

From: [Protect Decatur Township](#)
To: [Patz, Bryce](#)
Cc: [Pat Andrews](#); [Bain, Joshua](#); decatustrustee@decaturtwp.org; [Jim Dalton](#); brittneyk@damar.org; jessecah@damar.org
Subject: Protect Decatur Township comment on 2025-CAP-856 / 2025-CVR-856
Date: Wednesday, February 18, 2026 11:15:14 PM
Attachments: [0. Official Letter from Protect Decatur Township.pdf](#)
[2. Marion County Land Use Plan Pattern Book.pdf](#)
[1. Decatur Township Land Use Plan.pdf](#)
[3.1 ULI report.pdf](#)

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Dear Mr. Patz,

Protect Decatur Township is submitting this statement as a formal remonstrance for entry into the public record in opposition to the variance request associated with the proposed hyperscale data center development at 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road (2025-CAP-856 / 2025-CVR-856).

Included in our email are several attachments, detailed below.

The one we would most like to draw your attention to is labelled "0. Official Letter from Protect Decatur Township." This is a short letter to the Hearing Examiner. **We respectfully request that this letter be read aloud by the hearing examiner at the February 26th hearing.**

To provide context for the other attached documents:

1.

"Decatur Township Land Use Plan": shows how the Comprehensive Plan designates this parcel as "Village Mixed-Use" and "Critical Area." While we understand that the Comprehensive Plan is not intended to reflect official zoning, the Marion County Land Use Plan Pattern Book (also attached) states that the Comprehensive Plan is "the long-term vision for how Indianapolis and Marion County grows and develops as a healthy, inclusive, resilient, and competitive city." We believe any development on this land should align with the original Comprehensive Plan.

2.

"Marion County Land Use Plan Pattern Book": shows the meanings of "Village Mixed-Use" and "Critical Area." Village Mixed-Use (p. 18, pp. 47-53) is described here: "The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. **This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers.** Businesses found in this typology **serve adjacent neighborhoods, rather than the wider community.** This typology is compact and

walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. **Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes.** This typology has a residential density of 6 to 25 dwelling units per acre.” We call attention to this because this petition does not align with the Village Mixed Use and Critical Area specifications.

3.

“ULI report” & “ULI PowerPoint”: documents a 2020 study describing Decatur’s economic status and needs. Please take this into consideration in assessing current and potential hardships; our community needs substantial long-term employment opportunities for our residents, which will not be provided through this proposal.

4.

“Jan 29 Public Records requests”: folder includes documents related to the 2020 rezoning of this land parcel. We believe that there are enormous conflicts of interest and grounds for constructive fraud that are revealed through the information in this folder. Some of these include:

a.

Gregg West, prior to the submission of zoning evidence and staff review of the case, publicly admitted to multiple community members that he is voting in favor of this petition. We ask that he abstain from this vote on this clear bias, and on the basis of the financial conflict of interest between his spouse and this proposal.

b.

Mindy Westrick Brown, the petitioner’s attorney, was on the Metropolitan Development Commission when this parcel was rezoned to I-2 in 2020. Her involvement in the current case is a conflict of interest.

c.

Mark Leach was working for Faegre Drinker in 2020 during the original rezoning. He is now working with Mindy Westrick Brown, and would have previously interacted with her in her capacity as MDC commissioner. The two of them working together on this petition is also a conflict of interest. See document [here](#).

5.

“Information from Round Rock” folder:

a.

Sabey's Round Rock data center is one that the petitioner consistently cites as a positive example of their operations. Protect Decatur Township has spoken directly with community members in Round Rock, and have found that the people that live near the data center have a very different story. Long-time residents shared that Sabey's Round Rock data center didn't face public opposition because Sabey and the City Council did everything possible to keep the public in the dark about the project.

b.

We in Decatur Township, per the ULI report, are in need of permanent jobs. Sabey has verbally promised local construction jobs to build the data center, and a modest number of permanent employees. Sabey has its own internal construction team, contrary to their promises to employ local people. Photos are included from their Round Rock construction site, revealing John Hunter as the site contact. Hunter was the Project Manager at Sabey at the time of construction. Sabey's [website](#) also reveals that they have an internal "Sabey Construction" team they use for their projects.

c.

Round Rock residents have shared that on March 22, 2024, during construction of the Sabey data center (phase 1), Round Rock Fire responded to a reported fire at the Sabey property. The fire went to a second alarm, ultimately bringing 14 pieces of fire apparatus and 44 personnel to the scene. That included a specialized hazardous materials unit, a drone, and more. The fire caused \$2,000,000 in damages, and resulted in contaminants from the batteries being carried in water used for fire extinguishment to enter a storm drain, an unnamed tributary, and nearby Brushy Creek. The fire occurred in a walled battery room without a roof, so all smoke emitted from the fire entered the air in this area adjacent to residential and commercial zones. It's unclear if nearby residents were notified or given any guidance, such as to shelter in place, closing all windows and doors.

