Davis spoke about training at our local Ivy Tech. Mr. Kenny said that since Prologis won't be the end-user, he couldn't commit to using Ivy Tech but assured the board that there would be training by the end users for employees.
- Scarlett Tinsley-Price asked to clarify the number of construction jobs there would be to build the site out. Mr. Kenny said more than 6700. Ms. Tinsley-Price asked if those jobs would go to local contractors and Mr. Kenny said typically they do. Scarlett asked if they could speak about when the conservation of the land would be on these sites. Mr. Kenny said there's usually ample green space and water management.
- Duane Schuler asked what the water capacity is for the closed loop cooling units in each of the buildings. Mr. Kenny didn't have a definitive answer but invited Larry Long, also with Prologis to address the question. Mr. Long said those questions were more relevant at the site plan stage so he doesn't have technical specs yet. Mr. Schuler expressed frustration at not getting an answer to what he termed a "basic question". Mr. Kenny said less than 1%. Mr. Schuler then asked about water loss in a closed loop system, saying that they do in fact lose water. Mr. Long said it's very minimal. Mr. Schuler asked if refreshing the systems would be done in stages or all at once. Mr. Long said they would be staged in sequence. Duane then asked if there was a plan for a large scale water loss. At that point, Mr. Glasco, petitioner's representative, reminded the board that it's not known for sure that this project is for a data center. Mr. Schuler asked his question again and Mr. Long said they'd have a spill protection and prevention plan that would outline all the steps to be taken.
- James Garrett asked if Prologis' existing clients would be going into this data center or if it would be new clients. Mr. Kenny said they work with all of the hyperscalers so they would likely be interested. James asked if this data center would be using RushShelby Energy or Duke Energy. Mr. Long said all of their coordination has been with RushShelby and Hoosier. Mr. Garrett said that a shipping/receiving area was shown in their slide presentation but Prologis had said they'd have very low truck traffic so how many trucks would be going in and out of the site in a day. Mr. Kenny said it's hard to

say since they don't know for sure what the size of the buildings will be. Mr. Garrett pressed and Mr. Long said they might get 2 trucks a day. James asked if they would be 53' trailers and Mr. Long said more like a city delivery truck.

- Winnie Soviar said that in the research she'd done, including a study by the University of Michigan, the 450 jobs projection were not realized. The same study mentioned that the rate payers ultimately ended up having to fund improvements. Mr. Kenny said he wasn't familiar with the study but they always play by the rules. Ms. Soviar then asked about regulatory oversight and again Mr. Kenny said they follow through on agreements. Mr. Glasco stepped in and asked Ms. Soviar if she was referring to IDEM oversight and Winnie said yes. Discussion was had regarding commitments.
- Gary Nolley clarified that if they wanted to construct a building on the ground that's currently in the city limits, zoned IG, they could. Discussion of building size followed.
- Carter Hall asked city engineer, Tyler Comstock what the capacities currently available in this area are. Tyler said Indiana American Water currently has a water main run to this area that could provide the needed water and they would have to get IDEM approval as well. Mr. Hall asked if the area is equipped to handle general industrial use and Tyler said yes.
- Mr. Kenny said that he had followed up on Mr. Schuler's question regarding loop fill and that it's 200,000 gallons with annual loss of about 1% for each building.
- Joe Lux asked what the time frame would be to complete the entire campus. Mr. Kenny said 10 years. Discussion ensued as to what that would look like with 18 months to 2 years being the cycle of starting/completing another building and 10 years being the entire buildout time. Joe said he noticed all the buildings shown were short and asked if they could be taller instead of spread out. Mr. Kenny said no. It's cheaper to build one story rather than several due to the amount of equipment and the heat it produces. Mr. Lux asked for clarification of certain structures on the drawings that were shown in the slide presentation. Mr. Kenny said they were substations.
- Tyler Comstock discussed the electric, water and waste water capabilities of the city for the site and the checks and balances used to make sure everything would work according to plan. Mr. Comstock asked if there had been any soil or noise analysis done and Mr. Kenny said no but they would comply with Shelbyville's noise ordinance. Discussion continued regarding architectural features, jobs, supplemental businesses and future uses of the buildings in case the AI bubble bursts.
- Doug Cassidy asked why this location instead of the industrial park being developed along Hession Boulevard. Mr. Kenny said that 30% of this site is already zoned IG and has the needed electrical power. Doug asked if solar would be used and Mr. Kenny said that varies with the customer's wishes. Mr. Cassidy asked if they're looking at Indiana because of the tax breaks. Mr. Kenny said Indiana is a market they like and has several factors they like. Doug asked if Prologis has a back up plan/uses for these buildings when they're no longer used as data centers. Mr. Kenny said they design with flexibility in mind but no one knows what the future holds.
- James Garrett asked if the buildings would all look alike or if there would be variation in aesthetics. Mr. Kenny said they're square boxes. Doug then asked Eric Glasco to return to the podium and answer why IG zoning is being requested. Mr. Glasco said the area

already within the city limits is already zoned IG. Discussion followed among other board members regarding zoning designation.

