



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
WWW.DEXTERTOWNSHIPMI.GOV

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PLANNING COMMISSION MEETING AGENDA

April 28, 2026

6:00 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
4. **Approval of Agenda**
5. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
6. **Public Hearings**
 - A. *None*
7. **Action Items**
 - A. *None*
8. **Discussion Items**
 - A. *Review and Discussion of Draft Bed & Breakfasts (B&Bs) Ordinance Language*
 - B. *Review and Discussion of Short-Term Rentals (STRs) and Draft Article 4 Ordinance Language*
 - C. *Review and Discussion of Draft Data Center Ordinance Language*
9. **Approval of Planning Commission Minutes:**
 - A. *March 24, 2026*
10. **Correspondence**
11. **Township Board of Trustees Update**
12. **Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary**
13. **Public Comment** (*non-agenda items*)
14. **Future Agenda Items**

15. Adjournment



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Dexter Township Planning Commission
FROM: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner
DATE: April 20, 2026
RE: Bed and Breakfast Zoning Ordinance Amendment

Please find attached the updated Bed and Breakfast Zoning Ordinance Amendment based on feedback from the March 24, 2026, meeting. The following changes have been made:

SECTION 17.04 (K)(3)

Removed “or an employee” and edited the change highlighted in red to say, “The property owners must be on-site when guests are present overnight from 10 pm to 7am but can be off-site for a period of less than four (4) hours during the day when guests are present.”

SECTION 17.04 (K)(12)

Changed “Building Official” to “Chelsea Area Construction Agency.”

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

Attachments: Redlined Bed and Breakfast Zoning Ordinance Amendment

Resolution. _____

A resolution to amend the definition of Bed and Breakfast; define Short-Term Rentals in Article 2; amend Section 17.04(T) to clarify and modernize rules for Bed and Breakfasts.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE TOWNSHIP OF DEXTER:

SECTION 1. MODIFY SECTION 2.02 TO DEFINE SHORT-TERM RENTALS.

~~Bed and Breakfast: A residential facility that is owner-occupied in which overnight accommodations are provided or offered for compensation, including the provision of bathing and lavatory facilities and a breakfast meal.~~

~~Bed and Breakfast: A single family residential facility with a rental period of less than 30 continuous days which is the owner(s) principal place of residence and occupied by said owner(s) during the rental period.~~

~~Short-Term Rental – A residential facility with a rental period of less than 30 continuous days. The lawful rental of the following shall not be considered Short-Term Rentals: bed and breakfast establishments, motels, campgrounds, group homes such as nursing homes and adult-foster-care homes, substance-abuse rehabilitation clinics, and other similar healthcare related facilities.~~

SECTION 2. MODIFY REGULATIONS IN SECTION 17.04(K)

(K) Bed and Breakfasts: Bed and breakfasts shall meet the additional standards outlined below.

- 1) Parking: Parking shall be arranged so as not to pose negative impacts on adjacent properties. ~~The parking lot shall be screened in accordance with Section 20.04. There shall be 1 space per guest room; plus 1 space per non-resident employee in addition to the required parking for single family dwelling. Parking layout and design standards shall meet the requirements in Section 18.04.~~
- 2) Appearance: The exterior appearance of the structure and lot shall not be altered from its single- family character, except for a permitted sign, as outlined in Article 19 Signs.
- 3) Owner-Occupied: The bed and breakfast facility shall be a single-family dwelling which is operated and occupied by the owner of the dwelling. ~~The property owners must be on-site when guests are present overnight from 10 pm to 7am but can be off-site for a period of less than four (4) hours during the day when guests are present.~~
- 4) Meals: Meals may be served to overnight guests only. Meals shall not be served to the public at large.
- 5) Retail: Retail sales are not permitted beyond those activities serving overnight patrons.

- 6) Events: Receptions, private parties, or events shall be limited to guests of the bed and breakfast. The number of events may be limited based on the size of the lot and the potential impact on the adjacent properties.
- 7) Trash Facilities: Exterior solid waste facilities beyond what might normally be expected for a single-family dwelling, such as dumpsters, shall be prohibited.
- 8) Guest Rooms: Sleeping rooms for all bed and breakfast facilities shall be a part of the principal residential structure **and shall meet the minimum bedroom size under the Residential Building Code, subject to review by the Building Official and Dexter Area Fire Department.**
- 9) Occupancy: A guest shall not stay at a Bed and Breakfast for more than 30 **consecutive days** ~~in a calendar year~~.
- 10) Kitchen Facilities: Separate or additional kitchen facilities shall not be provided for guests.
- 11) Application: **Bed and Breakfasts shall be treated as a special land use following the application standards of Section 28.04. A final site plan shall be approved in accordance with Section 27.06, Preliminary and Final Site Plan Review, herein, before a special use permit shall be issued. The application shall include: a signed and completed application form; an application fee, as outlined in the fee schedule; a site plan that includes parking, landscaping, and floor plans of the residential dwelling unit illustrating that the proposed operation meeting the requirements of this Section; and any additional information determined necessary by the Director of Planning and Zoning in order to determine compliance with this Ordinance and other applicable laws.**
- 12) Inspection: **All bed and breakfasts are required to have an inspection from the Chelsea Area Construction Agency and the Dexter Area Fire Department, and shall comply with current and applicable Township, County, and State construction and health codes.**
- 13) Sanitary Sewer and Septic System: **All bed and breakfast shall have access to sanitary sewer or a septic tank. Documentation that the sanitary sewer or a septic system can handle the increased flow shall be submitted with the application for a special land use permit.**

