

**Palmyra Township
Planning Commission Meeting Minutes
May 5, 2026**

Meeting called to order at 7:00 p.m. by Chairman John Turpening at the Palmyra Township Hall, 6490 Palmyra Rd.

John Turpening opened the meeting with the Pledge of Allegiance

Members present: John Turpening, Mark Crane, Dean Schnieder, Vivian Pell, Ryan LaRose, Rich Beaulaux, Dan Dougherty

Members absent: None

Audience Attendance: 6 (Includes Officer Drew Dryska and Attorney Dave LaCasse)

Agenda: Motion made by Schnieder and supported by Crane to approve the agenda as presented.

Motion Carried

Minutes: Motion made by Schnieder and supported by Beaulaux to approve the April 7, 2026 Meeting Minutes as written. **Motion Carried**

Written Comments: None

Public Comment: None

Communications

Attorney Dave LaCasse stated that he drafted a memo regarding the Special Land Use Permit Application for 3822 Sharp Road (PA0-119-4890-00). The memo states that the parcel is located in the Ag Residential District, which, pursuant to Article IV, Section 4.2, paragraph 4.2.3.H, hospitals, sanitariums, and institutions of human care are listed as Special Approved Uses. The proposed use of 3822 Sharp Road falls under "institutions of human care" for purposes of special uses for this zoning district. Therefore, this use cannot be excluded if their Special Use Application is complete. It must be approved or approved with conditions. If there are conditions, they must be reasonable so as to not constructively exclude the use. (See Attached Memo)

Unfinished Business

Special Land Use Permit, PA0-119-4890-00, 3822 Sharp Road: Motion made by LaRose and supported by Schnieder to issue the Special Land Use Permit requested by MVA Behavioral Health Services for property located at 3822 Sharp Road, PA0-119-4890-00, with the following conditions:

1. Applicant shall construct a solid construction privacy fence on the East, North and West sides of the property. The fence on the West side of the property shall be constructed on the easternmost boundary of the driveway easement serving the property commonly known as 3832 Sharp Road, Adrian, Michigan, Parcel ID PA0-119-4880-00, so as not to interfere with the use of the

driveway easement. The fence shall comply with all Township, County, and State rules, ordinances, and statutes.

2. Applicant shall install outdoor video surveillance, which shall operate 24 hours per day/365 days per year. Applicant shall permit Township personnel, with reasonable notice to Applicant, to inspect and review that the security system is operational.

Roll call vote: Crane – yes; Schnieder – yes; Dougherty – yes; Pell – yes; Turpening – yes; LaRose – yes; Beaulaux – yes **Motion Carried**

Data Center Ordinance: There was discussion about the directional draft of a Data Center Ordinance. This draft would provide direction for attorney Dave LaCasse to draft a Data Center Ordinance. The topic of implementing a moratorium on data centers was also discussed. Dave Lacasse recommends the drafting of a moratorium ordinance which would be an amendment to the Zoning Ordinance, allowing the Board members to implement moratoriums.

Motion made by Crane and supported by Schnieder to recommend that the Board review the Directional Data Center Draft and consider sending it to attorney Dave LaCasse to draft a Data Center Ordinance.

Motion Carried

Moratorium Amendment to the Zoning Ordinance: Motion made by Crane and supported by LaRose to recommend that the Board consider having attorney Dave LaCasse draft a moratorium ordinance, which would be an amendment to the Zoning Ordinance permitting the Township to pass moratoriums.

Motion Carried

Motion made by Schnieder and supported by LaRose to recommend that the Board consider a moratorium, both a general law and a Zoning Ordinance Moratorium, upon the effective date of the Zoning Ordinance amendment permitting the Township Board to pass moratoriums. **Motion Carried**

New Business: None

Adjournment

Motion made by Schnieder and supported by Dougherty to adjourn at 8:27 p.m. **Motion carried**

Next Regular Meeting: June 2, 2026

The minutes were prepared by the Palmyra Township Clerk Christine Whited.

