



**Agenda**  
**Planning Commission Meeting**  
**Wednesday, March 18<sup>th</sup>, 2026, 6:00 pm**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions to Agenda
5. Approval of Agenda
6. Approval of the December Meeting Minutes
7. Public Comment – Limit to 3 minutes
8. Township Board Representative Report
9. Zoning Administrator Report
10. Zoning Board of Appeal Report
11. Committee Report
12. Unfinished Business
13. New Business
  - a. Draft Zoning Text Amendment – Moratorium by Resolutions
  - b. Public Hearing: Zoning Text Amendment – Moratorium by Resolution
  - c. Discuss on Data Centers
14. Public Comment – Limit to 3 minutes
15. Commissioner Comments
16. Adjournment

# **NORVELL TOWNSHIP**

## **Public Comment Policy**

### PUBLIC COMMENT

As required by PA 276 of 1976, The Open Meetings Act, there shall be a minimum of one (1) Public Comment period at any Open Meeting of Norvell Township government. Any member of the public wishing to address the public body will limit their comments to one (1) three (3) minute period during each period of Public Comment so that all members of the public wishing to address that body may have an opportunity to be heard. In cases where more than 30 members of the public are present at a meeting and wish to provide public comment, the Township Board limits the length of public comment made by an individual to two (2) minutes in duration during each period of Public Comment. The Chair, at their discretion, may extend that period. A member of the public not using the full three (3) minutes allotted, may not cede any unused time to another speaker. In the event that a group of more than three (3) persons supporting or opposing the same position desires to be heard, in the interest of time, a spokesperson may be designated to express the group's concern, and the spokesperson may be allotted up to ten (10) minutes to speak.

### MANNER OF ADDRESSING THE BOARD/COMMISSION

Upon recognition by the meeting Chair, each person addressing the Board/Commission is asked (but not required) to stand and give his/her name and address in an audible tone of voice for the record. All comments are to be addressed to the meeting Chair. No person other than members of the Board/Commission and the person recognized shall be permitted to enter into any discussion, either directly or through the members of the Board/Commission. No question shall be asked of the Board/Commission members except through the meeting Chair.

### BREACHING THE PEACE

Any person who breaches the peace may be requested to leave. Breaching the peace includes repeatedly speaking without being recognized, threatening harm to any person or property, or otherwise disrupting the orderly proceeding of the meeting. If an individual who is breaching the peace refuses to leave, law enforcement will be called to remove the subject.

### RECORDING OF TOWNSHIP MEETINGS

Any person shall have the right to record (either audio or video), broadcast or take pictures of the proceedings of an Open Meeting but shall not utilize the electric outlets of the Township without prior permission of the Township Clerk. Any recording device and picture taking device shall be kept a minimum of ten (10) feet from any Board member and may not be placed behind them. Said devices shall not be placed so as to impede the vision of other members of the public. All cords related to those activities are to be kept in a secure manner so as not to cause a trip/fall hazard.

Adopted 11/15/2023

**NORVELL TOWNSHIP**

**ORDINANCE NO. 26-001**

**AN ORDINANCE TO AMEND THE NORVELL TOWNSHIP ZONING ORDINANCE  
REGARDING MORATORIA**

The Township of Norvell ordains:

**Section 1. Addition of New Section 16.11 Moratoriums to Article 16 General Administration and Enforcement of the Norvell Township Zoning Ordinance.**

A new Section 16.11 Temporary Moratoriums is added to the Norvell Township Zoning Ordinance and reads in its entirety as follows:

**Section 16.11 Temporary Moratoriums**

- A. Township Board. The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property.
- B. Planning Commission. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property.
- C. Resolution. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare.
- D. Length of Time. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months.
- E. Required Notice. Notice of the resolution must be published within fifteen (15) days of its adoption. The notice must include the following:
  1. A summary of the resolution's effect.
  2. The length of the moratorium and whether an extension is possible.
  3. Where the public may inspect the resolution enacting the moratorium.

**Section 2. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 3. Repealer.**

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Effective Date.**

This Ordinance takes effect 7 days from the date of publication of notice of adoption as provided by law.