SECTION 3. ADD SHORT-TERM RENTAL PARKING REQUIREMENT TO TABLE 18.1

(G) Schedule of Off- street Parking and Queuing Spaces: The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

USE	MINIMUM NUMBER OF SPACES
Residential	
Single-family dwelling not in a Lake Residential District	2 spaces per dwelling unit

Text to be added is in red font: **example**
Text to be deleted is in strikethrough font: ~~example~~

DRAFT: April 16, 2026
Bed and Breakfast Zoning Ordinance Amendments

USE	MINIMUM NUMBER OF SPACES
Single-family dwelling in a Lake Residential District	1 space per bedroom, with a minimum of 2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multiple-unit dwelling	2.5 spaces per dwelling unit
Mobile home park	2 spaces per dwelling unit; plus 1 space per employee
Accessory dwelling	1 space per bedroom
Foster care facility or group home	1 space per room or per 3 beds, whichever is greater
Group day care home	1 space per 4 children; plus 1 space per nonresident employee
AGRICULTURE, FISHING AND HUNTING	
Commercial Stables	1 space per 4 stalls; plus 1 space per employee
Farm labor seasonal housing	1 space per 4 residents
Roadside stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
Shooting Range	1 space per station; plus 1 space per employee
Winery	1 space per 250 square feet of retail space; plus 1 space per employee
BUSINESS COMMERCIAL, AND RETAIL	
Barber shop or beauty salon	2 spaces per chair/station; plus 1 space per employee
Bed and breakfast	1 space per guest room; plus 1 space per non-resident employee in addition to required parking for single-family dwelling
Car wash, self-service	3 queuing spaces per bay; plus 1 space per vacuum station; plus 1 space
Car wash, automatic	queuing spaces; plus 1 space per vacuum station; plus 1 space per employee
Convenience store	1 space per 250 square feet of retail space; plus 1 space per employee
Funeral Home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
General Retail	1 space per 200 square feet of retail area; plus 1 space per employee
Kennel	1 space per 10 kennels; plus 1 space per employee
Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
Motel	1 space per guest room; plus 1 space per employee
Motor Vehicle Sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
Motor Vehicle Service Center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
Recreational Vehicle Sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
Service station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
Shopping Center	1 space per 300 square feet
ARTS, ENTERTAINMENT, AND RECREATION	
Bowling alley	4 spaces per lane; plus 1 space per employee
Driving range	1 space per tee; plus 1 space per employee
Golf course	4 spaces per hole; plus 1 space per employee

USE	MINIMUM NUMBER OF SPACES
Marina	1 space per 3 boat slips; plus 1 space per employee
Special event facility	1 space for every 2 seats of capacity; plus 1 space per employee
OFFICES	
Banks	1 space per 300 square feet; plus 3.5 queuing spaces per drive-through window or atm; plus 1 space per employee
General	1 space per 300 square feet
Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
Real estate	1 space per 250 square feet; plus 1 space per employee
Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
FOOD SERVICES	
Banquet center	1 space per 3 seats; plus 1 space per employee
Restaurant, carry-out	5 spaces per station; plus 1 space per employee
Restaurant, drive-through	8 queuing spaces per service window; plus 1 space per employee
Restaurant, sit-down	1 space per 2 seats; plus 1 space per employee
HEALTHCARE / MEDICAL	
Assisted Living Facility	1 space per 4 beds; plus 1 space per employee
Health or fitness center	1 space per 300 square feet; plus 1 space per employee
INSTITUTIONAL	
Auditorium	1 space per 3 seats; plus 1 space per employee
Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
Day care center	1 space per 6 children or adult requiring care; plus 1 space per employee
Elementary or middle school	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
High school	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
Library or museum	1 space per 400 square feet; plus 1 space per employee
Public utility	1 space per employee
Religious institution	1 space per 3 seats; plus 1 space per employee
OTHER	
Extraction operation	1 space per employee

SECTION 4. SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

SECTION 5. PUBLICATION: This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 7. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

I, <insert>, Clerk of the Dexter Township, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2026-___ by the Dexter Township Board of Trustees assembled at a Regular Meeting held on _____.

The motion to approve was made by member _____ and seconded by _____

YES: _____

ABSENT: _____

NO: None. _____

ABSTAIN: _____

Clerk Dexter Township

Published: _____



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ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Dexter Township Planning Commission
FROM: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner
DATE: April 20, 2026
RE: Short Term Rentals

At the last meeting, the Planning Commission considered adding short-term rentals to the Schedule of Uses in Article 4 to indicate that they are not permitted in the Township. We advise against adding short-term rentals to the Schedule of Uses, as it is intended to list only permitted uses. Including short-term rentals could create confusion among individuals interested in establishing short-term rentals in the Township and could potentially lead to legal challenges in the future.

We recommend the following:

Amending Article 4 to add the following language directly after the title of the article: “Uses not listed in the Schedule of Uses are not permitted, and subject to the requirements in Section 16.36.”

