Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Augusta Township Planning Commission

FROM: Joe Pezzotti, AICP
Township Planner

DATE: November 20, 2026

RE: Planning Commission Agenda Packet for November 23, 2026, Special Meeting

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Please find a summary of the business items on the special Planning Commission agenda below. ***Hard copies of this material will NOT be provided via UPS.*** **IF YOU ARE NOT ABLE TO ATTEND THE MEETING,** please let myself, Rob and/or Kim at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 members).

a) **Old Business, Temporary Moratorium Zoning Ordinance Amendment – Data Centers/HRDF.** In past meetings, the Planning Commission has shown interest in establishing a temporary moratorium on data centers and other high resource demand facilities (HRDFs). The newly adopted Section 14.13 of the Augusta Charter Township Zoning Ordinance now establishes the authority and process for doing so. The process requires a public hearing by the Planning Commission, which was held on November 18, 2026, followed by consideration of a recommendation to the Township Board. Certain materials must be included, those being a finding of fact document and draft zoning ordinance text for the Board to consider. Please refer to the temporary moratorium brief provided in this month's packet for the information required to be included in the finding of fact document. A draft zoning ordinance text amendment is also provided for the Planning Commission to review. If adopted by the Township Board, the proposed moratorium would temporarily suspend the acceptance and processing of applications for these uses for a period of six (6) months, allowing the Township additional time to evaluate potential impacts on infrastructure, surrounding land uses, the environment, and public health, safety, and welfare, in order to develop appropriate zoning regulations.

   A draft finding of fact document has been provided to aid the Commission in the drafting process. The draft is intended to serve as a starting point for Planning Commission discussion and should be revised as necessary to reflect the Commission's findings and supporting documentation before making a formal recommendation to the Township Board.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

AGENDA
Augusta Charter Township
Special Planning Commission Meeting

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
November 23, 2026
6:30 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors –** DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk

4. **Approval of Agenda**

5. **Approval of Minutes**

   a. Planning Commission Meeting Minutes from November 18, 2026, Regular Meeting

6. **Public Hearings**

7. **Business Items**

   a. 14.13 Zoning Ordinance Amendment, Temporary Moratorium – Data Centers/High Resource Demand Facilities and Finding of Fact Document

8. **Public Comment**

9. **Communications**

10. **Adjournment**

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TO: Augusta Township Planning Commission

FROM: Joe Pezzotti, AICP
Township Planner

DATE: November 20, 2026

SUBJECT: Temporary Moratorium Ordinance and Process

OVERVIEW

On September 22, 2026, the Augusta Township Board of Trustees adopted Ordinance No. 2026-04, amending Article 14, "Administration and Enforcement" of the Township Zoning Ordinance to establish procedures for considering temporary zoning moratoriums. For this brief, Ordinance No. 2026-04 will also be known as the "Moratorium Ordinance." The ordinance authorizes the Planning Commission to recommend temporary moratoriums to the Township Board when additional time is necessary to review and potentially amend existing zoning ordinance provisions. The ordinance establishes the findings, documentation, and procedural requirements necessary to forward such recommendations to the Township Board.

During its past meetings, the Planning Commission has shown interest in recommending a temporary moratorium for high resource demand facilities, including data centers, to provide the Township with an opportunity to evaluate its existing zoning regulations and determine whether amendments are necessary to adequately address the potential impacts of these uses. The purpose of this memorandum is to outline the Planning Commission's responsibilities under Ordinance No. 2026-04 and identify the findings and supporting documentation necessary to forward a moratorium recommendation to the Township Board.

ROLE OF THE PLANNING COMMISSION

As outlined in Section II of Ordinance No. 2026-04, the Planning Commission is responsible for evaluating the need for a temporary moratorium and making a formal recommendation to the Township Board. The Planning Commission does not have the authority to independently impose a moratorium. Its responsibility is to establish a documented basis for the proposed moratorium and determine whether one is warranted. To accomplish this, the Planning Commission should:

1. Evaluate the potential impacts associated with high resource demand facilities and determine whether the zoning ordinance as it stands today adequately addresses those impacts.
2. Provide, review, and discuss relevant technical information, studies, professional opinions, and other available evidence.
3. Prepare a written Findings of Fact document, identifying the specific concerns and regulatory deficiencies supporting the proposed moratorium.
4. Create and review a draft moratorium ordinance establishing the uses, activities, and geographic areas to which the moratorium would apply.
5. Conduct a required public hearing and consider comments received.
6. Make a formal recommendation to the Township Board, supported by a majority vote of the Planning Commission.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

The Township Board is ultimately responsible for determining whether to adopt the proposed moratorium and is required to take into consideration the Planning Commission's findings and recommendations.