Phone: (517) 536-4370

106 E. Commercial Drive  
Norvell, MI 49263

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**To:** Planning Commission  
**From:** Scott Pacheco, AICP: SP Urban Planning Services  
**Date:** March 18, 2026  
**Agenda Item:** Draft Zoning Text Amendment 26-001  
**Subject:** Temporary Moratorium

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**PROJECT HISTORY:**

At the February 17, 2026 Township Board meeting the Township Board initiated the Zoning Text Amendt to add an administrative process to the Township's Zoning Ordinance that allows the Township Board to approve a temporary moratorium by resolution to the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses.

According to the Township Attorney this administrative process is suggested for future moratorium to regulations, such as land uses, in the Zoning Ordinance to be more legally defensible if challenged in a court of law.

This amendment is suggested to allow the Township Board to approve a Temporary Moratorium for the consideration of Data Center applications while the Township Considered regulations regarding these uses.

**PROJECT ANALYSIS:**

The proposed zoning text amendment will add the following section to Article 1 Administration and Enforcement Section 16.11 Temporary Moratoriums:

**Section 16.11 Temporary Moratoriums**

- A. Township Board. The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property.
- B. Planning Commission. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review

and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property.

- C. Resolution. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare.
- D. Length of Time. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months.
- E. Required Notice. Notice of the resolution must be published within fifteen (15) days of its adoption. The notice must include the following:
  - 1. A summary of the resolution's effect.
  - 2. The length of the moratorium and whether an extension is possible.
  - 3. Where the public may inspect the resolution enacting the moratorium.

**PROCESS:**

To process a Zoning Text Amendment (ZTA) the township shall follow the regulations under section 3.3 Zoning Text and Map Amendments of the Norvell Township Zoning Ordinance.

This section allows ZTA to be initiated by the Township Board. The proposed Zoning Text Amendment 26-001 was initiated by the Township Board at the February 17, 2026 Township Board meeting.

Once a ZTA is initiated is shall be referred to the Planning Commission for review and a recommendation. The Planning Commission shall consider each proposal for amendment in terms of its own judgment on factors related to the individual proposal, the most likely effect on the community's physical development, and conformance with the Township Master Plan.

In addition to considering if the amendment is in conformance with the Master Plan, protects the health safety and welfare of the community and how the amendment will affect the physical development of the community, the Planning Commission shall also consider, the following:

- 1. **Is the amendment petition supported by documentation, such as from the Zoning Board of Appeals, that the proposed amendment would minimize problems or conflicts with specific sections of the Ordinance?**

- 2. Is the amendment petition supported by reference materials, planning and zoning publications, information gained at seminars or experiences of other communities to more effectively address certain zoning issues?**
- 3. Is the amendment petition consistent with Michigan law?**

**Staff Analysis:**

The primary purpose of the proposed amendment to the Norvell Township Zoning Ordinance is to establish a clear process authorizing Township Board approval of a Temporary Moratorium on a regulation or use otherwise permitted by the Zoning Ordinance. This amendment is intended to ensure that any future Temporary Moratorium enacted by the Township is legally defensible and that the Zoning Ordinance remains consistent with Michigan law.

Temporary Moratoriums are recognized planning tools used to protect the public health, safety, and welfare by allowing municipalities sufficient time to study, develop, and adopt new regulations or amendments to existing regulations when necessary. They are commonly utilized when a new or emerging land use is anticipated and the municipality lacks adequate regulatory standards to properly evaluate and address such use.

The proposed zoning text amendment establishes a formal process for the review and approval of Temporary Moratoriums. This process is designed to comply with applicable Michigan law and to remain consistent with the Norvell Township Master Plan by ensuring that land use decisions are made in a deliberate, transparent, and legally sound manner.

Example Recommendation to Approve:

The Planning Commission recommends that the Township Board approve the proposed Zoning Text Amendment 26-001 because it will meet the required standards for zoning text amendment under section 3.3 Zoning Text and Map Amendment of the Norvell Township Zoning Ordinance as discussed at tonight's planning commission meeting, in the planning commission staff report and because the proposed amendment is compatible with the Township Master Plan, will protect the health, safety and welfare of the citizens of the Township, and is consistent with Michigan law.

**EXHIBITS**

**Exhibit A:** Zoning Text Amendment 26-001