Section 16.36 states:

- A. *Use Interpretation: For specific uses that are not listed, the Director of Planning and Zoning shall determine if that use is similar in character and impact to any of the uses listed in this Article, considering the following:*
- 1) *Parking: Parking requirements shall not be greater than the similar use permitted by the ordinance;*
 - 2) *Traffic impact: Traffic volumes, patterns, and peak hours shall not be greater than the similar use permitted by the ordinance;*
 - 3) *Water, sewer, and utility impact: Utility systems shall not be impacted in a manner greater than the similar use permitted by the ordinance;*
 - 4) *Stormwater, drainage, and impervious surfaces: The impact to stormwater volumes, patterns, and flows shall not be greater than the similar use permitted by the ordinance;*
 - 5) *Noise, odor, and glare: The impacts of noise, odor, glare, or other use-related effects shall not be greater than the similar use permitted by the ordinance. If a use is not listed but is determined to be similar, the use shall be subject to the development standards of the similar use.*

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

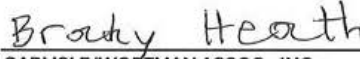
If a use is not listed and is determined to not be similar, it shall not be permitted. A determination by the Director of Planning and Zoning can be appealed to the Zoning Board of Appeals.

We look forward to discussing this with you at the next Planning Commission meeting.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner



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"A Community For All Seasons"

TO: Dexter Township Planning Commission

FROM: Fletcher Reyher, AICP, Director of Planning and Zoning

DATE: April 21, 2026

RE: Short-Term Rentals – Planning and Legal Framework

Overview

At its March 24, 2026, meeting, the Planning Commission directed staff to explore ordinance language that would clearly state that short-term rentals (STRs) are not a permitted use in Dexter Township.

Staff understands the Commission's objective: to provide clarity to residents, property owners, and prospective operators regarding how the Township regulates STR activity. This memorandum explains why an express township-wide prohibition may present legal and policy concerns, and why the ordinance structure recommended by staff and Carlisle Wortman Associates may better achieve the Commission's objectives through a more defensible zoning framework.

This memorandum reflects staff planning analysis and is not intended as a substitute for legal advice from Township counsel.

What Is Exclusionary Zoning, and Why Does It Matter Here?

In the early years of zoning and planning, some communities attempted to totally exclude certain lawful uses from within their boundaries. A common example: because multifamily dwellings can have a disproportionate impact on infrastructure, some communities tried to restrict their zoning ordinances to single-family detached homes only. Michigan courts rejected that approach. Michigan law creates substantial constraints on attempts to totally exclude lawful land uses.

The Michigan Zoning Enabling Act (MZEA) contains a specific statutory provision prohibiting exclusionary zoning (MCL 125.3207). Michigan courts have interpreted this provision to mean that a local government may not use its zoning ordinance to totally prohibit an otherwise lawful land use from all land within its boundaries where there is a demonstrated need for that use in the municipality or surrounding area.

STRs present a real exposure under this doctrine. Dexter Township has recreational lakes, rural character, and proximity to the Ann Arbor area; exactly the profile of a community where demand for short-term lodging exists. A flat township-wide prohibition could invite legal challenge under Michigan exclusionary zoning principles.

Zoning Must Be Grounded in Planning, Not Just Exclusion

Michigan's MZEA (MCL 125.3203(1)) also requires that zoning ordinances be based upon an adopted plan and designed to promote the public health, safety, and general welfare. That means zoning has to reflect considered land use policy, not simply a desire to keep a particular use out. A zoning ordinance built around excluding a use rather than planning for compatible land uses is on shaky ground from the start.

Communities that handle this well adopt master plans and zoning ordinances that provide for potentially impactful uses in a manner that has the most positive effect on the community locating them in appropriate districts, setting standards, requiring review. That is generally the stronger planning model than an outright ban.

What About the Master Plan?

One question that sometimes comes up: "Can we prohibit STRs in the master plan and then rely on that as justification?" The short answer is no. A master plan does provide evidence that a zoning decision is reasonable, and an up-to-date plan does help the Township's position if a decision is ever challenged in court. But the concepts in the master plan must themselves be reasonable. If the underlying land use rationale does not hold up and the Township can't point to something more than "we don't want them here," then the master plan will not carry much weight. It supports a sound zoning framework; it can't rescue an unsound one. The Master Plan Review Committee is aware of this and exploring ways to plan for modern day uses in an appropriate / defensible way.

Why the Carlisle Wortman Approach Works

The approach recommended in the Carlisle Wortman Associates memorandum of April 20, 2026, gives the Planning Commission what it is looking for: a clear statement in the ordinance that STRs are not permitted without creating a total express prohibition that invites legal challenge. Here is how it works in practice:

- **Article 4 Amendment:** Adding language that uses not listed in the Schedule of Uses are not permitted, and are subject to Section 16.36, makes the Schedule exhaustive. STRs are not listed in any district. Therefore, they are not permitted as of right anywhere in the Township. This is a clear, defensible statement rooted in the structure of the ordinance rather than a targeted exclusion of a specific use.
- **Section 16.36 Use Interpretation:** If someone argues that an STR is "similar" to a listed use such as a bed and breakfast or a single-family residence, the Director of Planning and Zoning has a defined process to evaluate that claim against specific criteria: parking, traffic, utility impact, stormwater, noise, and glare. This gives the Township a structured, fact-based basis to reach a determination, rather than relying on a blanket rule.
- **ZBA Review:** Any determination by the Director under Section 16.36 can be appealed to the Zoning Board of Appeals. This builds a record and ensures procedural fairness, which matters both for the Township's credibility and for its legal position if a determination is ever challenged.

The distinction between "STRs are prohibited" and "STRs are not listed and therefore not permitted" may sound technical, but it is the difference between a targeted exclusion which could receive heightened scrutiny or challenge, and a rational, ordinance-wide policy applied consistently to all unlisted uses. That distinction matters.

