

SPRINGFIELD CHARTER TOWNSHIP



RESOLUTION

2025-11

RESOLUTION INSTITUING A TEMPORARY MORATORIUM ON APPROVAL OF DATA CENTERS

At the regular meeting of the Township Board of the Charter Township of Springfield, Oakland County, Michigan (the "Township"), held in the Township Hall on the 11th day of December, 2025, at 7:00 p.m.

PRESENT: BEATTY, DAVIS, DUBRE, MILLER, MOORE, SCLESKY, WHITLEY

ABSENT: NONE

The following preamble and resolution were offered by MILLER and supported by WHITLEY.

WHEREAS, the Springfield Township Zoning Ordinance has limited provisions dealing with data centers and lacks specific standards regarding that use; and

WHEREAS, Data centers currently operating in Michigan are of a significantly higher intensity than the data centers in place when the current Zoning Ordinance provisions were adopted; and

WHEREAS, Data centers are being proposed in neighboring communities, and interest has been expressed to possibly locate one in the Township; and

WHEREAS, For the health, safety, and welfare of the residents of the Township, and for the protection of its natural resources, it is necessary that portions of the Zoning Ordinance be revised and rewritten to regulate data centers and clearly define the parameters for their operation; and

WHEREAS, The Township Board has concluded that it is necessary to study the issues involving data centers and consider proposed amendments to the Zoning Ordinance to ensure a consistent, cohesive, and sensible policy which conforms to the most recent jurisprudence is developed and maintained with regard to data centers and regulation of data centers; and

WHEREAS, The Township Board has concluded that during the pendency of such consideration, it would be counter-productive for applications relating to data centers to move forward; and

WHEREAS, The Township Board has concluded that, during the course of deliberations on the anticipated revisions, there should be a deferral of review of data center applications; and

WHEREAS, The Township Board also recognizes that a delay in the establishment of new development or the expansion of existing development, or the rezoning of property, or the granting of applications or approvals, could result in economic hardship for some property owners; and

WHEREAS, The Township Board has received information from the Township Planners regarding zoning for data centers.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. For a period commencing on the date of this Resolution and terminating 180 days from the date of this Resolution, and except as otherwise provided herein, and unless terminated earlier by subsequent ordinance or resolution, there shall be no consideration or action taken by the Township Board, Planning Commission, or other Township entity, official, or agent, on applications for data centers under the Zoning Ordinance or any other applicable section of the Springfield Township Code of Ordinances.
2. No new data centers shall be accepted for review, considered, approved, or otherwise allowed during the moratorium period.
3. The Township Planning Commission, along with the Township Planners, the Township Engineers, Township Officials, and Township Attorney, shall proceed with efforts to study the relevant state of the law, and shall present to the Township Board and Planning Commission a proposed plan for amending the Zoning Ordinance, or the Code of Ordinances, or any combination thereof, with respect to applicants for data centers, as deemed appropriate.
4. During the effective period of the deferral, any aggrieved property owner or business shall be entitled to a hearing for the purpose of attempting to demonstrate to the Township Board that the temporary deferral established by this Resolution will result in the preclusion of any viable economic use of their property or otherwise violates applicable provisions of state or federal law. Such hearings shall be conducted on an expedited basis before the Township Board. At the conclusion of the hearing, the Township Board shall make findings and conclusions with respect to whether the Petitioner has demonstrated that all viable economic use of the property has been precluded by the temporary deferral adopted in this Resolution, and whether this Resolution is unconstitutional on its face or as applied to the Petitioner's case. If it is found and demonstrated that the deferral has the effect of precluding all viable use of the property, or that it violates state or federal law, the Township Board shall grant relief from the deferral to the degree necessary to cure the contravention; and
5. The Township Board may extend the term of this Moratorium Resolution prior to expiration of its then-current term, if the Township Board determines additional time is necessary to consider and possibly adopt the ordinance amendments as described herein. Such extensions shall be for thirty (30) days, and multiple extensions are allowed. All other provisions of this Resolution shall remain in full force and effect during any such extension period.

Upon a call of the roll, the vote:

Yes: BEATTY, DAVIS, DUBRE, MILLER, MOORE, SCLESKY, WHITLEY

No: NONE

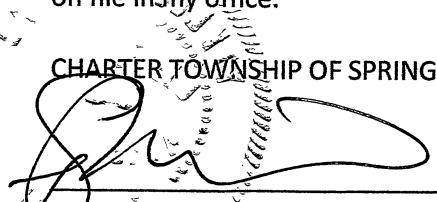
Absent: NONE

RESOLUTION DECLARED ADOPTED

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, Sean R. Miller, the duly qualified and elected Clerk of Springfield Charter Township, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a Regular Meeting of the Springfield Township Board held on December 11, 2025, the original of which is on file in my office.

CHARTER TOWNSHIP OF SPRINGFIELD


SEAN R. MILLER, MiPMC
Township Clerk