

MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
March 18, 2026
6:30 P.M.

1. Call to Order

The meeting was called to order by Chairman Yurk at 6:30p.m.

2. Pledge of Allegiance

Chairman Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Commissioners Yurk, Gipfert, Hamill, Witt and Woods. Absent: Commissioners DeSanto and Woolf. Also in attendance was Joe Pezzotti from Carlisle Wortman.

4. Approval of Agenda

Motion by Witt, 2nd by Gipfert to approve the agenda as submitted. Motion carries unanimously.

5. Approval of Minutes

Motion by Hamill, 2nd by Gipfert to approve the December 17, 2025, Planning Commission Meeting Minutes as submitted. Yay: Gipfert, Hamill, Witt, Woods, Yurk. Nay: None. Absent: DeSanto, Woolf. Motion carries unanimously.

6. Business Items

a. Land Division Ordinance Review

Planner Pezzotti explained the Ordinance.

Commissioner Woods addressed the fine for land division, suggested violations amount should be increased.

Commissioner Yurk commented on the State Statutes and Land Division, questioned Sec #6E land width and depth.

Planner Pezzotti stated that some of these issues are covered by the Township Zoning Ordinance.

Motion by Woods, 2nd by Hamill to revise the amount of the fine in Sec 9 to \$2,500 pending review by Township attorney. If it is too high the attorney can suggest an amount. Also, to set the Public Hearing on the Land Division Ordinance for the next meeting, April 15, 2026. Motion passed unanimously.

b. Commercial Building Ordinance Discussion

Planner Pezzotti explained that this Ordinance is to regulate commercial structures in the Township.

Trustee Gipfert explained that this is mostly for data centers but not limited to them. He is concerned with PFAS being addressed in the ordinance.

Commissioner Yurk discussed Sec. 3 location requirements, he believes a starting point of 500' setbacks would be a starting point.

Planner Pezzotti discussed regulation discussion could be set at the decimal point from the property perimeter.

Decimal level and frequency need to help determine the setback per Commissioner Yurk. Yurk also stated that the Decommissioning and Fire Suppression systems and Emergency plan need to be addressed as well.

Planner Pezzotti said that he could provide Data Center Ordinances that they have prepared for other communities. He will send the planning commissioners some copies.

7. Public Comment

Rodney Taylor spoke.

Naz Cimsit spoke.

Lisa Gunman spoke.

Wendy Albers spoke.

Rodney Taylor spoke.

Patricia Kemeter spoke.

John Gruncs spoke.

Public comment closed at 7:41 pm.

8. Communications

Planner Pezzotti informed the Commission that the House of Representatives will be addressing a Housing Pre Exemption Bill that limits local control of housing issues around mobile homes and ADU's He will provide information. Commissioner Yurk stated moratoriums are handled at the Board of Trustees not the Planning Commission.

9. Adjournment

Motion by Witt, 2nd by Hamill to adjourn. Motion carries unanimously to close the meeting at 7:45 p.m.