Recommendation

Staff recommends that the Planning Commission move forward with the Carlisle Wortman Associates approach. Staff does not recommend adopting ordinance language that expressly and categorically prohibits short-term rentals township-wide, given the legal exposure associated with that approach under Michigan’s exclusionary zoning doctrine.

If the Commission desires a formal legal opinion from township counsel before acting, staff is happy to facilitate that. Staff is also available to answer questions at the next Planning Commission meeting.

Respectfully submitted,

Fletcher Reyher, AICP

Fletcher Reyher

Director of Planning and Zoning
Dexter Township Planning Department

Article 4.

Schedule of Uses

Uses not listed in the Schedule of Uses are not permitted, and subject to the requirements in Section 16.36

P	Permitted Use	S	Special Land Use
AP	Accessory Permitted Use	AS	Accessory Special Land Use

COMMERCIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Adult entertainment									S
Banquet hall									S
Bar or club									S
Bed and breakfast	S	S	S			S			
Car wash									S
Carry-out, drive-through, take-out, pick-up, or other form of restaurant or other food service establishment that serves food or drink for off-site consumption									S
Commercial agriculture, excluding slaughterhouses	P	P				P			
Commercial kennel	S								S
Commercial stable	P	S				P		P	
Commercial watercraft access ramp			S			S	S	S	S
Day care center	S	S				S			P
Driving range						P		S	P
Entrepreneurial kitchen	AS					AS	AP	AP	AP
Farm equipment sales and service of equipment	S								P
Food cart						S	P	P	P
Funeral home									P
Golf course or country club		S				S		S	
Health, fitness, or rehabilitation center									P
Junkyard									S
Landscape nursery and greenhouse, including sales of plant materials and supplies	P								P
Marina or yacht club			S			S		S	S
Medical office									P

COMMERCIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Microbrewery or distillery									S
Motel or hotel									P
Motor vehicle sales									S
Motor vehicle service station or maintenance and repair									S
Outdoor dining area									S
Open Air Market	AP	AP			AP	AP	AP	AP	AP
Open air sales									S
Personal service establishment that performs services on site within a completely enclosed building									P
Professional office that performs services on site within a completely enclosed building									P
Recycling collection or transfer station							P	P	S
Retail businesses that supply commodities on the premises within a completely enclosed building, such as food, drugs, alcohol, furniture, clothing, dry goods, books, flowers, jewelry, or hardware									P
Roadside stand	P	P							P
Sales of new industrial and construction equipment or the service and repair of such items									S
Self-storage facility									S
Sit down restaurant or other establishment that serves food and drink for onsite consumption, including an outdoor dining area							S	S	
Sit-down restaurant or other establishment that serves food or drink for on-site consumption									P
Sod farm	S	S							
Special event facility	S	S				S			
Veterinary Clinic	P	S							P
Watercraft sales, repair, or storage			S			S			P
Winery	S	S						S	P

INDUSTRIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Biofuel production, large	S	S				S			S
Biofuel production, small	P	P				P			P
Extractive operation	S								

P	Permitted Use	S	Special Land Use
AP	Accessory Permitted Use	AS	Accessory Special Land Use

OTHER LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Accessory uses customarily incidental and subordinate to the permitted principal use	AP	AP	AP	AP	AP	AP			AP
MET tower	P	P					P	P	P
Private club or meeting hall	S	S				S			P
Private landing strip or heliport	S	S							
Private stable	AP	AP	AS			AP			
Renewable energy facility	S								
Signs	AP	AP	AP	AP	AP	AP	AP	AP	AP
Solar energy system, accessory	AP	AP	AP	AP	AP	AP	AP	AP	AP
Utility substation	S	S					S		
WECS, micro			AP						
WECS, micro and small	AP	AP		AP	AP	AP	AP	AP	AP
WECS, small			AS						
Wireless communication facility, major colocation	AS	AS	AS	AS		AS		AS	S
Wireless communication facility, minor colocation	AP	AP	AP	AP		AP	AP	AP	AP
Wireless communication facility, new	S	S					S	S	S

PUBLIC AND QUASI- PUBLIC LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Cemetery	P						P	P	
Common use access lot		S	S		P	S			
Community sewage system	S	S	S	S		S	S	S	S
Community well	S	S	S	S		S	S	S	S
Conservation area	P					P			
Conservation area and game refuge		P						P	
Government office							P	P	P
Library							P	P	P
Observatory							P	P	
Police or fire station							P	P	
Polling place	P	P	P	P	P	P	P	P	P
Public administration building or assembly hall							P	P	P
Religious institution, including housing for affiliated personnel	S	S	S						
School		S	S			S	P	P	
Sewage or water treatment plant							P		

P	Permitted Use	S	Special Land Use
AP	Accessory Permitted Use	AS	Accessory Special Land Use

RECREATIONAL USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Campground	S					S	P	P	
Hunting preserve		S							
Indoor recreation, such as indoor theaters, bowling alleys, skating rinks, shooting ranges									P
Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	P	P	S	P	P	P		P	P
Outdoor shooting range	S	S				S		S	
Public park or playground	P		S	P	P		P	P	
Recreation site dedicated for a platted subdivision or site condominium	P	P	P	P	P	P			

RESIDENTIAL USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Accessory dwellings	AP	AP	AP			AP			
Assisted living facility									S
Day care or foster care facility, family home	P	P	P			P			
Day care or foster care facility, group home	S	S	S			S			
Farm labor seasonal housing	AS								
Home occupations	AP	AP	AP			AP			
Mobile home park				P					
Single-family dwellings	P	P	P			P			
Two-family dwellings	P					P			
Upper-level residential									P

