



# DEXTER TOWNSHIP

## PLANNING COMMISSION

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MARTY STRAUB  
DAN BARRY  
  
**RECORDING SECRETARY**  
JANIS MILLER

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### REGULAR MEETING OF THE PLANNING COMMISSION

#### Tuesday, April 28, 2026

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; Representative to ZBA Shaun Smith; Board of Trustee Representative Alicia Abbott; and Marty Straub. Absent: Dan Barry, with notice.

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary.

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:** None.
4. **Approval of Agenda:**  
*Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried.*
5. **Public Comment:** (non-agenda items) Opened 6:02 PM  
Paul Kissinger, 9841 Huron River Drive  
With his experiences he has offered himself as a resource when the Planning Commission is discussing Data Centers.  
  
Joseph Spiegel, 7905 Sauer Drive  
His concern is the magnitude of the Data Centers and the Township's need to engage the public. More notice needs to be given for the Master Plan Committee.
6. **Public Hearings:** None.
7. **Action Items:** None.
8. **Discussion Items:**
  - A. Review and discussion of draft Bed & Breakfasts (B&Bs) Ordinance language.  
Discussion: Verbiage changes. Consecutive days vs. continuous days. Importance of having popular uses defined. Defined uses not in the Schedule of uses.
  - B. Review and discussion of Short-Term Rentals (STRs) and draft Article 4 Ordinance language.  
Discussion: Should STRs be put in Article 4. Schedule of Uses? The Planning Commission had recommended allowing STRs in Commercial Districts and Agricultural Districts but the Board of Trustees said "no".

- C. Review and discussion of draft Data Center Ordinance language.  
Discussion: Are Data Centers compatible with the Master Plan? Cannot use exclusionary zoning. How would neighbors be affected with noise? Performance Bonds and decommissioning. Possible locations for Data Centers in Dexter Township. The use of industrial overlays.  
Comments from Joseph Spiegel and Paul Kissinger.

**9. Approval of Planning Commission Minutes:**

*Moved by Straub, seconded by Hurd, that we do not approve the minutes as presented to us tonight, because they are inconsistent with the type of information that we think is required to adequately express what occurred at the meeting, and the Planning Commission feels is necessary, and advisable, to capture. Motion carried, the minutes are not adopted.*

**10. Correspondence:** None.

**11. Township Board of Trustees Update:**

Trustee Abbott reported: A. We approved an agreement with the Washtenaw County Road Commission for the 2026 road repairs, B. also approved the Township Photo Contest, C. approved a lawn mowing contract, and D. an update was given for the Strategic Plan, the Fertilizer Ordinance, and a discussion regarding the possibility of having a Trunk or Treat with a movie night in October. She also noted that on May 16<sup>th</sup>, 9 – 11 AM, there would be a representative from the Emergency Management for Washtenaw County Sheriff's office here to do an Emergency Preparedness talk [Coffee Chat].

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

**Smith** – Public engagement and involvement. Reiterate anything we can do to help bring more people in. Is the Data Center discussion something we really want to try and get more [public] involvement now?

**Straub** – He noted with sadness the passing of Lois Beerbaum, a very enthusiastic and energetic participant in the affairs of Dexter township and served on multiple appointed committees and volunteer positions.

**Hurd** – The next meeting of the Master Plan Review Committee is 6 PM on June 17<sup>th</sup>. Right now the committee is looking at modifications to some of the language of the Cornerstones to incorporate some of the emerging uses we have been talking about, including Data Centers.

**13. Public Comment:** Opened 8:10 PM. No Public comments.

**14. Future Agenda Items:**

- A) A Tree Ordinance this group should talk about as well as landscaping in the Zoning Ordinance. Both align with the goals and intent of the Master Plan.

**15. Adjournment:**

*Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: [www.dextertownshipmi.gov](http://www.dextertownshipmi.gov).*

*Motion by Maier, supported by Abbott, to adjourn the meeting. All ayes. Motion carried.  
Meeting adjourned at 8:11 PM.*

Respectfully submitted,

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Christina Maier, Secretary

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Janis Miller, Recording Secretary