

**Palmyra Township
Planning Commission Regular Meeting
& Public Hearing
January 6, 2026**

The meeting was called to order at 7 pm and the Pledge of Allegiance was led by Chairperson, John Turpening.

Present: John Turpening, Vivian Pell, Rich Beauleaux, Dean Schnieder, Mark Crane

Absent: Ryan LaRose

Audience in attendance: 0

Election of PC Chair & Secretary: John explained to the Planning Commission members that Carmen resigned from the PC. John asked Dean if he was interested in the secretary position. Dean expressed that his concern is having the additional time due to a busy family life. John stated that he discussed with Supervisor Dave Pixley the option of John's wife taking the minutes, who has agreed to take the minutes, and Dave stated that would be fine for the interim. John would have to sign the minutes and the other PC members would have to review the minutes during the following meeting. All the PC members agreed to allow John's wife to take the minutes.

Motion by Beauleaux to nominate John Turpening as the PC Chair, and supported by Crane. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried**

Motion by Schnieder to amend the agenda by placing the Public Hearing between Public Comment and Old Business, and supported by Crane. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried.**

Motion by Crane to approve the December 2, 2025 PC Regular Meeting minutes as written, and supported by Dean. **Roll call vote:** Crane – yes; Turpening - yes; Schnieder – yes; Pell – yes; Beauleaux – yes **Motion carried.**

Written Comments: None

Public Comments: None

Public Hearing: Motion made by Schnieder to open the Public Hearing at 7:13 pm and supported by Crane. **Roll call vote:** Beauleaux – yes; Pell – yes; Schnieder – yes; Turpening – yes; Crane – yes **Motion carried**

The following amendments to the Zoning Ordinance were discussed:

Amendment to Subparagraph 8.13(C)(22)

A. Section 8.13(C)(22)(j) is amended to read in its entirety as follows:

j. The decommissioning plan shall be written to provide security to the Township for 125% of the cost to remove and dispose of all panels, removal of all wiring, footings, and pilings, (regardless of depth), and restoration of the land to its original condition. The value of decommissioning shall be determined by a third-party financial consultant or engineer selected by the Township and paid for by the developer. The decommissioning security shall be paid in cash to the Township. Once the value of decommissioning is determined, it shall be updated on a periodic basis of not less than every 2 years and additional security shall be required based on the average inflation rate of the preceding 2 years.

B. Section 8.13(C)(22)(k) is deleted.

C. The remainder of Section 8.13(C) is renumbered consistent with the existing numbering structure.

Addition of New Subparagraph 8.13(C)(23)

A new subparagraph 8.13(C)(23) is added and reads in its entirety as follows:

23. A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Township Board. The escrow account is used to cover all costs and expenses associated with the special land use review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, Township Engineer, and other Township qualified professional consultants in the areas of electrical, acoustics, environmental, and health and safety, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the sole determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts more than actual cost will be returned to the applicant. An

itemized billing of all expenses will be provided to the applicant upon request.

Public Comment: None

Crane asked if the amendments were written by Attorney Mike Homier. Turpening stated that the amendments were drafted by another associate of the Foster & Swift Law firm.

Motion made by Crane to close the Public Hearing at 7:16 pm and supported by Pell. **Roll call vote:** Turpening – yes; Schnieder – yes; Pell – yes; Beaulaux – yes; Crane – yes **Motion carried**

Unfinished Business

Data Centers: Chairman Turpening presented to the PC members a data center ordinance that was prepared by Foster & Swift for Ogden Township. Turpening asked the PC members to review the data center ordinance and to bring any questions, information, and concerns to the February PC meeting. The data center ordinance discussion is postponed until the February 3, 2026 PC regular meeting.

New Business

Recommendation to Send the Zoning Ordinance Article VIII SES Amendments to the Lenawee County Planning Commission:

Motion made by Schnieder to send to the Lenawee County Planning Commission the Zoning Ordinance Article VIII SES Amendments of Decommissioning and Escrow, and supported by Pell. **Roll call vote:** Turpening – yes; Pell – yes; Beaulaux – yes; Crane – yes; Schnieder – yes **Motion carried**

Next meeting: February 3, 2026

Motion by Dean to adjourn meeting at 7:32 pm and supported by Pell. **Roll call vote:** Schnieder – yes; Crane – yes; Beaulaux – yes; Pell – yes; Schnieder – yes **Motion carried**

Motion carried.

Next meeting: February 3, 2026

These minutes were prepared by Clerk Christine Whited.