

Meeting Minutes Summary
Date: September 2, 2026
Time: 6:31 PM - 8:08 PM EST
Location: Penn Township Hall 60717 S Main Street, Vandalia, MI

Attendees:

Carl Sparks (Chairman)
Nick Dussel
Roger Leach
Shad Yoder

Agenda:

1. Opening Prayer
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Previous Minutes
5. Old Business
6. Introduction of Guests
7. Discussion on Data Center Moratorium
8. Action Items
9. Adjournment

Key Points:

I. Call to Order:

The meeting was called to order by Carl Sparks at 6:31 PM.

II. Opening Prayer:

Roger led the opening prayer, asking for wisdom and courtesy as the board conducts township business.

III. Pledge of Allegiance:

Nick led the Pledge of Allegiance.

IV. Approval of Agenda:

Motion by Nick to approve the agenda. Seconded by Shad. Motion carried.

V. Approval of Previous Minutes:

Motion by Roger Leach to approve the August 11th meeting minutes. Seconded by Nick. Motion carried.

VI. Old Business:

The board discussed the advisory committee, noting concerns about its composition and selection process. It was decided to lay off the advisory committee for now and encourage community members to communicate directly with board members regarding any inquiries or concerns.

VII. Introduction of Guests:

Ronald Redick from Mika Myers law firm was introduced. He specializes in municipal law, particularly land use and planning.

VIII. Discussion on Data Center Moratorium:

Ronald Redick provided a comprehensive overview of the data center moratorium, emphasizing the following key points:

- Legal Implications: Redick discussed the current moratorium's legal standing and potential vulnerabilities. He advised that the township should adopt a new resolution and a zoning ordinance amendment to ensure the moratorium is legally sound and defensible.
- Duration of Moratorium: He recommended that the moratorium should not initially exceed one year to avoid legal challenges, as courts apply "special scrutiny" moratoriums lasting longer than that.
- Model Ordinance: Redick presented a comprehensive model ordinance for regulating data centers, which includes:
 - Provisions for energy consumption and water usage.
 - Requirements for decommissioning bonds to ensure financial responsibility for future site restoration.
 - Compatibility assessments to evaluate the impact of data centers on existing land uses.

- Public Engagement: Reddick indicated that the public will be able to provide input in the development of regulations because public hearings will be required, and encouraged the board to establish a timeline for public hearings and discussions.
- Current Trends: He noted that data centers are a growing concern across Michigan, with many communities grappling with how to effectively regulate them. He highlighted the need for proactive measures to address community concerns.

IX. Action Items:

- Redick will prepare a proposed resolution for the moratorium, for Township Board consideration, and also a zoning ordinance amendment moratorium, to be presented to the Planning Board for consideration.
- A timeline for public hearings and further discussions regarding the data center regulations will be established, with a target date for the next meeting to be set.
- The board will review and consider incorporating elements from the model ordinance provided by Reddick, including:
 - Energy and water usage regulations.
 - Decommissioning bond requirements to ensure financial responsibility.
 - Compatibility assessments with existing land uses.
- Board members will reach out to community members for feedback and concerns regarding the proposed regulations.
- The board talked about getting the next meeting scheduled quickly.

X. Adjournment:

Nick made a motion to adjourn the meeting at 8:08 PM.

Chairman Print

Chairman Signature

Secretary Print

Secretary Signature