

RESOLUTION TO APPROVE MORATORIUM ON THE ISSUANCE OF APPROVALS OR PERMITS FOR DATA PROCESSING CENTERS

Resolution No. 26-004

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan held on _____, 2026 in the Township Annex, located at 7527 Highland Road, White Lake Township, Michigan at 6:30 p.m.

PRESENT: _____

ABSENT: _____

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, pursuant to the authority conferred by the Michigan Zoning Enabling Act, the Township has adopted a Zoning Ordinance for the Township of White Lake; and

WHEREAS, the Zoning Ordinance contains regulations related to permitted and special land uses in all zoning districts within the Township and data processing centers are not explicitly permitted by right or by special land use in any zoning district and, as such, no regulations for such use are contained in the Zoning Ordinance; and

WHEREAS, the unique scale, scope and environmental impacts of data processing centers, including so-called hyper-scale data processing centers, necessitate further review and study by the Township, and revision to the Zoning Ordinance following the review, to ensure these uses, if permitted, are compatible with other land uses, and do not have substantial impacts on the environment, public health, safety, and welfare; and

WHEREAS, residents have expressed concerns about quality-of-life impacts, including potential increases in electricity costs, strain on local water supplies, and noise disruption from generators and cooling systems near residential areas; and

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

WHEREAS, a temporary moratorium will halt new applications for data processing centers to 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, of modern data processing centers, and to create regulations for these facilities, focusing on community well-being, buffering, impact on utilities and other infrastructure, and responsible planning; and

WHEREAS the Township Board will conduct a comprehensive review of zoning, planning, and environmental regulations to ensure data processing center development aligns with community values and long-term sustainability goals.

NOW, THEREFORE, BE RESOLVED BY THE Township Board as follows:

Section 1: Moratorium. The Township hereby imposes a temporary moratorium on the acceptance of new applications, issuance of new permits, and approval of construction for any new or expanded data processing center facilities for a period of 180 days, effective February 18, 2026 at 12:01 a.m.

Section 2: Review and Study. The Township Community Development Director and other consultants and Township staff as necessary will conduct a comprehensive review of current ordinance regulations that may be applicable to data processing centers, including but not limited to:

- Adequate zoning classifications and setbacks from residential zones.
- Impacts on local energy grids, water supplies and other utilities.
- Noise and light mitigation standards.
- Requirements for stormwater management and water discharge.
- Economic benefits versus community costs, including permanent jobs created.

Section 3: Report and Recommendations. The Community Development Director will provide reports with recommendations for ordinance amendments to the Planning Commission by May 1, 2026.

Section 4: Extension. An extension of an additional 180 days may occur in the event the Township Board is informed by the Community Development Director that the work required for the study and recommendation on amendments to either the Township Code of Ordinances or the Zoning Ordinance, or all hearings required by the Michigan Zoning Enabling Act for such amendment(s) have not yet occurred.

Section 5: Effective Date. This Moratorium shall take effect immediately upon its passage, to commence on February 18, 2026, at 12:01 a.m., and to continue through August 17, 2026.

BE IT FURTHER RESOLVED that an aggrieved property owner or petitioner may request and be entitled to a hearing before the Township Board for the purpose of attempting to demonstrate that the moratorium will preclude all viable economic use of their property or otherwise violate applicable provisions of state or federal law. Said petitioner shall, in writing directed to the Township Clerk, request a hearing that describes the grounds for the request. The hearing shall be held at a Township Board meeting within thirty (30) days of receipt of the request, or at a later date as agreed to between the Township and petitioner. Upon concluding the hearing, the Township Board will determine whether the petitioner has made the required demonstration and if so, will grant relief from the moratorium.

BE IT FURTHER RESOLVED that notice of the Resolution shall be posted at the Township Hall throughout the 180-day period, or any extension granted herein.

A vote on the foregoing resolution was taken and was as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Township Clerk of the Charter Township of White Lake, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the Township Board at a regular meeting held on the 17th day of February 2026.

Anthony L. Noble, Township Clerk
Charter Township of White Lake