

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

REGULAR MEETING

December 15, 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 Girrbach, G. Masserant, T. Friar and N. Masserant.

ALSO PRESENT: Laura Kreps, Carlisle/Wortman Associates, Inc., Assistant Zoning Administrator, Hillary Haywood and 30 audience member(s).

EXCUSED: NONE

APPROVAL OF AGENDA: Motion by G. Masserant, supported by N. Masserant to approve the December 15, 2025, agenda as presented.

AYES: All

NAYS: None

MOTION CARRIED

PUBLIC COMMENT:

Member N. Masserant requested to be recused from the public comment discussion.

Motion by G. Venier, supported by T. Friar to allow N. Masserant to be recused from the public comment discussion.

AYES: All

NAYS: None

MOTION CARRIED

Chairman Tallman asked if anyone in the audience had any questions, comments or concerns regarding the draft ordinance on data centers. Chairman Tallman also stated that a real estate developer has approached the township about exploring the possibility of developing a data center in the township, but there is still no application on file. Chairman Tallman stated the township board has created a 180 day moratorium regarding data centers.

Chairman Tallman expressed that the residents input is an important part of the process when creating this draft ordinance on data centers, and that the planning commission recognizes the importance of the public comments and concerns. Chairman Tallman stated they will allow three minutes per person during the public comment period.

Chairman Tallman opened the public comment period at 6:32 PM.

One resident stated there are words in the ordinance draft such as "preference" and "encourage" which they believe is unenforceable. They stated they believe there should be larger setbacks, extensive visual buffer screening, landscaping requirements around the entire site, and stricter standards to reduce both light and noise pollution. They stated other communities are requiring the backup generators to be soundproofed. They asked that the ordinance requires the data center to use their battery system at a maximum, to minimize their need to use gas or diesel backup generators. The resident asked that the planning commission creates a solid, ironclad ordinance with strict language to make sure that the residents, resources, and wildlife are protected.

One resident stated there are multiple researches being done on data centers dealing with tax abatements, pollution, and noise. They are concerned with all three of these issues.

A real estate broker stated there is in fact a tax revenue from bringing in a data center. They stated it will bring in jobs as well, and there will not be much more traffic on the road ways.

An attorney was present, and they asked that the planning commission allow data centers to be built in Mixed Use Zone, so that they will be able to build not only a data center but things like office buildings. They brought up in the zoning ordinance the requirement of decommissioning of 125%, which they said they have never seen in another community before. They also stated the zoning ordinance requiring a performance guarantee of 125%, and they said they have also never seen that required for developments.

Another resident is concerned about the exorbitant energy use and that there is a chance it will increase rates for the residents. They stated this possible development will be a nuisance to the community.

One resident stated the township should post information on pollution that comes from this kind of development on the township website and/or the social media account.

One resident brought up facts on wetland areas, and how this development could cause environmental issues. They stated these kinds of developments are energy intensive, require a lot of utility capacity, and can create noise, heat and visual impacts that affect the surrounding neighborhood.

Another resident is concerned for future generations in the community. They stated they are worried that this kind of development could cause things like cancer or poisoning the water. They stated they had been around data centers in other states and the data centers have a constant humming noise and also use up so much water that surrounding homes have low water pressures during certain times of the day.

One resident asks that we require a data center to be no closer than a half of a mile from a school, park, or residential area.

One resident asked that there be environmental impact studies completed for the surrounding watershed areas.

Chairman Tallman closed the public comment period at 7:35 PM.

APPROVAL OF MINUTES: Motion by G. Venier, supported by T. Friar to approve the minutes of the November 17, 2025, Planning Commission Meeting.

COMMUNICATIONS: Motion by G. Masserant, supported by G. Venier to receive and file communications, being the Township Board Minutes dated 11-10-25 and 11-24-25.

NEW BUSINESS: NONE

Planning Commission
Regular Meeting
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UNFINISHED BUSINESS: DISCUSSION ON DATA CENTERS

Motion by G. Masserant, supported by G. Venier to hold a special meeting in January regarding the draft ordinance on data centers.

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

PRESENTATIONS: NONE

PLANNERS DISCUSSION: NONE

COMMISSIONERS COMMENTS:

N. Masserant spoke about the new building having a plumbing issue, which was resolved.

REQUEST TO SPEAK: NONE

ADJOURNMENT: Motion by G. Venier, supported by M. Girrbach to adjourn the meeting at 7:43 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,
Members N. Masserant, M. Girrbach, T. Friar, and G. Masserant.

Excused: NONE

Stephen C. Tallman, Chairman
December 15, 2025