"One Team, One Town, One Family"
Morenci City Offices
118 Orchard Street
Morenci, MI 49256
(517) 458-6828

PLANNING COMMISSION MEETING AGENDA

REGULAR MEETING FOR THURSDAY, SEPTEMBER 24, 2026 AT THE MORENCI CITY OFFICES 6:30 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL AND RECOGNITION OF VISITORS

APPROVAL OR AMENDMENT TO AGENDA

PUBLIC COMMENT ON AGENDA ITEMS

APPROVAL OF MINUTES

1. July 23, 2026

SCHEDULED PUBLIC HEARINGS

1. None

CORRESPONDENCE RECEIVED

1. None

AGENDA ITEMS

1. Master Plan Draft – 63 Day Review Period thru October 12, 2026

2. Data Center Moratorium – City Council Resolution

3. Anything for the good of the order?

GENERAL PUBLIC COMMENT

ADJOURNMENT

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Regular Meeting of the
City of Morenci Planning Commission
JULY 23, 2026

Call to Order and Pledge of Allegiance

Chairperson Art Erbskorn opened the meeting at 6:30 P.M.

Roll Call

The following Planning Commissioners were present at roll call: Commissioners Art Erbskorn, Kathy Schiermyer, Jerome Bussell, & Tracy Schell

Absent – Chipper Connin, Sean Seger, Ron Apger

Approval of Agenda

Motion made by Commissioner Schiermyer, seconded by Commissioner Bussell, to approve the agenda as presented.

All ayes, motion carried.

Public Comment Regarding Agenda Items

No one (1) from the public commented.

Approval of Past Meeting Minutes

Motion made by Commissioner Schell, seconded by Commissioner Schiermyer, to approve the meeting minutes from the April 23rd, 2026 meeting.

All ayes, motion carried.

Motion made by Commissioner Schell, seconded by Commissioner Schiermyer, to approve the meeting minutes from the June 25, 2026 meeting.

All ayes, motion carried.

Public Hearing(s)

None

Correspondence Received

None

Agenda Items

1. Master Plan Draft Presentation – 63 Day Review Period
    a. Motion made by Commissioner Schiermyer, seconded by Commissioner Bussell, to request the Morenci City Council to approve the distribution and review the draft of the City of Morenci Master Plan pursuant to Section 41 (MCL 125.3841) of Public Act 33 of 2008: known as the Michigan Planning Enabling Act.
    b. All Ayes, motion carried.

Public Comment

No one (1) from the public commented.

Next Meeting Date

August 27th, 2026 @ 6:30 p.m.

Adjournment

Motion made by Commissioner Schiermyer, seconded by Commissioner Bussell, to adjourn the meeting at 6:50 P.M.

All ayes, motion carried.

The meeting was adjourned at 6:50 P.M.

Art Erbskorn, Chairperson

Jeff Bell, City Administrator

CITY OF MORENCI
LENAWEE COUNTY, MICHIGAN

DATA CENTER MORATORIUM

Resolution _____

At a regular meeting of the City of Morenci City Council held on _____, 2026 at the City Hall, 118 Orchard Street, Morenci, Michigan, the following resolution was offered by:

_____ and seconded by

_____

A resolution imposing a temporary moratorium for a period of twelve (12) months on the establishing, permitting, consideration, approval, location, construction, and/or installation of any data centers in the Charter City of Morenci.

WHEREAS, the City currently has yet to establish, approve, and implement additional standards specific for data centers; and

WHEREAS, it has recently come to the attention of the City Council that the City should study and review whether data centers require additional local regulation within the City, and whether absent such additional local regulation, data centers may interfere with other land uses, and may have substantial impacts on the environment, public health, safety, and welfare; and

WHEREAS, the City has a legitimate public purpose in assessing the regulation of the establishment and use of data centers within the City; and

WHEREAS, the City Council is desirous of assessing its regulations to implement an appropriate regulatory approach for addressing potential impacts of data centers while ensuring the productive and healthy development of data centers within the City, which may include designated areas where data centers may be located within the City; and

WHEREAS, the City Council wishes to consider and assess amendments to its current regulations regarding the use of data centers that are consistent with all applicable state and federal laws, including any controlling precedent from state and federal courts; and

WHEREAS, the time to consider and assess regulation of data centers will take several months; and

WHEREAS, the City is legitimately invested in ensuring that data centers do not interfere with other land uses, or have substantial negative impacts on the environment, public health, safety, and welfare; and

WHEREAS, it is a routine and an appropriate method to enact a reasonable and temporary moratorium to consider enactment of any amendment; and

WHEREAS, the City Council finds that it is necessary and reasonable to establish a temporary moratorium on the establishment and use of data centers within the City for twelve (12) months or until the City has enacted a regulatory ordinance setting forth the regulations for the establishment and use of data centers within the City, whichever occurs first.

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

Section 1: Moratorium. The City hereby temporarily enacts a blanket prohibition on the establishment and use of data centers, including without limitation, approval of such use within the City, pending further study and enactment of City regulation addressing the same.

Section 2: Term. This Moratorium shall terminate and be of no further effect twelve (12) months from the effective date of this Moratorium or until the City has enacted both a regulatory ordinance and zoning ordinance setting forth the regulations for the establishment and use of data centers within the City, whichever occurs first.

Section 3: Waiver. A waiver of the moratorium may be granted upon the request of an applicant if the City Council finds that a waiver would not impact the health, safety, and welfare of the City and is deemed reasonable by the City Council in exercising its legislative authority over land use regulation to remain consistent with the City Zoning Ordinance.

Section 4: Effective Date. This Moratorium shall take effect immediately.

YEAS: _____
NAYS: _____
ABSENT: _____

Resolution declared _____ this12th day of October, 2026.

_____
Tracy Schell
Mayor

CERTIFICATION

I hereby certify that the forgoing is a true and complete copy of a resolution adopted by the City Council of the City of Morenci, Michigan, at the regular meeting held on _____-, 2026, and that said meeting was conducted and public notices of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

_____

Jeff Bell
City Administrator/Clerk