P	Permitted Use	S	Special Land Use
AP	Accessory Permitted Use	AS	Accessory Special Land Use



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"A Community For All Seasons"

TO: Dexter Township Planning Commission

FROM: Fletcher Reyher, AICP, Director of Planning and Zoning

DATE: April 28, 2026

RE: Data Center Ordinance – Note on Draft Materials in Packet

Overview

The draft Data Center ordinance language included in the April 28, 2026, Planning Commission Packet was prepared by Carlisle Wortman Associates as a model ordinance. It is included here as a reference framework to facilitate the Commission's discussion of potential regulatory approaches, not as a Dexter Township specific draft ready for adoption or formal review.

What This Means for Tonight's Discussion

The Commission should treat the draft as a starting point for substantive policy discussion. Carlisle Wortman Associates has provided a discussion guide identifying the key policy questions the Commission should work through before a Dexter-tailored draft can be developed. Staff recommends the Commission focus its discussion on those policy questions, particularly:

- Where, if anywhere, data centers should be permitted within Dexter Township (overlay district location and relationship to existing zoning districts);
- Whether to regulate by size category and, if so, what thresholds are appropriate for Dexter's scale and character;
- The appropriate use standards, particularly noise, vibration, water use, and utility capacity requirements given the Township's rural, agricultural, and lake residential context; and
- Decommissioning and financial assurance requirements.

Technical Note: Cross-References

The draft contains cross-references to sections a zoning ordinance (e.g., "Section 40-11.50(F)(2)(b)") that do not correspond to Dexter Township's ordinance structure. These references will need to be identified and replaced with the appropriate Dexter Township section citations before any language from the model ordinance can be incorporated into a working

Dexter draft. Staff will flag these as part of the drafting process once the Commission has provided policy direction.

Timeline Note

The Township Board’s 180-day moratorium on data centers, adopted February 17, 2026, is scheduled to expire in mid-August 2026 with the option to extend it another six months with Board approval. That timeline allows for continued policy development over the next several meetings, but the Commission should be mindful that a Dexter-specific draft will need to be completed, reviewed, and recommended to the Board with sufficient time for the Board to act before the moratorium lapses.

Recommended Next Steps

Staff recommends that the Commission use tonight’s discussion to work through the policy questions outlined by Carlisle Wortman Associates and provide direction to staff and the consultant. Following that direction, Carlisle Wortman Associates can prepare a Dexter Township-specific draft for the Commission’s review at a subsequent meeting.

Respectfully submitted,

Fletcher Reyher, AICP

Fletcher Reyher

Director of Planning and Zoning
Dexter Township Planning Department



Carlisle | Wortman
ASSOCIATES, INC.

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To: Howell Township Planning Commission and Data Center Subcommittee

From: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner

Date: April 16, 2026

Re: Data Center Ordinance Draft

The Planning Commission has asked to see an example data center ordinance. Attached is draft language. The Planning Commission should consider the following while reviewing the draft data center zoning language:

- A. Purpose and Intent
 - Does the purpose and intent section align with the Township’s vision and goals for data centers?
 - What needs to be edited, added, or taken out?
- B. Applicability
 - Should all data centers go through a special land use approval?
 - Should accessory data centers be treated as an accessory permitted use?
 - Are there any other applicability requirements that the Planning Commission wishes to add?
- C. Data Center Definition

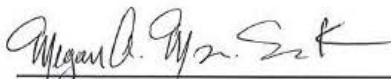
These definitions will be added to Section 2.02 of the Zoning Ordinance.

 - Do these definitions appropriately define data centers?
 - Does the Planning Commission want to regulate data centers by size and define each size?
- D. Data Center Overlay District
 - Where should the overlay district be located, in the commercial district, or an area where utilities are present?
 - Should they be regulated by square footage? Examples of square footage requirements below:
 - Ancillary
 - Minor (10,000 sq. ft. or less)
 - Medium (10,000 to 99,999 sq. ft.)
 - Major (100,000 to 499,999 sq. ft.)
 - Campus style (less than 750,000 sq. ft.).
- E. Use Standards

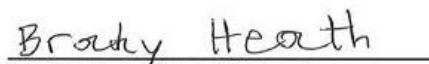
- Are the use standards appropriate for data centers in Dexter Township? Do they need to be stronger, especially with noise and vibration?
 - Should the distances be from the property lines, residential property lines, or from sensitive receptors?
 - Sensitive receptors include schools, preschools, daycares, health facilities such as hospitals, long-term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks, campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the Zoning Administrator.
- F. Building Massing, Façade Requirements, and Material Requirements
- Are the proposed architectural standards appropriate for the proposed overlay district?
 - Should the Planning Commission require all data centers to fit the character of the Township in terms of massing, façade, and materials used for the buildings.
- G. Sustainability & Energy Use Requirements
- Are the sustainability and energy use requirements strong enough?
 - Are there any requirements that the Planning Commission wishes to add?
- H. Security & Emergency Access.
- Do the security requirements provide a safe and secure perimeter around the data center, or do they need to be strengthened?
 - Are the emergency access standards appropriate for emergency response, hazardous materials management, and fire protection and suppression, or do they need to be strengthened.
 - Should lighting for data centers be held to the same standard as Article 21 or should there be more restrictions?
- I. Decommissioning
- Are the decommissioning standards appropriate?
 - Are there any requirements that the Planning Commission wishes to add?
- J. Reporting
- Are there any other reports that the Planning Commission wants to add to the list?

