



Charter Township of Brandon

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Jayson Rumball, Supervisor
Roselyn Blair, Clerk
Dana DePalma, Treasurer
Robert Marshall, Trustee
Steve Unruh, Trustee
Tony Candiloro, Trustee
Scott Stangeland, Trustee

RESOLUTION #424-26

RESOLUTION DECLARING TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND SITE PLAN REVIEW FOR ESTABLISHMENT OF DATA CENTERS IN BRANDON TOWNSHIP

At a regular meeting of the Township Board of the Charter Township of Brandon, County of Oakland, State of Michigan, held on May 4, 2026, at 7:00 p.m.

PRESENT: Candiloro, DePalma, Marshall, Stangeland, Unruh, Rumball
ABSENT: Blair

The following preamble and resolution were offered by Unruh and supported by Marshall.

1. **WHEREAS**, Brandon Township has adopted a zoning ordinance known as Chapter 46 of the Brandon Township Code of Ordinances, as authorized by the Michigan Zoning Enabling Act, and
2. **WHEREAS**, the Zoning Ordinance contains comprehensive regulations related to permitted and special land uses in all zoning districts, and
3. **WHEREAS**, "Data Centers" as they have evolved under advances in technology are neither defined nor regulated as permitted or special land use under the current terms of the zoning ordinance, and
4. **WHEREAS**, modern data center facilities can have a significant impact on infrastructure, including demand on electrical power, water supply, telecommunications networks, and transportation systems, as well as potential impacts on surrounding land uses, natural resources, public services, and the character of the community, and
5. **WHEREAS**, the scale, scope and environmental impact of modern data centers, particularly the so called hyper-scale data centers, necessitate further review and study by the Township, and thereafter implementation of appropriate revisions to the zoning ordinance, to ensure these uses are compatible with surrounding land uses, and do not have substantial negative impacts on the environment, public health, safety, and welfare of the citizens, and
6. **WHEREAS**, members of this board and the public have expressed concerns about quality-of-life impacts, including potential increases in utility costs, strain on local surface and ground water supplies, air quality and noise disruption near residential areas; and
7. **WHEREAS**, on April 14 2026 the Brandon Township planning commission, which has the obligation for reviewing and evaluating land uses under the standards set forth in the zoning

ordinance, unanimously agreed to recommend that the Township Board implement a one year moratorium on data center projects for the purpose of bringing the standards for modern data centers up to date; and

8. **WHEREAS**, the township has a legitimate public interest in assessing the regulation of the establishment and use of data centers and implementing amendments to the zoning ordinance to ensure a consistent, cohesive, and sensible policy with regard to modern data centers, and

9. **WHEREAS**, a temporary moratorium will allow the township and its consultants to review and update its zoning ordinance, as applicable, to address environmental impacts, including water, energy, noise and light pollution, and to create regulations for these facilities, focusing on community well-being, buffering, impact on infrastructure, and responsible planning; and

10. **WHEREAS**, The Township does not currently have any applications pending for establishment of data centers and the Board has determined it is preferential at this time to temporarily suspend acceptance and processing of applications for data center facilities while appropriate regulations, standards, and definitions can be developed through a comprehensive public process involving members of the Planning Commission and the Board; along with public input.

NOW THEREFORE,

BE IT HEREBY RESOLVED that the board of Trustees of the Charter Township of Brandon hereby declares a moratorium on the acceptance of any applications, preliminary or otherwise, for permit to construct or develop any data center at any location in the township for a period 180 days from the effective date of this Resolution, and reserves the right to extend such moratorium for an additional 180 days if this board determines that such extension is necessary to accomplish the purposes described above. During such moratorium the township planning commission, this board, and township consultants shall take such steps as necessary to determine appropriate definitions, standards and conditions that should be adopted in the township's zoning and other ordinances to properly deal with such use.

IT IS HEREBY FURTHER RESOLVED for purposes of this moratorium, the term "data center" means a building or group of buildings used for the centralized storage, management, processing and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, back-up generators, and associated support infrastructure. The term includes colocation centers and cloud computing facilities, hyper computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

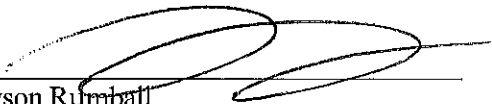
IT IS HEREBY FURTHER RESOLVED that the township planning commission shall forthwith consider an amendment to Article I of the zoning ordinance to properly define the term "Data Center" as it is to be incorporated into the zoning ordinance for future reference. In preparing its recommendation for such definition the planning commission may adopt the above definition verbatim or initiate its own definition as it determines to be appropriate.

IT IS HEREBY FURTHER ORDERED that, notwithstanding the absence of current applications for data centers, an owner of real property within the township who believes that the restrictions imposed by this Resolution are so severe as to preclude all viable economic use of such property, in likely violation of state or federal law, may request, in writing filed with the township clerk, a hearing before this Board to present evidence materially demonstrating such violation and requesting a full or partial waiver of these restrictions. A petition filed not less than 15 days prior to a regular meeting of this Board shall be heard at that meeting. The Board may render its decision at that hearing or defer such decision to the next regular meeting.

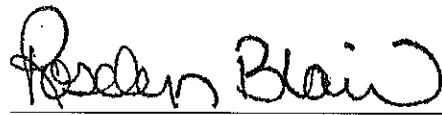
Roll Call Vote: AYES: Stangeland, Unruh, Candiloro, DePalma, Marshall, Rumball

NAYS: None

ABSENT: Blair

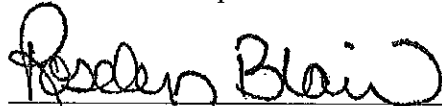


Jayson Rumball
Brandon Township Supervisor



Roselyn Blair
Brandon Township Clerk

I, Roselyn Blair, duly elected Clerk of the Charter Township of Brandon, hereby certify that the foregoing is a true and correct copy of a resolution approved by a majority of the Brandon Township Board of Trustees at a regular meeting held on May 4, 2026.



Roselyn Blair
Brandon Township Clerk