



DEXTER TOWNSHIP

PLANNING COMMISSION

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RECORDING SECRETARY
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REGULAR MEETING OF THE PLANNING COMMISSION Tuesday, January 27, 2026

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; Representative to ZBA 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 Megan Masson-Minock, Consultant Planner.

- 1. Call to Order:** Chairperson Burch called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance:** Recited by all.
- 3. Conflict of Interest:** No conflicts of interest.

4. Approval of Agenda:

Chairperson Burch moved to add to Agenda Item 7 B an amendment to change Article 2) A 4 of the Bylaws to add the word “housing” to conform with Michigan Law. Motion supported by Maier. All yeses. Motion carried.

Chairperson Burch moved to add an Agenda Item B to #8 Discussion regarding a request of our township attorney an opinion regarding the Sylvan Township Moratorium [on Data Centers] and what implications if any would apply to Dexter Township. Motion supported by Abbott. All yeses. Motion carried

Moved by Barry, seconded by Maier, to approve the agenda as amended. All yeses. Motion carried.

5. Public Comment: (non-agenda items) Opened 6:04 PM.

Debra Mielke, 14282 North Lake Rd.

Her concern was that the Data Center proprietors don't reveal a) the ~~number of~~ **only** jobs created **by Data centers are** for building **the** facilities, b) what the electric grid **improvements impacts** would be, c) Data Centers create voltage spikes affecting the community, d) that Data Center generators create pollution, e) the amount of cooling water usage and chemically treated discharge, and f) Data Centers create noise 24/7. **In summary she urged the Planning Commission to act to limit or eliminate Data Center development in Dexter Township.**

Joseph Spiegel, 7905 Sauer Drive

He said that Data Centers are not a supported land use, that a Dexter Township moratorium is essential as other municipalities have done, and he recommends expediting an ordinance to regulate Data Centers. Joe provided DPZ Reyher with a draft White Paper and a draft Ordinance.

6. Public Hearings: None.

7. Action Items:

- A. Election of Chair, Vice-Chair, Secretary, and recommendation to the Township Board of the Planning Commission Representative to the Zoning Board of Appeals.

Moved by Straub, seconded by Hurd, to nominate the current officers: Burch as Chair, Hurd as Vice-Chair, and Maier as Secretary, to serve in 2026 and recommend to the Township Board that Shaun Smith represent the Planning Commission on the Zoning Board of Appeals.

Roll Call Vote: Yeses – Abbott, Smith, Hurd, Straub, Barry, Maier, and Burch; Nays – None; Absent - None. Motion carried.

- B. Planning Commission By-Laws Discussion: Amendments to Article 5 & Article 6 and added Article 2 A) 4.

Discussion regarding Article 5: Officers, E) Secretary's Duties #3. Unclear and ambiguous wording regarding the statement "The Secretary may delegate this duty to Planning Staff within fourteen days of the meeting to each Planning Commission member".

Moved by Straub, seconded by Hurd, [Article 6: Meetings] H 4 & 5 we make the changes that presently say the votes are recorded as "yes" or "no", should be recorded as "aye" or "nay". All yeses. Motion carried.

Chairperson Burch stated this action takes effect immediately.

Moved by Burch that [Article 6: Meetings] item F final sentence shall be rewritten to read "The ex-officio member shall not be eligible to serve as the Chair, Vice-Chair, or Temporary Chair.". Motion seconded by Barry. All ayes. Motion carried.

Moved by Maier to change Article 5: Officers, E) Secretary's Duties #3 to read "The Secretary shall review the draft of the minutes and return them to the Recording Secretary. The Secretary may delegate this duty to Planning Staff as needed.". Motion seconded by Abbott. All ayes. Motion carried.

Moved by Burch to change Article 2: Membership, A) #4 to add the word "housing" and to read "The membership of the Planning Commission shall be representative of the important segments of the community, such as economic, governmental, educational, and social development of such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, housing and commerce.".

Discussion: By-Laws are an agreement on how we deal with things. How we conduct our business. How we speak outside of the meetings. How we treat various issues. How the agenda is organized. Most of Article 2 is outside the Planning Commission purview, not under our control but determined by State Law or the Township Board. We can suggest this to the Township Board but we do not have any authority to alter the make-up or representation of the Planning Commission. Last year the State Legislature added "housing" to the consideration of the concerns of the Master Plan and what townships must do within their business and added "housing" to the guidelines for the Planning

Commission. Planning Commission will provide a copy of their By-Laws to the Township Board.

Motion seconded by Maier. All ayes. Motion carried.

8. Discussion Items:

- A. Review and Discussion of the Township Board's September 16, 2025, recommendation regarding Short-Term Rentals (STRs) and Bed & Breakfasts (B&Bs).

Discussion: Consultant Masson-Minock provided Bed & Breakfast Zoning Ordinances for The City of Dexter, Hamburg Township, and Webster Township. A Bed & Breakfast is a type of short-term rental, but a Short-Term rental is not a Bed & Breakfast. Bed & Breakfasts should be owner occupied during rental. Short-Term rentals are a commercial establishment not allowed in residential areas whereas Bed & Breakfasts are residential, geared to single family dwellings. Discussed accessory dwelling units as owner occupied while main dwelling is rented. Consultant Masson-Minick and DPZ Reyher reviewed sections of the Dexter Township Zoning Ordinance: Parking, Appearance, Owner occupancy and Meals & Kitchen Facilities for changes.

7:56 PM Recess

8:02 PM Return to Open Meeting

Continued review of sections: Retail, Events, Trash Facilities, Guest Room and Occupancy for changes. Recommendation of a separate application that would list all the requirements as well as recommending inspections. Consultant Masson-Minick and DPZ Reyher will make changes to the Zoning Ordinance and bring it back to the Planning Commission.

Added:

- B. Township Data Center Moratorium.

The Commissioners needed time to review the documentation that was reviewed by the attorney so this discussion will resume next month.

After further discussion, moved by Smith, seconded by Straub, that the Planning Commission forward a statement to the Dexter Township Board of Trustees recommending that a moratorium be implemented while formulating a development strategy as to whether Data Centers fit within the guidelines of our Master Plan.

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, and Maier; Nays – None; Abstain – Burch. Motion carried

9. Approval of Planning Commission Minutes:

Action Item 7 A. to align with the Board of Trustees, votes should be "aye" or "nay" and a misspelling in #14 C.

Moved by Maier, seconded by Hurd, to approve the meeting minutes of December 23, 2025, as amended. All ayes. Motion carried.

10. Correspondence: Sylvan Township Data Center Moratorium.

11. Township Board of Trustees Update:

Trustee Abbott reported 1) the RFP Resolution #25-694 passed, 2) the Board of Trustees Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownshipmi.gov.

heard presentations from the Dexter Senior Center, Chelsea Senior Center, and WAVE as they continue work on the FY27 Budget, and the township will host a February 21st coffee chat regarding recycling.

12. Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:

Chairperson Burch again asked if the confidential attorney correspondence could be shared with the Master Plan Review Committee. DPZ Reyher will check with the attorney. Chairperson Burch said he would not be present at the March Planning Commission meeting.

13. Public Comment:

Joseph Spiegel, 7905 Sauer Drive

He thanked the the Planning Commission, DPZ Reyher, and Consultant Masson-Minock for The work they were doing on a moratorium of the Data Centers.

14. Future Agenda Items:

- A) Continue discussion of Data Centers.
- B) Master Plan Review Committee Update.
- C) Continues review of Bylaws

15. Adjournment:

Motion by Smith, seconded by Abbott, to adjourn at 9:06 PM. All ayes.

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary