MINUTES

PLAN COMMISSION MEETING

NOVEMBER 12,2026

These are the Minutes from the Plan Commission meeting that was held at Seymour City Hall Council Chambers on November 12, 2026.

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

Roll Call was taken by Jeremy Gray (Secretary) with Jeri Wells (President), Kendra Zumhingst, Will Cottrill, Dave Eggers, Dave Earley, Rick Schleibaum, Bernie Hauersperger (City Engineer), Shell Parker, Steve Gentry and Mark Maxie. Don Bruce was absent.

Jeremy Gray (Secretary) welcomed Will Cottrill as the new member. He will be taking Angie Klakamps place who will be retiring.

The Minutes from the October 8,2026 Plan Commission meeting were discussed. A Motion was made by Dave Earley to approve with Kendra Zumhingst seconding the Motion. The Minutes were approved with a voice vote of 10-0, 1 absent.

DOCKET:

INTRODUCTION to Resolution 2026-1 & Resolution 2026-2 for consideration with respect to each of the amended TIF areas. (see attached)

Chris Engleking (City Attorney) spoke to the Board explaining that the 2026-1 resolution will be removing an area from the Bushman allocation area and 2026-2 will be adding a parcel to the Jackson Pk. allocation area. Dave Eggers made a motion to approve with Bernie Hauersperger (City Engineer) seconding the motion. A vote was taken and it was approved 10-0, 1 absent for 2026-1 and 10-0 ,1 absent for 2026-2.

B.Z.A.0-25-26 Breanna Kozusko/Chad Goecker Petitioner: Petitioner is requesting a Land Use variance at the 1000 Blk Shields Ave. They want to construct fiber huts for telecommunications.

Jason Riggs spoke for Lumen/Goecker. They want to construct the huts for telecommunications on the corner of the parcel. It is about 13 acres. This is for boosting the signal, fiber optic only. They are 24' x 36' buildings. They will have a backup generator, and they run for a couple times a month for about 15 min. each time. For maintenance only. It will be fenced off also.

CORRESPONDENCE: NONE

SPEAK FOR: NO ONE

SPEAK AGAINST:

Teresa Combs,137 E 13th St., spoke with concerns about how many huts will actually be there. She states they have issue now with power outages and how will it affect the power grid. She also questioned it being rezone??? Limited housing and thought this would be better fitted for residential.

Frank Cottey, with the Riverview cemetery asked about this being 5ft off the property from them and will be butted up to the cemetery. They feel this will hurt their business with unsightly huts. Will there be landscaping buffers hiding the huts???

Mr. Riggs responded to questions. The power would not be more than what a home would use. Not excessive usage. The reason for the location is because of the proximity to the Railroad. It will be tested/ run maintenance at a time that is good for the community. The sound will be equal to a vacuum cleaner would be. They will work with the community on a buffer/plant to hide the huts.

Jeremy Gray (Secretary/ Building Commissioner) asked why if they have 13 acres why are you wanting to be so close to the road. Would it not be a good idea to move them back off that street front. He explained they are 60 ft off the driveway, and they want to make sure emergency vehicle has easier access to them.

Bernie Hauersperger (City Engineer) asked about fencing and the huts will be the only thing fenced in. Shell Parker asked why the run parallel to railroad? Feels it is farther away from the track??? He was told this is just how it was designed. Rick Schleibaum who is on the Cemetery Board asked about the generator being started up? They think it will be on a timer. He fells better about this being a Land Use and not rezone, that way the board has a better control on what goes there. Dave Eggers asked why only using a small corner of the parcel when they have 13 acres. Mr. Riggs explained they are just asking for approval for 4 huts plus 2 more in the future, knowing they will have to come back if they want anything else on the property. Danielle Long asked about the noise. She wanted to clarify that it not be noisier that a vacuum? He explained that is the best place to be and bring fiber to the home and emergency vehicles to have easier access to the huts. Teresa Combs asked about home values?? They feel this will not affect the value of surrounding home values. She wants to know why fences to be around the huts? It is for security reasons only. Wants

to know if the fence will be nice and decorative. No barbwire fence on top. All agreed. Rick Schleibaum asked about the upkeep of the property, who will doing the upkeep? He did not have an answer but will have this investigated for consideration. Dave Eggers made a motion to approve with the stipulation that only 4 planned huts and 2 additional huts in the future to be approved. That also included the supporting generators. Bernie Hauersperger(City Engineer) seconded the motion.

A vote was taken and it was given a favorable recommendation of 7-3, 1 absent.

P.C.M. 10-26 Otis & Patty Hayes Petitioner: Petitioner is requesting to rezone the property at 4844 N US Hwy 31, 4900 N Blk US Hwy 31, & 4000 N Blk Hwy 31. The property is zoned RS, and they want it to be C-5 for future commercial development.

Bill Braman spoke to the board and explained they are planning to sell one of the parcels for a future Dollar Store and C-5 allows for outdoor storage.

CORRESPONDENCE: NONE

SPEAK FOR: Rob Millman (Realtor) feels this would be a good fit. There is a lot of traffic, and this would be better suited for commercial instead of residential.

SPEAK AGAINST: NO ONE

A vote was taken and it was given a favorable recommendation with a vote of 10-0,1 absent.

P.C.M. 12-26 Steve Farris Petitioner is requesting to rezone the property at 116 E 14th St for R-1 to R-3 for future duplex.

Steve Farris spoke to the Board explaining he is trying to clean up the area through there and this is the next step. He feels there is a need for this.

CORRESPONDENCE: There was a letter/petition submitted against this.

SPEAK FOR: Andrew Skaggs spoke to the Board explaining Mr. Farris is cleaning the area up which is needed.

SPEAK AGAINST: Glenda Tharp stated she was not totally against this just worries about parking and the extra traffic. She asked how this would affect 13th St. and was told it would not affect them.

Mr. Farris responded to the concerns stating all would have garages and driveways he would put sidewalks in.

A vote was taken and it was given a favorable recommendation 10-0, 1 absent.

OTHER MATTERS: NONE

ADJOURNMENT: Jeri Wells (President) made a motion to adjourn with Dave Earley seconding the motion. The meeting was adjourned at 6:14p.m.