

CITY OF FRANKFORT

Board of Zoning Appeals

April 23, 2025

The City of Frankfort Board of Zoning Appeals met at a Special Meeting on April 23, 2025, in the City Council Chambers, 301 E Clinton St, Frankfort, IN at 5:00 PM.

President Isac Chavez is present and called the meeting to order. Upon roll call, the following members were present: Mike Nichols, Scott Highlander, Charles Baetz, Sam Payne, and Isac Chavez. Staff members present are Don Stock (Zoning Administrator), and Grace Mora (Administrative Assistant), Mayor Judy Sheets, and City Attorney Alicia Albertson.

President Isac Chavez asks the board if any conflict of interest is present or if any ex-parte contact has occurred, hearing none he proceeds with the regular meeting.

MINUTES: Minutes from the April 9, 2025, regular meeting were presented for review.

Motion: To approve minutes as presented.

Motion made by: Sam Payne

Second: Charles Baetz

Roll Call:

- **Aye** – Mike Nichols, Scott Highlander, Charles Baetz, Sam Payne
- **Abstain** – Isac Chavez

NEW BUSINESS: President Isac Chavez opened the public hearing for Docket #BZA-2025-006 Special Exception and Developmental Standard Variance for Logix Realty LLC by Faegre Drinker Biddle and Reath LLP. Andrew Buroker and Doug Swain are present. Isac calls on Don to present the staff report. The staff report is read in its entirety. Don states he is ready for any questions. Mike asks Don about number four on the staff report and what Don considers the “neighborhood.” Don replies that he considers the neighborhood Conagra, both small businesses on County Rd 0 NW, and the farmland that surrounds the property. Mike asks Don who he refers to on number 2 of the staff report. Don tells Mike it will be the same format: Conagra, the businesses, and the farmland surrounding the property. Mike asks Don, How will the electrical power to this property affect the rest of the industrial park, the people, and the City itself? To answer Mike’s question, Don tells him that as far as the special exception is concerned, and to answer his questions, yes it will have the required utilities for this project and that Todd or the representatives will be able to answer his questions with more details, and reminds them that this should not affect the Special Exception not to be approved.

Concerns about noise, water consumption, and power impact were addressed, with assurances that the project will not affect existing utilities or rates as it will utilize unused capacity from a nearby substation. Doug also states that the data center will be quieter than older, retrofitted buildings, will likely be water-cooled, consuming about a million gallons of water per day. The proposal aligns with Frankfort's economic development goals and comprehensive plan.

President Isac asked the public if they had any further comments hearing none, public discussion is closed. President Isac opens board discussion. Isac asks why the airport would have to approve this, Don explains the quantity of water and height of buildings. President Isac asks the board if they have any further comments. Hearing none, the board discussion is closed. President Isac calls for a motion

The board notes that the notice of public hearing was published in the Frankfort Times on April 9, 2025, and certified mailings were mailed to each property owner within 100 feet of the petition site on April 8, 2025. There is no conflict of interest present and the quorum was met.

Motion: To approve the Special Exception due to the findings of facts.

Motion made by: Sam Payne

Second: Scott Highlander

Roll Call:

- **Aye-** Mike Nichols, Scott Highlander, Charles Baetz, Sam Payne, Isac Chavez

Motion: To approve the Developmental Standard Variance as written in the staff report.

Motion made by: Sam Payne

Second: Charles Baetz

Roll Call:

- **Aye -** Mike Nichols, Scott Highlander, Charles Baetz, Sam Payne, Isac Chavez

OTHER BUSINESS: Mike talks about an economic impact assessment conducted by ChatGPT, highlighting the potential benefits and drawbacks of the project. And emphasizes the importance of considering the economic impact before making a final decision on the project.

President Chavez calls for any further business. Hearing none, he calls for a motion to adjourn. Sam Payne motions to adjourn. Isac Chavez seconds the motion. Unanimous voice to adjourn. Meeting adjourned.

Minute's summary typed by Grace Mora.

APPROVED AT BZA MEETING 5/14/25