

Hampton Planning and Zoning Commission
Meeting Minutes
September 9, 2026, 5:00 p.m.
Hampton City Council Chambers
(Also streamed via Zoom and YouTube)

Members Present: Brandon Morton, Chad Murray, Carolee Philpott, Lance Studer and Don Warneke

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 5:01 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 August 26, 2026 meeting**. Motion by Philpott, second by Warneke to approve. Motion approved unanimously.

Public Comment: None.

New Business: John Robbins from NIACOG, presented the draft policy statements and land use map amendment regarding data centers. He reminded the commission the discussion was for general data center issues and no specific proposal. The goal is to develop policy statements and eventually build an ordinance from those. The draft policy statements covered no additional utility cost to general consumers, avoiding resource competition and stresses to general consumers, siting locations, environmental considerations, avoiding negative impacts to neighborhoods and community, emergency management response considerations, and application and review process.

Robbins then presented an amended future land use map to include area west of the industrial park for data centers or industrial use. Chairperson Murray inquired why the placement was to the west of the industrial park and not east of Olive Ave where industrial was already zoned. City Manager Dunt and Robbins explained having it on the west side of the industrial park would keep it farther away from town and reduce the risk of negative impacts to the Hampton community. The placement on the west side of the industrial park includes a minimum of 1,000 feet from any dwelling in the city or county. Garrett Thompson from Franklin REC, Mary Amsbaugh Franklin County Development director, and Emergency Management Coordinator Eric Arenholz were present to provide input.

Lu Rodemeyer of Hampton asked the Commission who thought it was a good idea to bring a data center to Hampton. City Manager Dunt and John Robbins explained it is not because the city is proposing a data center. Cities and counties across the state are having these conversations because data centers are coming, and without proper planning and appropriate regulations there is no way to protect the public from potential impacts they may have.

John Robbins will make minor changes to the draft policy. The next step is holding a public hearing on Tuesday, September 29, 2026.

Motion to adjourn by Studer, second by Morton. Motion approved unanimously.

Adjournment 5:58 p.m.

Chad Murray, Chairperson

Doug Tarr, Zoning Administrator