

Hampton Planning and Zoning Commission
Meeting Minutes
September 29, 2026, 5:00 p.m.
Hampton City Council Chambers
(Also streamed via Zoom and YouTube)

Members Present: Chad Murray, Carolee Philpott, and Don Warneke

Members Absent: Brandon Morton and Lance Studer

Others Attending: Zoning Administrator Doug Tarr, City Manager Ron Dunt, and NIACOG Senior Planner John Robbins

The **Hampton Planning & Zoning Commission meeting** was called to order by Chairperson Chad Murray at 5:10 p.m. and he led in the Pledge of Allegiance to the Flag of the United States.

Chairperson Murray called for a motion to **approve the minutes of the September 9, 2026 meeting**. Motion by Warneke, second by Philpott to approve. Motion approved unanimously. Absent: Morton and Studer.

Public Comment: Tim Hansen of Bradford, IA stated his concerns regarding data centers. Hansen presented a written copy of his statement for the record.

New Business: John Robbins, Senior Planner with NIACOG, presented the Comprehensive Plan amendment data center policy statement. He reminded the commission this is the first stage and just for general comprehensive plan data center policy statement. He explained that the handout reflects changes being included since the last meeting that include revisions resulting from input from Franklin REC on jurisdictional limitations. The revised amendment also splits water utilities from electric utilities for the different jurisdictions. The development consideration portion also reworded the decommissioning plan to prefer repurposing of the existing structures at the end of useful life.

Chairperson Murray opened the public hearing at 5:27 p.m. regarding Hampton Comprehensive Plan amendment data center policy. City Manager Dunt reported there were no written statements received at City Hall. Chairperson Murray opened up for public comment. Tim Hansen of Bradford, IA asked questions regarding REC guarantee and studies done inside the building to address noise and health. City Manager Dunt and John Robbins explained right now the commission is reviewing a draft amendment to the comprehensive plan so it includes data centers. The specifics of data centers regulations will be addressed later in an ordinance. Garrett Thompson from REC informed the commission that Franklin REC does go through studies on the back side of proposed developments and Corn Belt Power also does internal engineering studies to test all the lines in the area. REC is governed by SPP that also has to run engineering tests, and would have to sign off before anything could be connected. The SPP documentation could then be provided to the city. Thompson also reiterated that the developer would be responsible to cover all infrastructure costs up front. There was no further public input, so Chairperson Murray closed the public hearing at 5:35 p.m.

John Robbins suggested the commission consider making an additional modification to include systems using coolant instead of water. Motion by Warneke, second by Philpott to make recommendation to Hampton City Council to approve the Comprehensive Plan amendment data center policy as presented, with the modification to 2C. Motion approved unanimously. Absent: Morton and Studer. This recommendation will be forwarded to the Hampton City Council for consideration.

Motion to adjourn by Philpott, second by Warneke. Motion approved unanimously. Absent: Morton and Studer.

Adjournment 5:43 p.m.

Chad Murray, Chairperson

Doug Tarr, Zoning Administrator