MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
November 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 Gipfert, Hamill, Woods, Yurk.
Absent: DeSanto, Witt, Woolf
Also in attendance was Joe Pezzotti from Carlisle Wortman, Employee Patty Neal recording secretary.

4. **Approval of Agenda**

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

5. **Approval of Minutes**

Motion by Hamill, 2nd by Gipfert to approve October 21, 2026, Planning Commission Meeting Minutes as submitted. Yay: Gipfert, Hamill, Woods, Yurk. Nay: None.
Absent: DeSanto, Witt, Woolf Motion carries unanimously.

6. **Public Hearing**

a. Section 14.13 Zoning Ordinance Amendment. Temporary Moratorium – Data Centers/High Resource Demand Facilities

Planner Pezzotti explained the Ordinance. This includes a process to move forward on a temporary moratorium. Needs to follow the Zoning Enabling Act. Finding of Facts and a draft moratorium zoning amendment need to be created.

Motion by Hamill, 2nd by Woods to open Public Hearing. Motion carries unanimously.

Open public hearing at 6:40 p.m.

The following individuals made public comments:
Dennis Battle
Courtney Battle

Eileen Cosner
Wendy Albers
Lisa German
Todd Waller

Motion by Woods, 2nd by Gipfert to close public hearing. Yay: Gipfert, Hamill, Woods, Yurk. Absent: DeSanto, Witt, Woolf. Motion carries unanimously.

Public hearing closes at 6:55 p.m.

7. Business Items

a. Section 14.13 Zoning Ordinance Amendment. Temporary Moratorium – Data Centers/High Resource Demand Facilities

Chairman Yurk addressed questions from public comment regarding setbacks, noise, and generators. Would need an acoustic engineer involved. Need letters for water, energy, fire and public safety, etc. before site plan review is approved.

Finding of Facts to request a moratorium to finish the High Resource Demand Facilities/Data Center Ordinance. Schedule a special meeting.

b. High Resource Demand Facilities/Data Center Draft Ordinance Discussion

Planner Pezzotti explaining decommissioning plan, risk mitigation, water, noise lighting, and energy. Community access and transparency requirement. Infrastructure plans.

Discuss sections K and L. Hazardous materials, Diesel Generators, Decommissioning Bonds and Escrow, Public Safety, Ground Water Protection

8. Public Comment opened at 8:18 pm.

Public Comment closed at 8:37 pm.

9. Communications

Planner Pezzotti had no comment. Commissioner Woods will try to attend the special meeting. Trustee Gipfert stated the township can not stop a data center in the State Of Michigan. Contact your state representative. Commissioner Hamill thanked the board and public. Chairman Yurk presented a certificate to Commissioner Hamill for his service.

10. Adjournment

Motion by Yurk 2nd by Gipfert to adjourn. Motion carries unanimously to Close the meeting at 8:40 p.m.