

1. **Call to order/Roll Call** – The meeting was called to order by Rich Heidel, Chair at 5:36 pm. Jeff Ambrosius, Tom Dennee, David Johnson, John Rather, Melissa Tanke, and Rich Heidel were present. Excused: Bob Ross.

2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Dennee SECOND: Ambrosius. VOICE VOTE: 6-0.

3. **Approval of Minutes of the July 6, 2026 meeting** – ACTION: To approve the Minutes of the July 6, 2026 meeting as presented. MOTION: Dennee SECOND: Ambrosius. VOICE VOTE: 6-0.

4. **Public Comment on Non-Agenda Items** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Rezoning of Parcel HB-501-1 (4941 N. Overland Road) from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District

The property owner of parcel HB-501-1, located at 4941 N. Overland Rd., is requesting to rezone this 10.19 acre parcel from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District.

Director Gerbers reviewed the rezoning of this parcel for the Commission.

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Dennee. VOICE VOTE: 6-0.

Appearing before the Commission:

Mark Poehlmann, 4884 Prairie School, rezoning of parcel HB-501-1.

Brian Chulle, 4880 Prairie School Dr, rezoning of parcel HB-501-1.

Mary Jo Ross, 387 Woodfield Prairie Way, rezoning of parcel HB-501-1.

Paul Tuttle, 4875 Prairie School Dr, rezoning of parcel HB-501-1.

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Dennee VOICE VOTE: 6-0.

ACTION: To approve the request and forward to the Village Board for their action. MOTION: Heidel SECOND: no second. Motion does not move forward.

ACTION: To send the rezoning of Parcel HB-501-1 to the Village Board with no recommendation from the Planning & Zoning Commission. MOTION: Rather SECOND: Dennee. VOICE VOTE. 5-1, Heidel.

6. DISCUSSION AND ACTION – Draft ordinance relating to Data Center developments in the Village of Hobart

Although there currently is a moratorium on the construction of Data Centers in the Village of Hobart, Village Administration is continually working to draft a thoughtful and comprehensive ordinance for the Village Zoning Code relating to Data Centers.

The Commission reviewed the draft ordinance and discussed the following points:

- Define the size of Data Centers, find how others have defined them.
- A grammar error of “to” on page 3.
- Define A-weighted decibels and C-weighted decibels.

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Dennee. VOICE VOTE: 6-0.

Appearing before the Commission:
Dan Bake, 4369 Hilton Head, Data Centers

- Page 13 E. Hobart Fire
- Page 4. #3 Exhaust stacks, height restrictions
- Page 4. #5 Waiver should be removed
- Page 9. 295-394 D. the number 15 should be removed.
- Page 8. # 7. The number 14 should be removed.
- Page 4. 295-389. H. Remove this line.
- Page 4-5. 295-389 J. Redundant, remove this section.
- Page 11. 295-397. E. Wastewater utility.
- Page 11 295-397. C. Define wellhead protection planning area.
- References to adverse effects. Define this more clearly?
- Page 14. L. 2. Salvage value of any equipment
- Page 7. 295-394. Noise and Page 8. 295-394 utilities infrastructure
- Page 8. Who takes care of this?
- Page 14. 295-402. Approval of CUP. Should this be the same for all CUP's?
- Look at the fee schedule for fines for zoning infractions.
- Check with other communities with & without Data Centers; a call to David Steffens office for a list of existing Data Centers.
- Large data center advocacy group.

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Ambrosius. VOICE VOTE: 6-0.

7. ADJOURN (8:23 pm)– MOTION: Ambrosius SECOND: Johnson. VOICE VOTE: 6-0.