REQUIRED FINDINGS OF FACT AND SUPPORTING DOCUMENTATION

Section II of the Moratorium Ordinance identifies five (5) topics of consideration the Planning Commission should consider when evaluating the need for a temporary moratorium. The ordinance states the list is not comprehensive, and other additions may be added by either the Planning Commission or Township Board as part of the Findings of Fact document.

1. **Infrastructure Strain**
   The Planning Commission should evaluate whether high resource demand facilities could place significant demand or strain on existing public infrastructure, including electrical capacity, water supply, sewage disposal, drainage, and stormwater management. Supporting documentation may include utility capacity information, infrastructure assessments, anticipated resource demands, or comments from utility providers and other qualified professionals.

2. **Public Safety Deficiencies**
   The Planning Commission should consider whether existing infrastructure and emergency services are adequately equipped to accommodate the proposed uses in the event of an emergency. This may include roadway capacity, traffic circulation, emergency access, fire protection capabilities, and specialized emergency response needs. Supporting documentation may include input from the Fire Department, emergency service providers, transportation professionals, or other relevant agencies.

3. **Zoning Regulatory Gaps**
   The Planning Commission should identify specific deficiencies within the existing Zoning Ordinance that may prevent the Township from adequately reviewing or regulating high resource demand facilities. Potential considerations include whether existing requirements adequately address property and building setbacks, noise generation, screening and landscaping, site development standards, and decommissioning requirements. The findings should identify actual provisions or omissions (with section numbers) within the Zoning Ordinance that warrant further consideration, not general claims.

4. **Master Plan Consistency**
   The Planning Commission should evaluate whether high resource demand facilities are consistent with the Township's adopted Master Plan, Future Land Use Map, and long-term land use goals. The findings should consider whether additional zoning regulations are necessary to ensure that future development remains consistent with the Township's intended land use pattern.

5. **Land Use Compatibility**
   The Planning Commission should evaluate the potential compatibility of high resource demand facilities with surrounding properties and existing development patterns. Considerations may include proximity to residential properties, noise and visual impacts, environmental concerns, and other potential land use conflicts. The Planning Commission should also identify the specific zoning districts and/or geographic areas that would be subject to the proposed moratorium.

PUBLIC HEARING AND RECOMMENDATION

Section VII of the Moratorium Ordinance explicitly requires each individual moratorium to be adopted through a separate zoning ordinance amendment. As a result, the Planning Commission must follow the applicable zoning amendment procedures under the Michigan Zoning Enabling Act and the Augusta Township Zoning Ordinance, which include noticing and holding a public hearing to hear public comment before making a recommendation to the Township Board. The Planning Commission recently held the required public hearing on November 18, 2026.

If the Commission determines that a moratorium is warranted, it should adopt a motion recommending approval and forwarding the following materials to the Township Board. The material to be forwarded with the motion should include:

1. A written Findings of Fact document supporting the need for the moratorium.
2. A draft moratorium zoning ordinance identifying its scope, applicability, and duration.
3. The Planning Commission's formal recommendation, including any proposed modifications.
4. Any additional supporting documentation considered by the Commission.

The Township Board may review and modify the proposed moratorium ordinance and supporting findings, as appropriate, before making its final determination.

DURATION AND LIMITATIONS

Section V of the Moratorium Ordinance establishes a maximum initial moratorium period of six (6) months, with one potential extension not exceeding 90 days. The ordinance further requires the Township to make substantial, good-faith progress toward evaluating and potentially amending its zoning regulations during the moratorium period. A moratorium is intended to provide a temporary opportunity to address identified regulatory concerns. It is not intended to permanently prohibit a particular land use, target an individual applicant or property, or delay an application without pursuing the necessary zoning amendment process. These limitations should be considered when developing the proposed moratorium ordinance and the associated Findings of Fact.

