

Au Train Township, Planning Commission
Regular Meeting
Thursday, September 10, 2026 – 6:00pm
Au Train Township Hall - N7569 Spruce St – Au Train, MI 49806
MINUTES

- **CALL TO ORDER** – The meeting was called to order by Chair LaCombe at 6:00pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Chair Scott LaCombe, Vice Chair Jesse Cadwell, Secretary Alexandra Kirk, Member Wyatt Seaberg, Member John Carr. Others present: Zoning Administrator Donna Shields, Tyler Penrod, Kathy Curtis, Suzanne Nance, Paul Benko
- **APPROVAL OF AGENDA** – Motion by Carr, second by Seaberg to approve agenda as presented. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Seaberg, second by Kirk to approve minutes of the August 13, 2026 Planning Commission Meeting as presented. Motion Carried
- **ZONING ADMINISTRATOR UPDATES** – ZA Shields gave a brief update on recent activity but stated the monthly ZA report will be complete and presented at Township Board meeting next week, and will be available on the Township website.
- **PUBLIC COMMENT** – Public comments were heard from Tyler Penrod and Suzanne Nance. Also noted were three emails sent by Duane Newton for public comment. The emails were forwarded to the Planning Commission for review prior to the meeting.
- **BOARD COMMENTS** – None
- **PUBLIC HEARINGS** -- None
- **OLD BUSINESS** –
 - a Continuation of Review of Zoning Ordinance Edits –

Ryan Carrig of CUPPAD had provided the Commission with a draft of a new Article XIV Planned Unit Developments (PUDs) which also included a new definition for such to add to Section II. Also provided by Carrig was a complete draft of the Zoning Ordinance with proposed edits for articles I through XIII.

The Commission reviewed the draft PUD article. The article draft was accepted as presented with the exception that all were in agreement that a PUD be considered a Special Land Use in all districts and sited on 8 or more acres in size.

The Commission decided to table the review of the zoning ordinance draft of Articles I – XIII until the next meeting so that each had enough time to review the 79 page document. A meeting

date was set for September 29, 2026 at 6:00pm to continue the review.

- **NEW BUSINESS –**

- a Data Centers – Upon recommendation of CUPPAD for the Planning Commission to adopt a resolution defining data centers, a draft resolution for “Data Centers, Cryptocurrency and Bitcoin Mining Operations” was presented. The draft was read aloud by Secretary Kirk, followed by discussion by the commission. Cadwell expressed concerns about the term “large-scale” data centers. The discussion then centered around the fact that there were no definitions of what constitutes large, medium, or small-scale centers. It was eventually determined that since this is only a resolution to define them and their use, and that regulations would be forthcoming and could vary based on relative size of the operation, the wording “large-scale” would be removed from the resolution.

Motion by Carr, second by LaCombe to adopt the Data Center, Cryptocurrency and Bitcoin Mining Operations Resolution 2026-001 as amended. (Attachment A)

Roll Call Vote: Carr: Yes, LaCombe: Yes, Cadwell: Yes, Seaberg: Yes, Kirk: Yes
Motion carried 5-0

- **CORRESPONDENCE/ANNOUNCEMENTS – None**
- **PUBLIC COMMENT –** Comments were heard from Tyler Penrod, and Suzanne Nance.
- **ZONING ADMINISTRATOR COMMENT – None**
- **BOARD COMMENT – None**
- **NEXT MEETING –** September 29, 2026 at 6:00 pm
- **ADJOURN –** Motion by Carr, second by Seaberg to adjourn at 7:32pm. Motion Carried

Minutes submitted by: Donna Shields, Recording Secretary, to the Au Train Township Planning Commission

Approved: September 29, 2026

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Alexandra Free - Secretary

Au Train Township Planning Commission

Data Center, Cryptocurrency and Bitcoin Mining Operations

Resolution No. 2026 - 001

WHEREAS, the Au Train Township Planning Commission, pursuant to the Michigan Planning Enabling Act (MCL 125.3801 et seq.) and the Michigan Zoning Enabling Act (MCL 125.3101 et seq.), is responsible for reviewing land-use trends, evaluating potential impacts on public health, safety, and welfare, and recommending zoning amendments to the Au Train Township Board; and

WHEREAS, Au Train Township's existing zoning ordinance does not contain definition of nor comprehensive standards regulating **data centers, cryptocurrency or bitcoin mining operations**, whose impacts may include but are not limited to issues of electrical demand, noise, heat generation, water use, land consumption, and impacts on surrounding environment, residential, agricultural, and forested areas; and

WHEREAS, Au Train Township's electrical infrastructure—served primarily by regional utilities—faces capacity and distribution constraints that may be significantly affected by high-intensity energy users such as data centers and cryptocurrency mining facilities; and

WHEREAS, the Township's rural character, natural resources, and the quality of life of residents could be adversely affected by unregulated development of such facilities, particularly in areas lacking adequate buffering, emergency-service capacity, or environmental safeguards; and

WHEREAS, the Au Train Township Planning Commission has defined a data center, cryptocurrency, and bitcoin mining operation as: *A facility or operation consisting of computer systems and associated equipment designed, constructed, and operated for the primary purpose of intake, processing, storage, and/or distribution of computer data and electronic information. Associated equipment shall include all buildings, structures, and components used in the operation of the Data Center, including but not limited to servers, routers, switches, storage devices, cooling systems, backup power systems, electrical distribution systems, and telecommunications equipment*; and

WHEREAS, the Au Train Township Planning commission has identified data centers, cryptocurrency and bitcoin mining operations as industrial uses and shall only be allowed as a special land use within an Industrial Zoning District; and

NOW, THEREFORE, BE IT RESOLVED, that the Au Train Township Planning Commission hereby **recommends** that the Au Train Township Board adopt this resolution as the intent of land use in regards to data center, cryptocurrency and bitcoin developments, and any proposals for the following:

- Applications for new data centers or expansions of existing data centers;
- Applications for cryptocurrency mining facilities or expansions of existing cryptocurrency mining operations;
- Any rezoning, special land-use request, site plan submission, building permit approval, or other development approval associated with such uses.

BE IT FURTHER RESOLVED, that the purpose of this resolution is to express the intent and current procedure in place while the Au Train Township Planning Commission and Township staff continue to:

- Research and evaluate the land-use, environmental, infrastructure, and economic impacts of data centers and cryptocurrency mining operations within the context of Au Train Township's rural communities and utility capacity;
- Draft and hold public hearings on proposed zoning ordinance amendments establishing definitions, siting standards, performance requirements, and review procedures for such uses;
- Coordinate with regional utility providers, emergency services, township officials, and neighboring jurisdictions to assess capacity, cumulative impacts, and long-term planning needs;
- Engage the public, local businesses, and affected stakeholders in the development of appropriate regulations.

BE IT FINALLY RESOLVED, that this recommendation is made in the interest of ensuring orderly development, protecting Au Train Township's natural resources and rural character, and establishing clear and enforceable standards for emerging high-intensity technological land uses.

The foregoing Resolution offered by Board Member: Carr

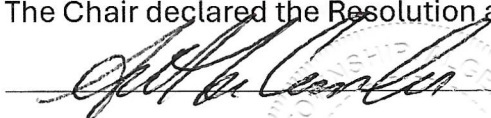
Second offered by Board Member: LaCombe

Upon roll call vote the following voted:

"Aye" Carr, LaCombe, Cadwell, Seaberg, Kirk

"Nay" -None

The Chair declared the Resolution adopted

 Scott La Combe

Planning Commission Secretary

 Alexandra Kirk

Dated: September 10, 2026