

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 6:31p.m.

2. Pledge of Allegiance

Chairman Yurk led Pledge.

3. Roll Call and Recognition of Visitors

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

4. Approval of Agenda

Motion by Gipfert, 2nd by Woolf to approve the agenda as amended. Add 7f the election of officers. Motion carries unanimously.

5. Approval of Minutes

Motion by Witt, 2nd by Hamill to approve the March 18, 2026, Planning Commission Meeting Minutes as submitted. Yay: Gipfert, Hamill, Witt, Woods, Yurk. Nay: None. Absent: DeSanto
Abstain: Woolf Motion carries.

6. Public Hearing

Motion to open Public Hearing by Gipfert, support by Woods. Motion carries unanimously.
Open public hearing at 6:36.

a. Land Division Ordinance Update

General law ordinance for land division act- Subdivision act has been changed.
Definitions updated.
Land division applications submission changed from township clerk to zoning administrator.
Increase civil infraction from \$500 to \$2500.
Variance authority moved from township board to Board of Zoning Appeals.

Public comment opened at 6:43pm. Closed comments at 6:47
Wendy Albers – spoke
Rodney Taylor - spoke

Motion by Witt, 2nd by Hamill to close public hearing. Roll Call: Aye: Yurk, Gipfert, Hamill, Witt, Woods, and Woolf Nay: None Absent: DeSanto Motion passed unanimously

7. Land Division

a. Land Division Ordinance

Planner Pezzotti explained the Ordinance. To align with current Michigan state law. Civil infractions fines rose from \$500 to \$2500, Reassigned land division application authority from clerk to zoning administrator. Variance authority moved from Board of Trustees to Board of Zoning Appeals for dimensional standards. (e.g., 4-1 length – width ratios) Updated references for outdated subdivision New updates in 2027 – no material changes

Motion by Woods, 2nd by Yurk to propose an amendment for fines to commercial properties to be \$5000. Send it to lawyer for review and bring it back next month to planning commission Roll Call: Aye: Hamill, Witt, Woods, Yurk Nay: Gipfert, Woolf Absent: DeSanto Motion passed 4-2

b. High Demand Facilities Ordinance Discussion

Planner Pezzotti explained this Ordinance Includes hyper scale data center and other commercial businesses. Broad blanket, decommission plan in place, Starting point for discussion.

Trustee Gipfert stated Board of Trustees wants to update data and commercial uses. Commissioner Woolf – Ordinance needs to be broken down more.

Chairman Yurk agrees with Commissioner Woolf.

Planner Pezzotti states this doesn't include general manufacturer, warehouse, office use.

Commissioner Woods suggested pull data centers out and keep separate. Make it the main topic.

Chairman Yurk has questions and comments on height of building, lot coverage, setbacks, small scale and large-scale noise, mechanical equipment, low frequency noise, generators, vibrations, air quality, energy conservation, sustainability, energy storage, and decommissioning.

Commissioner Woolf stated that the ordinance needs to be completely rewritten.

Commissioner Hamill wants to know who polices decommissioning of commercial businesses.

Chairman Yurk – Board of Trustees or Planning?

c.) PA - 26-01 Talladay / Hitchingham Road (T-20-17-400-009). Request for PA116 approval for 57.3-acre parcel, 55 acres in cultivation for a period of 20 years. A copy of the informational memo denoting the requirements of the Farmland Preservation Act is provided as part of the agenda packet.

Motion by Hamill, 2nd by Gipfert to approve PA-26-01 Talladay/Hitchingham Road (T-20-17-400-009). Roll Call: Aye: Gipfert, Hamill, Witt, Woods, Woolf, Yurk Nay: None
Absent: DeSanto Motion carries unanimously.

d) PA - 26-02 Hitchingham Road (T-20-08-400-011). Request for PA116 approval for 60-acre parcel, 57 acres in cultivation for a period of 12 years. A copy of the informational memo denoting the requirements of the Farmland Preservation Act is provided as part of the agenda packet.

Planner Pezzotti – Outlined requirements for PA 116 Farmland Preservation.
Grant farmland development rights agreement if approved.

Motion by Witt, 2nd by Woods to approve PA-26-02 Hitchingham Road (T-20-08-400-011).
Roll Call: Aye: Gipfert, Hamill, Witt, Woods, Yurk Nay: None Absent: DeSanto
Motion carries unanimously.

e) PA - 26-03 Willis Road (T-20-08-200-001, T-20-08-200-002). Request for PA116 approval for 116.99-acre parcel, 115 acres in cultivation for a period of 10 years. A copy of the informational memo denoting the requirements of the Farmland Preservation Act is provided as part of the agenda packet.

Motion by Witt, 2nd by Gipfert to approve PA-26-03 Willis Road (T-20-08-200-001, T-20-08-200-002). Roll Call: Aye: Gipfert, Hamill, Witt, Woods, Yurk Nay: None
Absent: DeSanto Motion carries unanimously.

f) Election of Officers.

Chairman Yurk nominated Hamill for position of Secretary. Commissioner Gipfert supported. Motion carried. Commissioner Hamill nominated Commissioner Woolf for Vice Chair. Commissioner Witt supported. Motion carried. Commissioner Woolf nominated Chairman Yurk for Chair. Commissioner Woods supported. Motion carried.

8. Public Comment opened at 7:46 pm.

Wendy Albers spoke.

Rodney Taylor spoke.

Lisa Germann

Public comment closed at 8:01 pm

9. Communications

Planner Pezzotti informed the Commission
Get property owners permission before going on property.
Don't violate open meetings act.

Commissioner Woods spoke. Visited Mr. Taylors home. Was walking through the property with Mr. Taylor.
Commissioner Gipfert questioned Mr. Taylor about cars on Mitchel's property. Will contact Washtenaw County about drains. Will check with lawyer about inspection of Mitchel's.
Chairman Yurk stated he has been out to Mitchel's property with other township professionals, i.e. engineers, lawyer

10. Adjournment

Motion by Witt, 2nd by Woods to adjourn. Motion carries unanimously to
close the meeting at 8:16 p.m.