NEXT STEPS

The Planning Commission should review the five areas identified in Section II of the Moratorium Ordinance and, following discussion amongst itself, determine whether findings can be established to support a temporary moratorium on high resource demand facilities. If the Planning Commission determines that the information discussed and documented supports the need for a moratorium, it should create/adopt its written Findings of Fact document and make a formal recommendation to the Township Board, accompanied by the proposed moratorium ordinance and supporting materials. Should the Commission determine that additional information is necessary to support its findings, it may postpone its recommendation until the appropriate documentation has been obtained and reviewed. Ultimately, the Planning Commission's responsibility is to provide the Township Board with a clear, factually supported recommendation demonstrating the need for a temporary moratorium and identifying the specific zoning deficiencies the Township needs to evaluate and address.



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

AUGUSTA CHARTER TOWNSHIP
WASHTENAW COUNTY

ORDINANCE 2026-05

TEMPORARY MORATORIUM ON DATA CENTERS AND OTHER HIGH RESOURCE DEMAND FACILITIES

EFFECTIVE: SEVEN DAYS AFTER PUBLICATION AFTER ADOPTION

An Ordinance to make findings to protect the public health, safety, and welfare by establishing a temporary moratorium on data centers and other high resource demand facilities; to implement a temporary moratorium on applications for data centers and other high resource demand facilities; to provide a term for the temporary data center and other high resource demand facilities moratorium; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

AUGUSTA CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

ORDAINS:

SECTION I ZONING ORDINANCE TEXT AMENDMENT ARTICLE 14 – ADMINISTRATION AND ENFORCEMENT

In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, Augusta Charter Township has determined the following:

Article 14, "Administration and Enforcement," is hereby amended by adding Subsection 14.13(A), to be titled "Temporary Moratorium on Data Centers and High Resource Demand Facilities", which subsection shall read as follows:

SECTION II DEFINITIONS

The following definitions shall apply to "Data Centers" and "High Resource Demand Facilities":

1. **Data Center:** A facility used for centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

2. **High Resource Demand Facility (HRDF)**: A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (1) continuous or near-continuous operation, and (2) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

   A facility shall be considered an HRDF only when the criteria of both A ***and*** B below are met:

   a) Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
      1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;
      2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
      3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
      4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

   b) Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
      1. Water demand: average daily water demand > 100 gpm;
      2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
      3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
      4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under EPCRA Tier II and/or applicable state hazardous materials reporting and/or generation of hazardous waste at a level regulated under state/federal hazardous waste generator requirements, as documented on a materials inventory submitted with the application.

SECTION III PLANNING COMMISSION FINDINGS

The Augusta Charter Township Planning Commission has determined the following:

1. The Augusta Charter Township Planning Commission determines that the approval of data centers and other high resource demand facilities may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety and general welfare of property owners and residents of the Township.

2. The Planning Commission is aware of significant public health, safety, and welfare concerns being raised by the public about the impacts of data centers and other high resource demand facilities.

3. The Township has a legitimate public purpose in assessing the regulation of the establishment and use of data centers and other high resource demand facilities within the Township to ensure that data centers and other high resource demand facilities do not interfere with other land uses, or have substantial negative impacts on the environment, public health, and safety.

4. The Planning Commission finds that adopting a temporary moratorium is reasonable and necessary for, among other reasons, the following:

   A. Michigan courts have recognized that a moratorium is a common and legitimate tool to preserve the status quo while formulating a development strategy.

   B. The adoption of a temporary moratorium would allow the Township Board and Planning Commission adequate time to study the public health, safety, and welfare concerns regarding data centers and other high resource demand facilities and allow for any needed Zoning Ordinance amendment and implementation process to occur, including attention to and consideration of citizen input and involvement, public debate, and full consideration of all issues and points of view.

5. The Planning Commission accordingly determines that it is desirable and in the public interest for the reasons set forth in its Findings of Fact documents attached hereto as "Exhibit A" to this ordinance and recommends that the Board adopt a temporary moratorium for data centers and other high resource demand facilities.