We look forward to meeting you to discuss further.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

Draft zoning ordinance language:

Section X: Data Centers

A. Purpose and Intent

The purpose of this ordinance is to establish a clear and thoughtful regulatory framework for data centers. These regulations are intended to guide the placement and design of data centers to balance local economic growth with the protection of community interests and resources.

This is achieved by:

- 1) Directing data centers to areas with appropriate infrastructure and minimal impact on surrounding properties.
- 2) Minimizing adverse effects on residents and adjacent communities, including managing noise from mechanical equipment and generators.
- 3) Ensuring the efficient use of public utilities, such as water and electricity.
- 4) Promoting a high standard of architectural design and effective visual screening to ensure compatibility with the surrounding context
- 5) Establishing clear expectations for developers to encourage efficient and well-designed development. Establish reasonable standards for the siting, design, and operation of data centers.
- 6) Ensure compatibility with adjacent land uses and the Township's Master Plan.

B. Applicability

Section XX applies to Data Center Uses. Applicants must submit materials at the time of submission of a Site Plan that include any information necessary to evaluate conformance with all requirements in this ordinance. Conditional and Site Plan approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.

C. Data Center Definition.

- 1) Data Center: A facility primarily used to house computer systems and associated components, including servers, telecommunications, storage systems, backup power supplies, redundant data communications connections, and environmental controls.
- 2) Large-Scale Data Center: A data center facility exceeding 25,000 square feet of gross floor area or a site exceeding 10 acres.
- 3) Small-Scale Data Center: A facility less than 25,000 square feet, often serving local or regional networks.
- 4) Accessory Data Centers: Accessory use to hospitals, universities, or large institutions, provided floor area is under 10,000 square feet.

D. Data Center Overlay District

- 1) Data Centers
 - a. All data centers are only allowed within the Data Center Overlay District and require special land use approval.
 - b. Prohibited in all other zoning districts.

- 2) Accessory Data Centers are permitted as an accessory use to an approved permitted use in the Data Center Overlay District, PI, Public Institutional District, C, General Commercial District, and PUD, Planned Unit Development District.
 - a. Prohibited in all other zoning districts.

E. Use Standards

- 1) Lot and Building Requirements
 - a. Minimum Lot Area
 1. Large-scale: 10 acres
 2. Small-scale: 2 acres
 - b. Maximum Building Height: 45 feet, 3 stories
 - c. Maximum Lot Coverage: 60%.
 - d. Setbacks:
 1. Large-scale: minimum of 200 feet from all property lines
 2. Small-scale and accessory: minimum of 50 feet from all property lines
- 2) Screening and Landscaping
 - a. Mechanical equipment (including HVAC, generators, transformers, and cooling towers) shall be fully screened by masonry walls, architectural panels, or evergreen landscaping.
 - b. A minimum 25-foot greenbelt shall be provided along all property lines.
- 3) Noise and Vibration
 - a. Backup generators and cooling equipment shall not exceed 65 dBA at the property line, except during emergency operation.
 - b. Routine generator testing shall occur only between 8:00 a.m. and 6:00 p.m. on weekdays.

F. Building Massing, Façade Requirements, and Material Requirements

- 1) Massing and Scale
 - a. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
 - b. Building design should employ coordinated massing to produce overall unity, scale, and interest.
 - c. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.
- 2) Architectural design and building materials.
 - a. Facade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
 1. Expression of structural system and infill panels through change in plane not less than three inches.
 2. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
 3. System of horizontal and vertical reveals not less than one inch in width/depth.

4. Variations in material module, pattern, and/or color.
 5. System of integrated architectural ornamentation.
 6. Green screen or planter walls.
 7. Translucent, fritted, patterned, or colored glazing.
 8. Transparency as required in Section 40-11.50(F)(2)(b).
- b. Transparency.
1. To ensure façade variation, the use of windows and doors is required. The first floor of any front facade facing a right-of-way shall be no less than 20% clear windows and doors, and the minimum transparency for facades facing a side yard, or parking area shall be no less than 15% of the facade. Ground-story transparency is measured between two and eight feet above the ground story elevation. The transparency requirement shall be measured and applied to each separate unit, address or space. Visibility through the required transparency must portray the principal use of the operation and shall not portray secondary or back of house operation areas, including, but not limited to, laundry, cleaning supply, stock, or storage areas.
 2. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.
 3. Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement set forth in § 40-11.50(F)(2)(b).
- c. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
- d. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
- e. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
- f. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
- g. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.
- 3) Material standards.
- a. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.

- b. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
- c. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
- d. Materials shall be consistent with adjoining buildings.
- e. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public ways and public parking lots.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Transitional features.
 - 1. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
 - 2. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
 - 3. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
 - 4. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

G. Sustainability & Energy Use Requirements

- 1) Infrastructure Impact Statement. Applicants shall submit an Infrastructure Impact Statement at the time of Site Plan review, which must identify:
 - a. Utility Capacity Impact Statement from DTE/ITC confirming service adequacy.
 - b. Anticipated electric power demand (MW).
 - c. Anticipated water usage for cooling and other operations (gallons per day).
 - d. Waste heat recovery, reuse, or discharge methods.
 - e. Planned on-site backup generation capacity (MW) and associated fuel type(s).
- 2) Energy Efficiency.
 - a. Data Centers must be designed to achieve a Power Usage Effectiveness (PUE) of 1.3 or lower, or provide documentation demonstrating the highest level of efficiency reasonably achievable based on site-specific constraints.
 - b. Facilities shall incorporate best practices for energy conservation, including but not limited to: high-efficiency HVAC systems, waste heat reuse, variable-speed drives, and hot/cold aisle containment.
 - c. Applicant shall provide an operations Report detailing anticipated power demand and redundancy systems.

