

Charlevoix Planning Commission

Old Business

Title: Data Center Ordinance

Date: June 8, 2026

Presented By: Jonathan Scheel, Director of Planning & Zoning

Background:

After reviewing and researching the comments from the public last month, I recommend we stay on course to adopt a Data Center Ordinance. Even though I believe there is merit to the theory that large hyperscaler data centers do not meet "local needs" as described in the Michigan Zoning Act, there could be a demonstrated need for a small data center, exactly as the new proposed ordinance is written. The attached draft Data Center Ordinance has not changed since last month's version. The criteria document is the original checklist of talking points from the PC. The red font has been included in the draft ordinance.

There is movement of data center developers to provide their own private power. Gas is currently being used and mention of small nuclear plants is being suggested. Discussion will be needed to decide if the PC wants to regulate private power sources and whether that would be tied to the data center ordinance or be a stand-alone section of the zoning ordinance.

Recommendation:

Review, discuss, make changes. Motion to set public hearing.

Attachments:

1. Data Center criteria
2. Data Center ordinance