- Mike Claxton asked if the other facilities Prologis has are successful and Mr. Kenny said there's a high demand for these facilities. Mike Claxton asked if the success of their facilities has been extended to the communities. Mr. Kenny said it's produced a lot of revenue for Loudin County, VA and they're happy with it.
- Mr. Garrett asked if there was consideration given to IL, light industrial zoning. Mr. Glasco said that question would have to be addressed to the Redevelopment Commission since they own the ground that's currently zoned IG.
- Scarlett Tinsley-Price told Mr. Kenny that he'd talked of the company's success but what about success for the communities where they're located. Mr. Kenny talked about their facilities in Loudin County, Virginia and said they're roughly 15:1.
- Betsy Means-Davis asked if the city annexed the requested land and zoned it IG but Prologis doesn't follow through with their plans if it could still be farmed at that point. Eric Glasco said yes. It would then be a non-conforming use.
- Tyler Comstock asked Adam Rude what the city's last Comprehensive Plan was for this area. Adam said the future land use designation was high tech/light industrial and commercial and was adopted in 2019.

Doug Cassidy closed board comment and opened it to the public. Adam Rude explained to the audience how public comment would work. Mike Evans would call 5 people up at a time to speak. Adam said individuals would get one minute to speak and someone speaking for a group could talk for three minutes.

- Connie Lindsay, 2428 Trotter's Chase asked Adam to pull up her presentation and she walked through it. In addition, she has a petition with over 5,000 signatures of residents in the area who are opposed to the data center.
- Jeff Bate, 1333 E. Meiks Road spoke about the requested zoning and how it would affect property values in the area. He also questioned whether this is the highest and best use of the property and pointed out that Prologis couldn't answer questions that the commission members asked so there's a lot of questions with no answers, thus encouraging an unfavorable recommendation.
- Susan Taylor, 445S 230W said that the proposal to annex and rezone this land is in direct conflict with the Shelby County Development Plan and the Shelbyville Comprehensive Plan. She said that page 56 of the Comprehensive Plan states that Shelby County is one of the most agricultural counties in the state due to our soil and that this ground should be left for that purpose.
- Diana Lemmons, 6284 E. Blue Ridge Road stated that there are 314 homes within one mile of the 429 acres and 2 churches that would be affected by the proposed development and she and her husband are not in favor of it.
- Lorene White, an Anderson attorney representing some of the audience members provided a 21 page remonstrance brief with exhibits outlining their reasons for opposing the petitioner's request. She said that Prologis has been shopping this development around Indiana and other counties have denied it. Shelby County should to.

- Trevor Pike, 2879 S. Thompson Road spoke about the huge amount of electricity needed to run a data center and that ratepayers in the area would be affected regardless of claims to the contrary. He also discussed harmful pollutants data centers are known for and emissions from the generators necessary for data centers.
- Jamie Houston spoke on behalf of the Cindy Worth(?) campaign stating they're opposed to data centers and that the number of jobs quoted by Prologis is false. She also said that data centers strain the power grid causing rolling brownouts and their emission pollute air and water. She urged commission members to stand up for residents.
- Richard Kitson, 103 Luna Place opposes the project stating that it doesn't preserve and or promote the best use of the land. He also said that Prologis couldn't answer a lot of the questions that were asked and urged the commission to represent residents and not big business. He said the people who own the data centers don't live here. They just want our land.
- Bob Steineker, 2219 Scarlett Court spoke in favor of the project saying it would attract other new businesses, create high quality jobs and strengthen our local economy through increased tax revenue.
- Miles Llewellyn, 5785S Shelby 675W Edinburgh spoke in favor saying that the commercial HVAC closed loop system talked about earlier is not toxic nor a dangerous threat compared to what could be built in this area.
- Hope Fenton, 1804 Meridian Street urged the plan commission to oppose the project because she thinks it will discourage people from moving here.
- Vanessa Armstrong, 1397S 600E opposes the project discussing the rarity of her family's Meltzer Woods property.
- Callie Carrico(?), 8842W 100N opposes the project and believe that it will significantly raise electric rates.
- Jan Jones, 1356 Bontrager Lane would live a half mile from the proposed site and is opposed.
- Ethan Runnebohm, 1455 Greenview Court said he and his wife recently moved back to Shelbyville and oppose the project. He doesn't believe it aligns with the county's long term vision for land use laid out in the city's Comprehensive Plan and walked through his reasoning for that.
- Elizabeth Laney, 10352N 400W is opposed due to environmental concerns, electrical rates increasing and rolling blackouts and brownouts. She also talked about Prologis' lack of information and inability to answer questions.
- Jeremy Harris, 315S 325E lives adjacent to the proposed development and is not in favor of it and encouraged the board to not approve it.
- Blake Newkirk, 3319S Shelby 750W Franklin encouraged the board to deny the rezone and have it remain agricultural.
- David Frightner(?), 353S 325E, an adjacent property owner urged the board to stand up for the residents' interests and not business interests.
- Steve Collins, 3359 E. German Road opposes the petition.
- Jason Coffey, 3423 E. German Road opposes the petition and urged the board to read their attorney's brief carefully.