SECTION IV DATA CENTER AND OTHER HIGH RESOURCE DEMAND FACILITIES MORATORIUM

A temporary moratorium is imposed upon the acceptance and/or processing of any applications for data centers and other high resource demand facilities. This moratorium shall be subject to all applicable exemptions and hardship waiver provisions established under Section 14.13 of the Augusta Charter Township Zoning Ordinance.

SECTION V TERM OF DATA CENTER AND OTHER HIGH RESOURCE DEMAND FACILITIES MORATORIUM

The data center moratorium imposed by this Ordinance will remain in effect until 6 months after the effective date of this ordinance, or until amendments to the Zoning Ordinance regarding data centers and other high resource demand facilities become effective, whichever occurs first.

No later than 60 days before this moratorium expires, the Township Board shall determine whether to initiate consideration of an extension, and if so, may extend the moratorium by ordinance as appropriate to allow additional time for Township review and consideration of the application, revision, review or repeal/replacement of zoning ordinance provisions. If an extension is adopted, the Township will post notice of the extension on the Township website. The extension shall not exceed 90 days. Only one (1) extension shall be permitted.

SECTION VI SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION VII EFFECTIVE DATE/REPEAL

This Ordinance shall take effect seven days after publication after adoption. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

This Ordinance shall be published in the manner as required by law. Except as otherwise provided by law, this Ordinance shall be effective 7 days after final publication.

This Ordinance was duly adopted by the Charter Township of Augusta Board at its regular meeting held on the _____ and was ordered given publication in the manner required.

_____
Todd Waller,
Charter Township of Augusta Supervisor

Dated:_____

_____
Kimberly Gonczy,
Charter Township of Augusta Clerk

Dated:_____

First Reading:
First Publication:
Adoption:
Final Publication:
Effective Date:

CLERK'S CERTIFICATE

I, Kimberly Gonczy, Clerk of the Charter Township of Augusta, Washtenaw County, Michigan, hereby certifies that the foregoing constitutes a true and complete copy of Augusta Charter Township Ordinance No. 2026-05, which was duly adopted by the Township Board of Augusta Charter Township at a Regular Meeting of said Board, held on _____, after said Ordinance had previously been introduced and amended at a Regular Meeting of the Board _____ and published in the form it was introduced in accordance with P.A. 359 of 1947, as amended.

I further certify that Member _____ moved for adoption of said Ordinance, and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said Ordinance:_____, and that the following Members voted against adoption of said Ordinance: _____, and that the following Members were absent or abstained from voting on the adoption of said Ordinance: _____.

I further certify that after its passage the Ordinance was filed in the office of the Clerk and a Notice of Ordinance Adoption was published along with the full text of the Ordinance or a summary of the regulatory effect of the Ordinance within 15 days of adoption on _____, in accordance with Section 401 of PA 110 of 2006, as amended.

I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and the Clerk.

_____
Kimberly Gonczy
Charter Township of Augusta Clerk

AUGUSTA CHARTER TOWNSHIP
PLANNING COMMISSION
FINDING OF FACT DOCUMENTATION
EXHIBIT A TO PROPOSED ORDINANCE NO. 2026-05
MEETING DATE: NOVEMBER 23, 2026

1. Purpose and Authority

The Augusta Charter Township Planning Commission has considered whether a temporary moratorium is warranted for applications involving data centers and other high resource demand facilities (HRDFs), as described in proposed Ordinance No. 2026-05. These findings are prepared in connection with Section 14.13, Temporary Moratorium, of the Township Zoning Ordinance, established by Ordinance No. 2026-04. The Planning Commission makes the findings below based on the record identified in this document and recommends action by the Township Board, stated in Section 5 of this document.

The proposed moratorium applies to the acceptance and processing of applications for data centers and other high resource demand facilities, defined in proposed Ordinance No. 2026-05.

2. Findings Supporting Consideration of a Temporary Moratorium

A. Infrastructure Strain

Data centers and HRDFs may require substantial and continuous electrical service, water supply, wastewater management, and supporting infrastructure. The Planning Commission seeks to evaluate the capacity of the systems serving eligible properties within the Township, anticipated demands resulting from these uses, and potential improvements or coordination with service providers before determining whether additional zoning standards are needed.