- d. Applicant shall provide a heat recovery or reuse feasibility analysis (waste heat for district energy)
- 3) Renewable Energy Integration.
 - a. Applicants are encouraged to incorporate on-site renewable energy generation (e.g., solar, wind, geothermal) or to procure renewable energy from off-site sources.
 - b. At least 25% of projected annual energy demand shall be demonstrated to be met through renewable energy sources, whether on-site or through power purchase agreements, renewable energy credits, or utility green-power programs.
- 4) Water Conservation.
 - a. Cooling systems shall be designed to minimize potable water use, with preference for air-cooled, hybrid, or closed-loop water systems.
 - b. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.
- 5) Green Building Practices.
 - a. New Data Center structures shall be designed to achieve LEED Silver certification or an equivalent third-party sustainability certification, or provide documentation of equivalent performance standards.
 - b. The Zoning Administrator may approve alternative documentation demonstrating substantially similar environmental performance.
- 6) Air quality
 - a. Regulatory Compliance: All generators, cooling systems, and other emission sources shall comply with federal Clean Air Act requirements and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) air quality rules.
 - b. Permitting: Facilities shall obtain and maintain any required Air Use Permit to Install (PTI) or other approvals from EGLE for stationary engines, cooling towers, or fuel storage.
 - c. Generator Emissions:
 - 1. Generators shall meet or exceed current EPA Tier 4 Final emissions standards.
 - 2. Dispersion modeling may be required if a facility is within 500 feet of a residential district, school, park, or hospital.
 - d. Testing Hours: Routine testing of backup generators shall be limited to 8:00 a.m.–6:00 p.m. weekdays.
 - e. Cooling Towers: Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
 - f. Emissions Reporting: Applicants shall submit an annual statement to the Township confirming compliance with EGLE permits and reporting actual operating/testing hours of backup generators.
- 7) Ongoing Reporting.
 - a. Owners and operators shall provide an annual sustainability report to the Township, including:
 - 1. Actual annual energy consumption (MWh).
 - 2. Actual annual water usage (gallons).
 - 3. Progress toward renewable energy targets
 - 4. Documentation of any energy efficiency, cooling system upgrades, and security upgrades.
- 8) Use of Consultants. The Township may hire consultants to review energy efficiency, water consumption usage, air quality review, renewable energy implementation, and green building practices.

- H. Security & Emergency Access.** Security and Emergency Access. Data Centers shall be designed and operated to protect the facility, surrounding community, and public safety resources.
- 1) Perimeter Security.
 - a. Data Centers shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
 - b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.
 - 2) Controlled Access.
 - a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
 - b. Visitor and delivery access points must be separated from employee access points wherever feasible.
 - 3) Emergency Access.
 - a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
 - b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
 - c. Fire lanes shall be maintained free of obstructions at all times.
 - 4) Camera Surveillance
 - a. Data Centers shall install and maintain a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.
 - b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.
 - c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
 - d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.
 - 5) Fire Protection and Suppression.
 - a. Data Centers shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
 - b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.
 - 6) Hazardous Materials Management.
 - a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
 - b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
 - c. Applicant shall provide a fire protection plan.
 - 7) Emergency Response Coordination.
 - a. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
 1. Site layout for emergency responders.
 2. Fire suppression and alarm systems description.

3. Backup generator location and fuel storage details.
 4. Contact information for on-site security and facility management.
 - b. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.
- 8) Lighting and Surveillance.
- a. Security lighting shall comply with Section (Lighting) and shall be directed downward and shielded to minimize glare and off-site impacts.
 - b. Facilities shall incorporate continuous video surveillance of access points, perimeter fencing, and loading areas, with recordings maintained for a minimum of thirty (30) days.

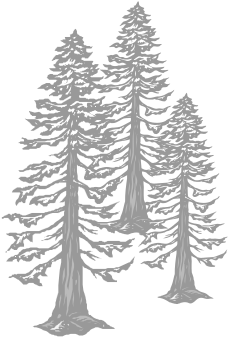
I. Decommissioning

- 1) Decommissioning Plan Requirement. As a condition of site plan and special use approval, the applicant shall submit a Decommissioning and Site Restoration Plan that addresses
 - a. Triggers for decommissioning.
 - b. Methods for removal of structures, equipment, utilities, and impervious surfaces.
 - c. Recycling and disposal of equipment and hazardous materials.
 - d. Final grading, soil stabilization, and revegetation.
 - e. Restoration of the site to a condition compatible with surrounding uses.
- 2) Triggers for Decommissioning
 - a. A data center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
 - b. Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
- 3) Performance Guarantee / Financial Assurance
 - a. Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township.
 - b. The amount shall equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
 - c. Estimates must be updated every 5 years and adjusted for inflation.
- 4) Removal Standards
 - a. All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
 - b. Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
 - c. Materials shall be recycled to the maximum extent practicable.
- 5) Site Restoration
 - a. The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
 - b. The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
- 6) Failure to Decommission
 - a. If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work.