- Beth Coffey, 3423 E. German Road also opposes the petition saying it's chopped up and doesn't make sense. She said the commission and council should do their own research and not rely on a billion dollar company to supply reports that support their petition.
- Angie Hendrickson, 4434N PR 150E Shelbyville, representing her mom, an adjacent property owner said she and her mother oppose the project.
- Kristen Kuhn, 54(?)2E 100N oppose the rezoning and annexation saying that every community wants to grow but growth should not come at the expense of people who already live in the area and call it home.
- Elizabeth Carney, 103 N. West Street is opposed to the project and said that industrially zoned areas attract human sex trafficking.
- John Burgess, 848N 325E pointed out that on the planning commission's website, it says that a plan should have public support and he doesn't see any public support except from a couple of union employees. He suggested Tom Hession Drive as an alternative location.
- Whitney Carson-Mahin, 4487E 250S said the rush on this raises red flags and that it would be irresponsible to approve this without getting questions answered.
- Bill Collins, 4075 E. St. Rd. 44, an adjacent property owner and urged denial saying that all elements of the city's zoning ordinance are not being met.
- Holly Forville opposes the rezoning and annexation. She said she tried to do some research on Prologis and after a few hours couldn't find a way to reach a human being at Prologis. She even emailed every one of their board of directors and upper management team with no reply. She asked a member of Prologis here tonight if they were spending their dollars in our community by staying here, eating here, etc. She said they're not even doing that. They're staying in Indianapolis.
- Karen Jackson, 287 W. Boggstown Road said residents are being asked to trade their land and quality of life for a facility that will primarily benefit outside corporations and not community families and urged denial. She cited other communities that have turned down data center proposals and said we should too.
- Chris Dennis, 2972 E. Blue Ridge Road opposes as well questioning whether the emergency services we have are equipped to handle large industrial parks. Chris also said it seems to go against the Comprehensive Plan and should maybe be commercial.
- Mitch Mitchell, 6877 W. Boggstown Road, a former Shelby County Plan Commission member urged caution before approving the IG zoning. He said that a company with an annual income of \$3.2 trillion isn't going to be phased with a \$5,000 a day fine for not doing what they say they'll do.

At 10:00 p.m., the board discussed whether to continue the meeting or continue the petition to a future meeting. Ultimately, they continued the meeting after a five minute break.

- Megan Hart, 5100S Shelby 900W reviewed the plan commission's job in this situation and urged the board to leave the land zoned AG and have the petitioner submit a proper application with sufficient details to enable the board to make a properly informed decision based on facts.