B. Public Safety Deficiencies

The operation of data centers and HRDFs may involve backup generators, fuel storage, electrical equipment, extensive cooling systems, and continuous mechanical operations. These characteristics warrant review of available emergency access, fire protection, emergency response capabilities, hazardous materials management, equipment noise, and potential impacts on nearby residential properties.

The Planning Commission will seek further input from fire and emergency service providers and relevant technical professionals to determine whether additional local standards are appropriate.

C. Zoning Regulatory Gaps

The Planning Commission is reviewing whether existing use classifications and zoning ordinance requirements adequately address data centers and HRDFs, including their siting, intensity, setbacks, screening, noise, utility service, emergency equipment, and operational characteristics. The Commission intends to identify the specific provisions requiring clarification or amendment and develop standards tailored to these facilities. These sections are as follows: _____.

Commented [JP1]: Relevant existing ordinance sections should be cited in the supporting record before findings are finalized.

D. Master Plan Consistency

The Planning Commission intends to evaluate the compatibility of data centers and HRDFs with the Township Master Plan, including the future land use map and the goals and objectives of the Plan. The review will determine whether the existing Plan provides sufficient direction for the location and regulation of these facilities.

Commented [JP2]: Applicable Master Plan chapters, goals, and maps should be identified in the record.

E. Land Use Compatibility

Depending on their location and scale, data centers and HRDFs may present compatibility questions relating to building mass, noise, lighting, screening, emergency generators, truck access, and proximity to residential, agricultural, and other sensitive land uses. The Planning Commission seeks to examine these potential effects in the zoning districts where such uses could be proposed and determine whether district-specific siting or performance standards are necessary.

Commented [JP3]: Affected districts and specific local conditions should be documented before recommendation to the Board.

3. Need for a Temporary Pause and Work Plan

Based on the findings above, the Planning Commission finds that a limited pause in the acceptance and processing of applications for the uses defined in proposed Ordinance No. 2026-05 is appropriate. The proposed pause remains subject to the exemptions and hardship waiver procedures outlined in Section 14.13.

During the temporary moratorium, the Township intends to:

- Review existing zoning provisions and the Master Plan
- Consult, as appropriate, with utility providers, fire and emergency service personnel, engineers, and other qualified professionals
- Evaluate the potential infrastructure, public safety, and land use impacts of covered facilities
- Prepare and review any needed zoning ordinance amendments
- Receive public input

The proposed duration is six (6) months from the ordinance effective date, unless applicable zoning amendments become effective sooner. Any extension shall be subject to the process and limits in Section 14.13 and the proposed moratorium ordinance.

4. Record and Supporting Materials
The Planning Commission considered the following materials in reaching its recommendation:

- Township Zoning Ordinance, dated May 7, 2023
- Township Zoning Map, dated September 25, 2018
- Township Master Plan, dated March 2023
- Other supporting material dated _____ .

Commented [JP4]: For Planning Commission to add any additional documents.

5. Planning Commission Determination and Recommendation
After reviewing the materials identified above, the Planning Commission finds that the potential infrastructure demands, public safety concerns, land use compatibility issues, and current zoning regulations related to data centers and high resource demand facilities (HRDFs) warrants the establishment of a temporary moratorium.

The Planning Commission further finds that a temporary moratorium of up to six (6) months is necessary to provide the Township with sufficient time to evaluate these concerns and develop and adopt appropriate zoning regulations. The moratorium would apply only to the defined uses and may terminate earlier if new zoning regulations become effective. All applicable exemptions and hardship waiver provisions established under Section 14.13 of the Township Zoning Ordinance would remain in effect.

Accordingly, the Planning Commission _____ that the Augusta Charter Township Board adopt proposed Ordinance No. 2026-05, establishing a temporary moratorium on data centers and other high resource demand facilities, together with these Findings of Fact attached as Exhibit A.

Commented [JP5]: Insert with recommendation of approval or denial.

Moved by: _____ Supported by: _____

Vote:

Commented [JP6]: A majority vote of the entire Planning Commission is needed, not of the quorum.

[Ayes]

[Nays]

[ABSENT]

Planning Commission Chair: _____ Date: _____

Planning Commission Secretary: _____ Date: _____