- b. Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

J. Reporting

- 1) Annual reporting
 - a. Generator runtime logs
 - b. Water withdrawal and discharge data
 - c. Energy efficiency performance
 - d. Greenhouse gas (GHG) emissions or carbon intensity of energy consumed report.



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REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, March 24, 2026

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; ZBA Representative Shaun Smith; Board of Trustee Representative, Alicia Abbott; Marty Straub, and Dan Barry. Absent: None.

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary; and Brady Heath, Carlisle Wortman Planning Consultant.

- 1. Call to Order:** Chairman Burch called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance:** Chairman Burch led the Commission in the Pledge of Allegiance.
- 3. Conflict of Interest Review:** No conflicts of Interest.
- 4. Approval of Agenda:**
 - *Motion: Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried unanimously.*
- 5. Public Comment:** Opened 6:02 PM. No members of the public were present for comment.
- 6. Public Hearings:** No public hearings scheduled.

7. Action Items:

- A. Planning Commission By-Laws Discussion. Amendments to Articles 2, 5, 6, & 14.

Director Fletcher Reyher presented amendments to the Planning Commission bylaws, incorporating feedback from the January 27th meeting. Key changes included adding housing to Article 2: Membership A) 4 community interests per Michigan Planning Enabling Act requirements, clarifying officer succession procedures, updating order of business, and changing voting terminology from "yes/no" to "aye/nay" for consistency.

Secretary Maier identified an inconsistency in voting terminology between voice votes and roll call votes. The Commission agreed to make terminology consistent throughout by using "aye/nay" for all votes.

- *Motion: Commissioner Straub moved to adopt the Planning Commission Bylaws as amended, with the provision that item H4 [Article 6: Meetings, H) Voting, 5) Voice Votes] roll call votes be recorded as ayes and nays for consistency. Commissioner Barry seconded.*

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

8. Discussion Items

A. Review and Discussion of Draft Bed & Breakfasts (B&Bs) Ordinance Language

Director Reyher presented revisions to the bed and breakfast ordinance incorporating previous Commission feedback. Changes included requiring owner's principal residence, owner presence during rental periods with up to 4-hour daily absences, limiting events to B&B guests, tightening consecutive stay limits, and requiring special land use approval with inspections.

Commissioners identified concerns about language allowing "employees" to substitute for owner presence, which could create enforcement loopholes contrary to owner-occupancy requirements. The Commission agreed to remove "or an employee" language to maintain strict owner presence requirements.

Vice Chair Hurd proposed adding explicit language "Short-Term rentals are not a permitted or special land use in any district, and any short-term rental in existence prior to the effective date of this section shall be considered a prohibited use and shall not be recognized as a lawful nonconforming use." The Commission will continue discussion on Data Centers.

B. Continued Discussion on Data Centers

Vice Chair Hurd provided an update on the Master Plan Review Committee's progress, noting their March 18th meeting covered master plan amendment processes and various topics including bed and breakfasts, agritourism, renewable energy, and housing requirements. Data centers were not discussed in depth due to a missing committee member. The Board of Trustees currently has a 180-day moratorium, effective February 17, 2026, on Data Centers within Dexter Township.

Commissioner Straub questioned whether data centers would fit in commercial or require industrial zoning given their scale and utility requirements. Brady Heath from Carlisle Wortman recommended an overlay approach since no current zoning district accommodates data centers. Discussion covered siting challenges including proximity to natural areas, water usage conflicts with agricultural needs, and infrastructure requirements including sewer access for state tax credits.

Vice Chair Hurd requested Carlisle Wortman's model Data Center Ordinance for next meeting to provide framework for substantive discussion. The Commission agreed to review the model ordinance before developing township-specific standards.

9. Approval of Planning Commission Minutes:

Commissioners Straub and Barry identified corrections needed in the January 27th minutes, including proper attribution of the chair role and correction of public comment accuracy.

- ***Motion: Commissioner Abbott moved to approve the January 27, 2026, Planning Commission minutes as amended. Commissioner Hurd seconded.***

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

10. Correspondence: Director Reyher reported receipt of notice of intent to prepare a joint master plan from Sylvan and Lima Townships.

11. Township Board of Trustees Update:

Commissioner Abbott reported the Township Board voted unanimously not to levy the police millage for fiscal year 2027 due to a healthy Police Fund surplus, resulting in a tax reduction. The Board approved ClerkMinutes™ AI software policy for meeting transcription assistance. A public hearing on the fiscal year budget will be held April 21st. Upcoming coffee chat was announced for April 18th on fire safety.

12. Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary.

Chairman Burch explained the new ClerkMinutes™ AI software implementation for meeting transcription assistance, noting voice recognition capabilities and the continued need for careful minute review by Commission members.

Director Reyher provided additional information about the Sylvan-Lima Townships joint Planning Commission formation. He also requested that the Commission review the draft Fertilizer Ordinance being considered by the Township Board in partnership with the Huron River Watershed Council.

13. Public Comment: Opened 7:18 PM. No members of the public were present for comment.

14. Future Agenda Items:

A. Director Reyher confirmed continued discussions on bed and breakfast ordinance language and data centers, including a review of the draft model Data Center Ordinance.

15. Adjournment:

Motion: Secretary Maier moved to adjourn. Commissioner Abbott seconded. Meeting adjourned at 7:19 PM. No vote taken.

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary

These minutes were initially generated using ClerkMinutes™ AI software and subsequently reviewed and edited by the Planning Commission Secretary and the Recording Secretary.