6.

"Square footage screenshot from Sabey website" photos 1 and 2: Up until February 2, 2026, Sabey's website read that the proposed data center campus will be ~900,000 square feet. This is misleading because the actual proposed square footage is 1,062,500 square feet. Only after Protect Decatur Township posted about this misrepresentation on social media did Sabey update its website to read "~1,000,000 sq ft." We understand information on their website is not considered a commitment, but this is just one of many examples of the petitioner misleading the community. This misinformation clearly negates their statements that they are working in good faith with our community.

7.

"Petition map as of Feb 19" photos 1 and 2: This is a map reflecting all of the people who have signed the Protect Decatur Township petition against the data center. The

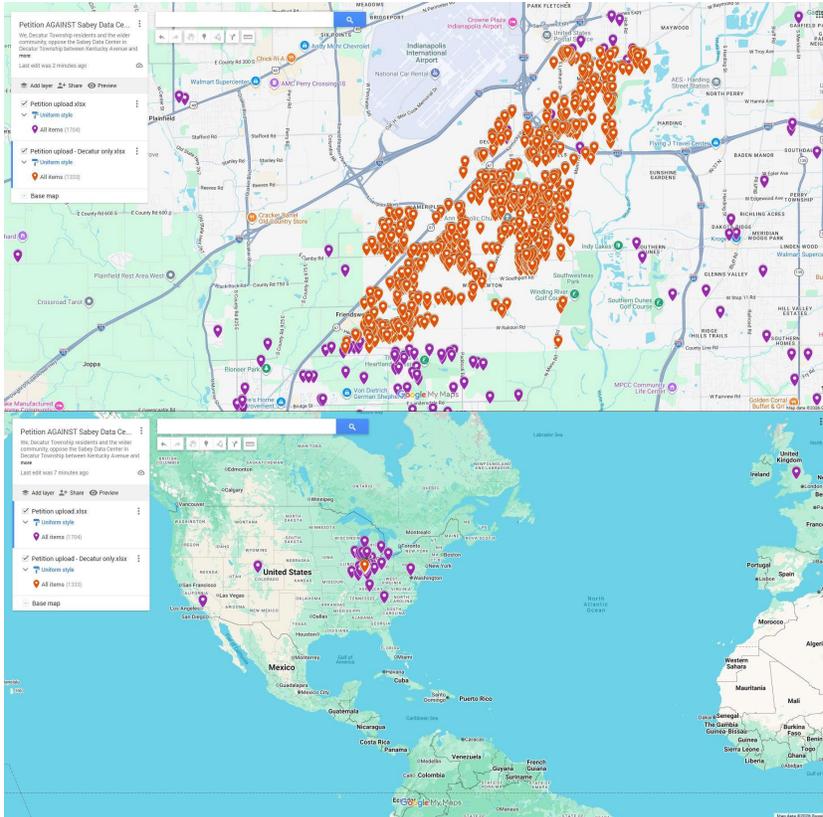
petition reads, “We, Decatur Township residents and the wider community, oppose the Sabey Data Center in Decatur Township between Kentucky Avenue and Camby Road. 2025-CAP-856 / 2025-CVR-856 / 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road.” At this point in time, the petition has over 1,700 signatures. Over 1300 are directly from Decatur Township residents. We are still in the process of collecting signatures, and will present our full petition with names and addresses at the hearing on February 26.

8.

“Primary cooling system video”: Clip of Petitioner’s attorney sidestepping “primary” cooling system question. It is unclear which systems will be used to cool equipment. Sabey’s website only names the closed-loop system (see #6). However, current commitments claim a water system will be the “primary” system, but not the **only** system, leaving the community vulnerable to potential harms caused by any undefined alternative systems.

Please review the documents below, and the additional files that were too large to include at the attached google drive link. Thank you again for your diligent review of all attachments.

Protect Decatur Township



Public notice: New hearing date **February 26, 2026**. [Read legal notice](#) • [Indianapolis Chamber of Commerce endorsement](#)

Decatur Technology Park

Sabey Data Center Plan

LOW IMPACT

- ✓ Two secure buildings (~900,000 sq ft)
- ✓ ~80% fewer peak-hour trips than the prior plan
- ✓ Hundreds of union construction jobs; 100 long-term careers
- ✓ Closed-loop cooling; office-scale annual water use

BILLS

Power rates are set publicly by the IURC. This project is not related to any rate increases and does not change sabeydecaturdatacenter.com determined.



Documents for Bryce Patz.zip