

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

**REGULAR MEETING
November 17, 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, Member Girrbach, G. Masserant, and T. Friar.

ALSO PRESENT: Laura Kreps, Carlisle/Wortman Associates, Inc., Zoning Administrator, Mary Jo Gedelian, Assistant Zoning Administrator, Hillary Haywood and 34 audience member(s).

EXCUSED: Secretary A. Nordyke and Member N. Masserant

APPROVAL OF AGENDA: Motion by G. Venier, supported by T. Friar to approve the November 17, 2025, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT: Chairman Tallman asked the audience if they had any questions or concerns regarding the draft ordinance on data centers. Multiple people asked where a proposed data center was going to be located. Chairman Tallman stated there has been no applicants yet and the board is wanting to be proactive, and is wanting to draft an ordinance on data centers. A real estate agent was present, and wanted to explain the pros of having a data center. He stated there will be tax revenue that would go towards the school system, parks, emergency systems, roads and the job opportunities that will be coming in (construction jobs, tech jobs, security jobs).

Audience members wanted to know if the board can change the ordinance to have stipulations that the data centers have to be so many miles away from schools and residential areas. Some audience members stated they think the draft ordinance presented is too vague. One audience member is concerned about the amount of traffic a data center will cause. Planner Kreps stated to the audience they can email or mail in their concerns and comments to the township, and she will take them into consideration when working on the draft ordinance.

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APPROVAL OF MINUTES: Motion by M. Girrbach, supported by G. Venier to approve the minutes of the October 20, 2025, Planning Commission Meeting.

AYES: All **NAYS: None** **MOTION CARRIED**

NAYS: None

MOTION CARRIED

COMMUNICATIONS: Motion by G. Venier, supported by M. Girrbach to receive and file communications, being the Township Board Minutes dated 10-14-25 and 10-27-25.

NAYS: None

MOTION CARRIED

NEW BUSINESS:

1. ZONING ORDINANCE SECTION 18.215 STORAGE CONTAINERS- TEXT AMENDMENT

RECESS FOR PUBLIC HEARING:

OPEN PUBLIC HEARING:

1. Zoning Ordinance Section 18.215 Storage Containers- Text Amendment Chairman Tallman opened the public hearing at 7:33 PM. No one in the audience had any comments.

Chairman Tallman closed the public hearing at 7:35 PM.

RECONVENE REGULAR MEETING:

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

Motion by T. Friar, supported by G. Masserant to approve the zoning ordinance text amendment of section 18.215 Storage Containers.

NAYS: None

MOTION CARRIED

2. DISCUSSION ON DATA CENTERS

T. Friar stated for minimum lot area for both large and small (and accessory) scale, he would like to see the acreage doubled. He also stated for setbacks for both large and small scale, he would like to see the number of feet doubled.

UNFINISHED BUSINESS: NONE

PRESENTATIONS: NONE

PLANNERS DISCUSSION: NONE

COMMISSIONERS COMMENTS: NONE

REQUEST TO SPEAK: NONE

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ADJOURNMENT: Motion by G. Masserant, supported by G. Venier to adjourn the meeting at 7:58 pm.

AYES: All

NAYS: None

MOTION CARRIED

Stephen Tallman, Chairman

Hillary Haywood, Acting Secretary

ATTENDANCE REPORT

Present at the captioned meeting were:

Chairman Tallman, Vice Chairman Venier, Members M. Girrbach, T. Friar, and G. Masserant.

Excused: Secretary A. Nordyke and Member N. Masserant

Stephen C. Tallman, Chairman
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