

DUNDEE TOWNSHIP RESOLUTION 2025-5
ESTABLISHING A MORATORIUM
ON DATA CENTER
APPLICATIONS AND PROJECTS
Adopted December 9, 2025

WHEREAS, owners of large acreage parcels throughout Dundee Township in Monroe County have reportedly been contacted as to the purchase of lands or sold lands for the creation of a large-scale data center project in Dundee Township and potentially in adjoining communities; and

WHEREAS, a developer of data center projects has approached Dundee Township and adjoining communities including Milan Township and the Village of Dundee to explore the possibility of developing a data center project within the Township and adjoining communities; and

WHEREAS, a developer of such data center projects has presented a pre-development agreement to Dundee Township, Milan Township and the Village of Dundee for consideration; and

WHEREAS, all of this has resulted in a great many inquiries, questions, comments and concerns being expressed to members of the Dundee Township Board and Dundee Township Planning Commission as well as the governing bodies of adjoining communities; and

WHEREAS, the Dundee Township Zoning Ordinance does not specifically provide for data centers as a use in the Township and as such does not provide or set forth any minimum standards or development standards specific to the specialized data center uses; and

WHEREAS, Dundee Township is concerned that as the current standards and requirements does not sufficiently or adequately address data center projects of the magnitude currently being presented/proposed to property owners throughout the Township and to Dundee Township generally or for at all for that matter; and

WHEREAS, in particular, the Dundee Township Board deems it necessary, appropriate and reasonable and in the best interest of the health, safety and welfare of its residents, to request that the Dundee Township Planning Commission consider and recommend proper zoning and development provisions and standards as it relates to data center uses to:

1. Consider the impact and location of data centers on the community as it relates to the Township's comprehensive master plan and land use compatibility.
2. Address where data center projects might be permitted in the Township either by right or by special approval.
3. Investigate and consider environmental and potential adverse effects and impacts of data center uses such as impervious surface expansion, groundwater impacts,

visual impacts, light, glare, noise, vibration, thermal pollution, water quality, traffic and construction management as well as impacts on utility infrastructure.

4. Develop standards to mitigate environmental impacts.
5. Develop standards to mitigate adverse and negative impacts on adjacent property owners and residents with measures such as greater setbacks, site size restrictions, natural and man-made buffers, site security, design and architectural standards for facilities, sustainability and more.
4. Develop standards to mitigate other impacts on the Township as a whole and to provide requirements for facility re-use and decommissioning.

WHEREAS, the Township Board desires that the Planning Commission review and recommend to the Township Board certain revisions and amendments to the Township Zoning Ordinance which it feels are necessary in order to best protect the health, safety, and general welfare of the residents and property owners of the Township and as such believes that a moratorium should be enacted by the Board to allow them to do so; and

WHEREAS, the Township Board hereby finds and determines as follows:

1. A pressing situation exists such that a temporary emergency moratorium is deemed necessary in order to protect the public health, safety, and general welfare of the property owners and residents of the Township.
2. Such moratorium advances a legitimate public interest, that being the protection of adjacent uses and the Township as a whole, protection and sanctity of the Master Land Use Plan and the Dundee Township Zoning Ordinance as the current regulations do not afford the protection needed to ensure that the residents and property owners of Dundee Township are not adversely affected.
3. The moratorium is being entered into in good faith, with an expectation of diligence and swift action to address the need.
4. The moratorium will not deprive any property owner of the reasonable use of their property for an unreasonable time.
5. The moratorium is being established for the protection of the Township and its residents and property owners only until such time as a draft Zoning Ordinance Amendment can be prepared and completed, a public hearing can be conducted and a recommendation made to the Board and an Ordinance Amendment adopted.

WHEREAS, the Dundee Township Board deems it necessary to establish a moratorium on the development of data center projects for a period of 180 days from the effective date of this Resolution, in order to permit the planning process to take place and to allow the Township Planning Commission and the Township Board, sufficient time to develop, consider and make necessary changes and modifications to the existing Township Zoning Ordinance regarding data center projects; and

NOW, THEREFORE, the Dundee Township Board hereby adopts the following Moratorium as to data center projects:

Section 1. Temporary Restrictions on data center projects. For a period of 180 days from the effective date of this Resolution, or until such earlier time as the Dundee Township Board determines by resolution that the reasons for the Moratorium no longer exist, no new or pending applications for zoning, rezoning or site plans or land use permits for data center projects shall be accepted, processed, considered or approved by the Township.

Section 2. Definitions and Application. The term “data center project” shall include all proposed developments for buildings and facilities that house computer systems, servers, storage devices, network equipment and associated components such as telecommunications and storage systems along with the infrastructure necessary to operate them. Their primary purpose is to manage, process and store large amounts of digital data.

Section 3. Enforcement. Dundee Township may enforce any provision of this Resolution by any and all means authorized by Dundee Township Ordinances and State Statutes.

Section 4. Effective Date. This Moratorium shall take effect immediately and shall be in effect for a period of 180 days from the date thereof, unless earlier terminated by the Dundee Township Board.

Section 5. Severability. Every section, provision, or part of this Resolution is declared severable from every other section, provision, or part thereof to the extent that if any section, provision, or part of this Resolution shall be held invalid by a court of competent jurisdiction, it shall not invalidate any other section, provision, or part thereof.

The foregoing resolution offered by Board Member: Treasurer Ost

Second offered by Board Member: Trustee Horkey

Upon roll call vote the following voted “aye”: Trustees Lazette, Horkey, Jaworski, Miles, Treasurer Ost and Clerk Ziesmer

“nay”: _____

Absent/Excused: Supervisor Lewis

The Supervisor declared the resolution adopted.

Karla Ziesmer, Clerk
Dundee Township

CERTIFICATE

The undersigned Clerk of Dundee Township hereby certifies that the foregoing constitutes a true and complete copy of an excerpt of the minutes of a regular meeting of the Township Board held on December 9, 2025 at which meeting the above Resolution Establishing a Moratorium on Data Center Applications and Projects was adopted; all members of the Township Board present voted as indicated in said minutes; and that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

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Karla Ziesmer, Clerk