



DEXTER TOWNSHIP

PLANNING COMMISSION

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PLANNING COMMISSION WORKSHOP

Tuesday May 12, 2026

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

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.
In the absence of PC Secretary, Chairperson Burch appointed Dan Barry as Acting Chair for this meeting.
2. **Pledge of Allegiance:** Recited by all.
3. **Roll Call:** Secretary Maier absent with notice.
4. **Approval of Agenda:**
Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried.
5. **Conflicts of Interest:** None.
6. **Public Comment:** (non-agenda items) Opened 6:02 PM. No public comments.
7. **Public Hearings:** None.
8. **Action Items:** None.
9. **Discussion Items and Public Comment as Appropriate:**
 - A. Review and discussion of Draft Center Ordinance language.
DPZ Reyher noted that the discussion would be on the draft ordinance from Pittsfield Township and incorporating comments from previous meetings compiled by Carlisle Wortman.
Consultant Megan Masson-Minock reviewed the document High Resource Demand Facilities including A. Purpose and Intent, B. Applicability, C. Definitions, D. Districts

Permitted and Process, E. Required Engagement Steps (minimum standards), F. Dimensional Standards, G. Site and Design Standards, H. Performance Standards, I. Use of Consultants and Cost Recovery. J. Monitoring and Reporting, K. Decommissioning, L. Public Benefit, and M. Standards.

8:01 Recess at the discretion of the Chair

8:07 Return to Open Meeting

8:18 Public Comments from Joseph Spiegel and Paul Kissinger.

Staff will incorporate changes discussed and bring the document back to the next PC meeting.

10. Approval of Planning Commission Minutes:

Minutes are not approved at a workshop.

11. Correspondence: None.

12. Township Board of Trustees Update:

Trustee Abbott reported there will be a Township Coffee Chat on Saturday, May 16th, from 9-11 am, with a topic of Emergency Preparedness.

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

Commissioner Smith thanked the staff for the amount of work and information they put into tonight's packet.

14. Public Comment: Open 8:28 PM

Joseph Spiegel, 7905 Sauer Drive

He suggested stronger regulations, a Data Center definition, hiring an independent consultant for an expert opinion, decommissioning dollars run with the owner not the land, and the best defense is a good offence. He also wanted to know if the draft ordinance they were considering tonight was ever tested in the court.

15. Future Agenda Items:

A) Approval of March 24, 2026, April 28, 2026, and May 15, 2026 Planning Commission meeting minutes.

B) Public Hearing to amend Section 2.02 to modify the Bed and Breakfast definition and to add a short-term rental definition; to amend Sections 17.04(K)(1), 17.94(K)(3), and 17.04(K)(8) and to add Sections 17.04(K)(11), 17.04(K)(12), and 17.04(K)(13) to clarify and modernize Bed and Breakfast standards; and to amend Table 18.1 to modify Bed and Breakfast parking requirements.

C) Review and discussion of draft Article 4 and Section 16.36 Ordinance language.

D) Continued review and discussion of draft Data Center ordinance language.

16. Adjournment:

*Motion by Straub, seconded by Abbott, to adjourn the meeting. All ayes. Motion carried.
Meeting adjourned at 8:37 PM.*

Respectfully submitted,

Dan Barry, Acting Secretary

Janis Miller, Recording Secretary