- Tracy Feller, 17 St. Mary Street asked as a downtown business owner asked what concrete funded steps the city is taking to require or incentivize reinvestment in existing downtown properties, many of which are vacant, deteriorating and owned by out of state entities before expanding the city's footprint through annexation and new zoning classifications outside its core. She also asked how the city defines representing the community when overwhelming public comment opposes a proposal and yet the proposal proceeds with a clear explanation of how that input was weighed.
- Terry Bodine, 7178 E. Blue Ridge Road opposes the project and cited the Comprehensive Plan which said it should focus on preserving prime farmland and agricultural use preservation. Terry also talked about raising electrical rates to fund improvements to serve a data center.
- Melinda Pennycuff, 1929 N. Riverwood Drive urged the board to listen to those in attendance.
- Melissa Lapinsky-Meltzer said she's heard from a lot of companies who make promises that are not to be trusted. Prologis is no exception.
- Dr. Ashley Jones, 1053 Balto Drive said that IG zoning of this land doesn't support six of the objectives listed in the Comprehensive Plan and shouldn't be approved.
- Gina Jackson urged denial.
- (?) said electricity costs will go up from increased usage and opposed the project.
- Sara Newkirk, 270 W. Broadway Street said that if the project goes through, the entire landscape and tranquility of that area will be lost forever and asked that the board vote no to allow it.
- Ben Orem, 920S 250W on behalf of his grandmother, Donna Yarling who's an adjacent property owner opposes the project. He discussed lack of transparency and notification of property owners.
- Aiden Millican, opposed to the annexation and rezoning.
- Katy Quillen, N. Morristown Road opposes this project and asked that residents' concerns be considered above large companies making money off us.
- Cheyenne Merrell, 1702 Morningside Drive, Apartment E moved here from California and is opposed.
- Bill Hubbard, 7256 E. Blue Ridge Road opposes the proposed annexation and rezoning.
- Andrea Potter, 266 W. Broadway Street opposes the project.
- Hannah Everhart, 4902N 980W Arlington talked about the importance of preserving farmland over allowing big businesses into a community.
- Kevin Carson, 1311N (?) Needham, president of the Shelby County Plan Commission urged the board to take note of the people opposed to the project and listen to what they're saying.
- Susan Reinhardt, Clearview said the plan commission members needed to talk to the residents in the Ohio, Virginia communities where there are currently data centers what their opinions are, what are the pros and cons of data centers for those residents.
- Roger Thomas, 1305 Elm Street opposes the project.
- Joseph Merritt, 617 W. Franklin Street opposes the project saying that if the data center drives up the cost of living through high energy costs, Shelbyville will lose residents who can't afford to live here.

- Amara Lewis, 1045 Mohr Street urged the board to take note of all the people who took the time to come out in opposition to the petition.
- Hannah Barone said this project would affect property values and thinks there are better projects for this area
- Patrick Shaw, Union Township is opposed to the petition.

There being no further people from the audience to speak, President Cassidy closed the meeting to the public and reopened it to the board for comment.

- Duane Schuler thanked everyone for showing up and sharing their comments. He said that based on those comments he doesn't think this is the desired use for this property. He also has concerns about property values and responsible growth. He chided Prologis people for being ill-prepared to answer questions tonight. Mr. Schuler said that based on the criteria board members are supposed to use, he didn't see that he could support a recommendation for general industrial use of this land.
- James Garrett asked Mr. Schuler if he was making a motion and Mr. Schuler said no. He was expressing his concerns with the Findings of Fact that needed to be met. Mr. Garrett said that if it had been a motion, he would've seconded it.
- Gary Nolley read a prepared statement saying he couldn't support a favorable recommendation and listed his reasons why. Discussion ensued between Gary and Scarlett Tinsely-Price.

Mr. Cassidy closed board comment and asked if the petitioners had further comments or wanted to answer any of the questions posed from the public comment portion of the meeting. There were several inaudible comments from audience and board members so Doug reopened it to the board.

- Winnie Soviar expressed her concerns with a possible financial burden that could get passed on to residents when tax breaks are given to this project. She also said that when tax breaks are given, there is evidence that the anticipated benefits to the local economy are not realized. Ms. Soviar said she doesn't support the project at all.

Doug Cassidy asked Mr. Glasco, the petitioner's representative to approach.

- Eric Glasco said that while he respects the board members' comments, the planning staff's recommendation is for approval of the IG zoning.

Adam Rude explained to board members what their options were for a motion.

Doug Cassidy called for a motion. Gary Nolley motioned to send an unfavorable recommendation to the City Council. Duane Schuler seconded the motion. Voice vote: Mr. Claxton - yes, Ms. Means-Davis - yes, Ms. Tinsley-Price - yes, Mr. Schuler - yes, Mr. Garrett - yes, Mr. Cassidy - yes, Mr. Nolley - yes, Ms. Soviar - yes, Mr. Hall - yes, Mr. Lux - yes, Mr. Comstock - yes. Voice vote passed unanimously.

Betsy Means-Davis asked if the Council meeting could be held in Breck Auditorium since the City Council was unprepared for the number of people who attended their meeting.

**Discussion:** None

**Adjournment:** James Garrett motioned to adjourn the meeting. No audible second.

Meeting adjourned