



Minutes – Planning Commission

Meeting – Wednesday, July 22nd, 2026

Meeting called by: Chair Rick Sevey @ 7:00 PM

Solon Township Hall, 15185 Algoma Ave NE, Cedar Springs

Members Present: Chair Sevey requested Member Roll Call

Brad Carey __X__ Hal Babcock __X__ Mark Hoskins __X__ Keith Sawade __X__ Rick Sevey __X__
Jon Tilburt __X__ Joe VandenBerg __X__

Others present: Attorney – Ross Leisman; Attorney – Michael Homier; Zoning Admin – Gross; Supervisor – Ellick

Pledge of Allegiance

Approval of Minutes - Motion to accept June 24th, 2026, meeting minutes by Tilburt, second - Sawade , all Ayes, Carried.

Approval of Agenda - Motion to accept Agenda by Hoskins, second – Sawade , all Ayes, Carried.

Unfinished Business:

1. Ordinance Amendment – Six-month Moratorium – Data Centers

Sevey: Recognized **Attorney Leisman** for explanation and updates:

- 2/9/2026 - Township Board adopted six-month moratorium on data centers
- 2/25/2026 - Planning Commission appointed data center subcommittee to work on data center ordinance
- 5/27/2026 – Data Center Ordinance Amendment Draft 5 was reviewed by PC, public hearing scheduled for 6/24/2026
- 6/24/2026 – After public hearing Draft 5 was tabled; an additional six-month moratorium and ordinance was recommended by **Leisman**, Township Board approved the second six-month moratorium.

Leisman: The courts want to make sure that if you're going to do something more long-term, you do it by an ordinance amendment. I have given you a proposed ordinance amendment moratorium and the zoning ordinance as well. Recommend scheduling the public hearing next month.

Hoskins: Motion to schedule the public hearing for the moratorium ordinance amendment for next month's meeting, August 26th, 2026, second – **VandenBerg**, all Ayes, Carried.

2. Ordinance Amendment – Data Centers – DRAFT 5

Sevey: Recognized **Attorney Leisman** for updates: At the June 24th, 2026, public hearing regarding Draft 5 ordinance amendment, several good comments and recommendations. From that, PC tabled Draft 5. At the last Township Board meeting the Board extended the data center moratorium six more months by resolution. The Board also retained an attorney, Michael Holmier, as many had suggested at the last PC meeting to assist with the data center issue.

Attorney Homier: I'm the chair of the municipal practice group at Foster Swift, have represented local government for nearly 30 years. Just received Draft 5, will take a look at the ordinance, meet with the subcommittee and talk about what's in it, what should be in it and what we might want to address. Will offer comments and recommendations for the subcommittee and go from there.

Public Comment - Sevey: Opened public comment on agenda items with explanation of procedures and courtesies. Comments received:

Several people spoke during public comments regarding data centers and the Ordinance Amendment Draft regarding Data Centers with recommendations. Summary comment points:

- Environmental concerns regarding water, noise pollution and PFAS
- Concerned about the effects and impact on our rural community
- Residents thanked Mark Hoskins, Township Board Trustee, for his statements at the previous Board meeting and explanation of PC processes
- Suggested an informational PC workshop or townhall meeting for open dialogue and to answer questions
- Suggestions for data center draft ordinance
- Several comments emphasizing the importance of preserving farmland
- Summaries regarding visits to data centers and out-of-state data centers

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: Ordinance Amendment – Single Family Dwellings, extend repair time from one year to 18 months for destroyed buildings – Schedule Public Hearing

Discussion:

Hoskins: We currently have a 12-month period to rebuild if your home was destroyed in the neighborhood commercial; 12 months to pull a new building permit, another 12 months to rebuild. I am proposing we go to 18 months, a year and a half, to let the insurance company settle with the homeowner then pulling your permit within 18 months allowing more flexibility. To clarify, a new home could not be built in neighborhood commercial if one does not already exist, vacant property cannot have a new home built once it's neighborhood commercial.

Leisman: Gave you draft ordinance that would amend Section 9.02 to change that time frame from one year to 18 months. Next step to hold a public hearing next month on the proposed amending ordinance.

Tilburt: Motion to set the public hearing for next month's meeting, August 26th, 2026, second- **Sevey**, all Ayes, Carried.

Agenda Item #2 and #3: Ordinance Amendments – Rezoning 17 Mile Road Algoma to Division, Rezoning Algoma Avenue East Side between Solon Street and 17 Mile Road

Hoskins: It was presented to the Trustee Board a couple weeks ago, they wanted it to come back to us. Truthfully, the only answer that I received when I asked why was to bring it back as a package once the 18-month revision is done. As far as the one that we just voted on for public hearing, bring it back as a total package. No other comments from Board.

Babcock: The rezoning has become tangled up with data center issues, would like to see us table it until it is convenient to deal with just that, proceed with an as-needed incremental method.

VandenBerg: The moratorium will need to be extended, move forward Hal's (Babcock) suggestion.

Leisman: Will look into when moratorium expires and report at next month's public hearing.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members:

Babcock: Would like to get our Master Plan back on track.

Hoskins: Asking to be removed from the future land use committee as I am currently on two subcommittees. Joe (VandenBerg) and Hal (Babcock) are on the committee as well.

Sevey: Brad Carey will replace Mark Hoskins on rezoning subcommittee, Mark please get him up to date.

Carey: Last month several of us visited New Carlisle and Dowagiac data centers, spoke to many people and city officials to get their feedback. No one on this board is pushing for a data center. We are moving in the right direction with the visits and specialized council, keep coming to the meetings and submit your good ideas.

2. Correspondence Received: Tyrone Township Master Plan input letter

Report of Township Board Representative - Hoskins: Continue to review and work on the ordinance, went down to see the data centers in New Carlisle and Dowagiac. We asked many people their opinions, said there were issues but comments were fairly positive from these locations, overall not bad. Been listening to webinars, trying to learn and get facts, our first goal is to protect the community and create a strong ordinance.

Report of Board of Appeals Representative - Tilburt: N/A

Report of Zoning Administrator - Gross: I am retiring after the next meeting, August 26th. I have enjoyed working with you folks. You are looking out for these people and the community. I have been with the township for ten years, I started out as a replacement. The last portion of this meeting was what it should be, no arguments or finger pointing and not being negative, conversations and working together as a group. This board cares about you or they wouldn't be here, they are trying to protect you, creating rules and ordinances to do that.

Sevey: If we can continue the meetings like this one we can work our way through this.

Adjournment:

Sevey: *Next Scheduled Meeting:* Wednesday, August 26th, 2026, 7:00 pm at the Township Hall

Motion to adjourn by Hoskins, Second Sevey, all Ayes, Motion Carried. Meeting Adjourned: 8:37 pm.