



AGENDA REPORT

New Haven, Michigan

Meeting Type

MEETING DATE: 13 January 2026

DEPARTMENT: Village President

DATE SUBMITTED: 6 January 2026

PREPARED BY: Brian Meissen

ITEM TITLE: Data Center Moratorium

EXECUTIVE SUMMARY:

Data center development is rapidly expanding around us, but many of the stories coming out about data center developments in other states are troubling at best. Unfortunately, federal executive orders have encouraged data center development, and the State of Michigan has enacted tax exemptions for data center development and equipment, further encouraging our state to be a target for development of these hyper scale data centers.

While I am thankful we don't have hundreds of acres of land available for such a development, I think it's still prudent for us to ensure that we put a moratorium on such developments until we can further understand what health and safety risks these data centers bring to the public. Notably, the drone from electrical equipment and utility resource strains are major concerns for our community.

RECOMMENDED ACTION: Adopt Resolution 2026-001 a resolution imposing a temporary 12 month moratorium on the establishing, permitting, consideration, approval, location, construction, and/or installation of any data centers in the Village of New Haven

VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN
DATA CENTER MORATORIUM

Resolution No. 2026-001

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 Village of New Haven.

WHEREAS, the Village currently has office buildings for data processing listed as a use permitted by right in Article XIII, Industrial Office (IO) District of its Zoning Ordinance, but has yet to establish, approve, and implement additional standards specific for data centers; and

WHEREAS, it has recently come to the attention of the Village Council that the Village should study and review whether data centers require additional local regulation within the Village of New Haven, 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 Village of New Haven has a legitimate public purpose in assessing the regulation of the establishment and use of data centers within the Village; and

WHEREAS, the Village 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 Village, which may include designated areas where data centers may be located within the Village; and

WHEREAS, the Village 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 the United States Supreme Court; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Village 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 Village, pending further study and enactment of Village regulation addressing the same.

Section 2: Term; Renewal. This Moratorium shall terminate and be of no further effect twelve (12) months from the effective date of this Moratorium unless the Village Council adopts a resolution extending the moratorium or terminating the moratorium.

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

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

YEAS: _____

NAYS: _____

ABSENT: _____

The foregoing resolution was adopted at a regular meeting of the Board of Trustees of the Village of New Haven held on this 13th day of January 2026.

CERTIFICATION

Rachel Whitsett, Village Clerk