

**BERLIN CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
PLANNING COMMISSION**

**REGULAR MEETING
October 20, 2025**

The Regular Meeting of the Berlin Charter Township Planning Commission was called to order at 6:30 p.m. by Chairman Tallman, followed by the Pledge of Allegiance.

ROLL CALL: Present: Chairman Tallman, Vice Chairman Venier, Secretary A. Nordyke, Member Girrback, G. Masserant, T. Friar and N. Masserant.

ALSO PRESENT: Laura Kreps, Carlisle/Wortman Associates, Inc., Zoning Administrator, Mary Jo Gedelian, Assistant Zoning Administrator, Hillary Haywood and 0 audience member(s).

EXCUSED: NONE

APPROVAL OF AGENDA: Motion by T. Friar, supported by G. Venier to approve the October 20, 2025, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT: NONE

APPROVAL OF MINUTES: Motion by G. Venier, supported by M. Girrback to approve the minutes of the September 15, 2025, Planning Commission Meeting.

AYES: All

NAYS: None

MOTION CARRIED

COMMUNICATIONS: Motion by A. Nordyke, supported by G. Venier to receive and file communications, being the Township Board Minutes dated 9-22-25.

AYES: All

NAYS: None

MOTION CARRIED

NEW BUSINESS: ZONING ORDINANCE SECTION 18.215 STORAGE
CONTAINERS- AMENDMENT/INTERPRETATION

The Zoning Board of Appeals referred to the Planning Commission a text amendment of our zoning ordinance section 18.215 Storage Containers at the September 16, 2025 Zoning Board of Appeals meeting to eliminate some gray areas of the ordinance. The commissioners reviewed and approved the Zoning Board of Appeals amendment. Planner Kreps advised a public hearing can be set for the next Planning Commission meeting.

Motion by T. Friar, supported by G. Venier to approve and set a public hearing at the next Planning Commission meeting.

ROLL CALL: M Girrbach, G. Masserant, Secretary A. Nordyke, Chairman S. Tallman, Vice Chairman G. Vernier, T. Friar and N. Masserant

AYES: All

NAYS: None

MOTION CARRIED

UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: DISCUSSION ON DATA CENTERS

Planner Kreps advised that our current ordinance allows for data centers in Mixed Use and Commercial zoning districts. Unlike traditional industrial or office developments or former data processing centers, today's data centers are energy-intensive, require significant utility capacity, and can produce noise, heat and visual impacts that affect surrounding neighborhoods.

Establishing regulations allows the Township to proactively balance economic development with community health, safety and welfare, ensuring that data centers are sited, designed and operated in a way that aligns with Berlin's long-term planning goals.

Planner Kreps advised the commissioners that she can provide a template ordinance for the next Planning Commission meeting for review and begin drafting regulations for data centers.

COMMISSIONERS COMMENTS: N. Masserant stated they are looking to review the lease for Dr. Bell at the new township building. He also stated the architect should be getting together the drawings for the HVAC and electrical for the new township building.

3
Planning Commission
Regular Meeting
October 20, 2025

REQUEST TO SPEAK: NONE

ADJOURNMENT: Motion by G. Venier, supported by T. Friar to adjourn the meeting at 6:50 pm.

AYES: All

NAYS: None

MOTION CARRIED

Stephen Tallman, Chairman

Ann Nordyke, Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman Venier, Secretary Nordyke, Member N. Masserant, M. Girrbach and T. Friar, G. Masserant.

Excused: NONE

Stephen C. Tallman, Chairman
October 20, 2025