PLANNING COMMISSION AGENDA

Tuesday, October 20, 2026
7:00 PM

Albion City Hall
2nd Floor Council Chambers
112 W. Cass Street
Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/84474974459

PLEASE TURN OFF CELL PHONES DURING MEETING

I. CALL TO ORDER

II. ROLL CALL OF THE COMMISSION

III. APPROVE PRIOR MEETING MINUTES

A. Approve September 15, 2026 Planning Commission Minutes
9-15-26 Planning Commission Minutes.pdf

IV. CORRESPONDENCE

V. PUBLIC HEARING

A. Zoning Re-classification for 958 Haven Road
958 Haven Rd - Public Hearing Notice for Zoning Reclassification 10-20.docx

VI. ORDER OF BUSINESS

A. Housing Assessment Presentation-Alexis Farrell, McKenna
Housing Presentation October 20, 2026 Final.pdf

B. Approve Land Split for 904 W. Erie St,
Assessor PC Land Division Memo Truss 9.16.26.pdf
Land Division Application 9.8.26.pdf
Zoning Requirements Met Email 9.16.26.pdf

C. Approve Zoning Reclassification for 958 Haven Road from CDD-Campus Development District to MU-Mixed Use District
958 Haven Rd-Updated Zoning appl.pdf
Survey Split 958 Haven.pdf

Planning Commission Assessor Memo City of Albion 9.30.26.pdf

D. Approve Resolution # 2026-02, A Resolution to Authorize a Temporary Moratorium on Data Centers
PC Resolution 2026-02.docx

VII. EXCUSE ABSENT BOARD MEMBERS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

MINUTES
PLANNING COMMISSION
Tuesday, September 15, 2026 @ 7:00 PM
Albion City Hall
2nd Floor Council Chambers
112 W. Cass Street
Albion, MI 49224

Zoom Link: https://us02web.zoom.us/j/84474974459

I CALL TO ORDER

Meeting was Called to Order by J. Verbeke at 7:08 p.m.

II ROLL CALL OF THE COMMISSION

Present: C.J. Frost, Lenn Reid, Jospeh Verbeke, Thomas Hunsdorfer, Thom I Wilch
Absent: George Strander, Thomas Pitt, Victoria Snyder

III APPROVE PRIOR MEETING MINUTES

A. Approve August 18, 2026 Planning Commission Minutes
Reclassification of the zoning from the previous meeting was tabled due to working with the City Assessor.

Thom I Wilch motioned, Frost seconded to Motion to Approve August 18th, 2026, Meeting Minutes.
All members voted yes. MOTION PASSED

IV CORRESPONDENCE

No Correspondence was received.

V PUBLIC HEARING

None.

VI ORDER OF BUSINESS

A. Approve Ordinance # 2024-06, An Ordinance to Amend Chapter 100, to Amend Section 8.1 (a) and Request City Council Approval and Adoption
A brief update was provided regarding the request in Ordinance change; the Zoning Board is a 7 member board and the ordinance change is to change the board to a 5 member board, as there has been history of difficulty reaching quorum.
Questions were received regarding the expectations of board members and the availability of this information, which was confirmed and does exist on the City website. Additional question regarding the frequency and schedule of meetings for the Zoning Board was received, which was addressed by J Verbeke stating that the meetings happen on an as needed basis.

Hunsdorfer motioned, Frost seconded to Motion to Approve Ordinance # 2024-06, An Ordinance to Amend Chapter 100, to Amend Section 8.1 (a) and Request City Council Approval and Adoption.
All members voted yes. MOTION PASSED

B. Discussion/Update on Comprehensive Plan-Lauren Sayre, McKenna

Calhoun County Comprehensive Plan

A presentation was provided by Lauren Sayre from McKenna, the company responsible for completing the Comprehensive Plan. The presentation was provided in the packets and also projected on both the screens during the meeting. Each slide was discussed by Lauren, providing information on the Comprehensive Plan from the past and the current plan that they are working on as well. After the goals of the current plan were presented, there was discussion encouraged of the current plan goals and how they could be adjusted to reflect the current needs and if the goals are still aligned to what was previously approved for the comprehensive plan. The community needs assessment and the responsibility was also a topic of discussion, as it was reported that Calhoun County has recently updated their needs assessment and that could be beneficial in including for updates. There was further discussion on the barriers that are experienced in Albion that could be remediated through time and effort, but identifying which issue being resolved could assist in the other barriers. Mentions of small businesses joining Albion and the past experience with ensuring the businesses are being patronized, especially by the college student population. There was discussion surrounding the income of the area and how it impacts business, but an increase in the businesses typically occur when there is an organized event happening. Additionally, there was plenty of positive feedback and conversation regarding over what is working and seems to be beneficial within the City; including the park system and the shared compassion and unified community vision for a thriving Albion.

VII EXCUSE ABSENT BOARD MEMBERS

Updated name, numbers, and emails were collected upon the completion of the meeting to ensure that contact information is updated.

Reid motioned, Frost seconded to Motion to Excuse All Absent Members due to the lack of communication
All members voted yes. MOTION PASSED

VIII PUBLIC COMMENTS

None

IX ADJOURNMENT

Meeting adjourned at 7:55 p.m.

Reid motioned, Hunsdorfer seconded to Motion to Adjourn
All members voted yes. MOTION PASSED

City of Albion

Department of Planning and Building
112 West Cass Street
Albion, Michigan 49224

(517) 629-7823
eloomis@cityofalbionmi.gov

NOTICE OF PUBLIC HEARING
ALBION PLANNING COMMISSION
TUESDAY, October 20th, 2026
Albion City Hall - City Council Chambers

PLEASE TAKE NOTICE that a meeting of the Albion Planning Commission will be held on Tuesday, October 20th, at 7:00 P.M. in the City Council Chambers of Albion City Hall, 112 West Cass Street, Albion, MI.

The Albion Planning Commission will meet as noticed above to consider the following Application for Zoning Reclassification

> ***958 Haven Road*** **(**Parcel Number: 51-001-518-02) – *For Zoning Reclassification from CDD-Campus Development District to MU-Mixed Use District***

ALL CONCERNED CITIZENS are encouraged to be present at this meeting to express their opinions on these matters, as public input is an important element in the Commission deliberations. Furthermore, a Commission decision on these matters is likely at this meeting.

To comply with the **AMERICANS DISABILITIES ACT (ADA)**: Any citizen requesting accommodation to attend this meeting/function, and/or obtain this notice in alternate formats, please contact the Planning Department at (517) 629-7189, at least five days prior to the meeting/function.

Written comments or suggestions regarding these matters are also welcome and should be directed, by no later than 5:00pm, Monday, October 19th, 2026, to the above address.

Sheryl Theriot
City Manager
City of Albion



Housing and Neighborhoods

Albion Master Plan Update

Tuesday, October 20th, 2026

MCKENNA

Agenda

1. Introduction
2. Existing Conditions
3. Projections and Initial Findings
4. Preliminary Recommendations
5. Next Steps and Q & A



Your McKenna Team



Lauren Sayre, AICP
Project Manager



Alexis Farrell-Rodriguez, AICP, NCI
Housing Specialist



Existing Conditions

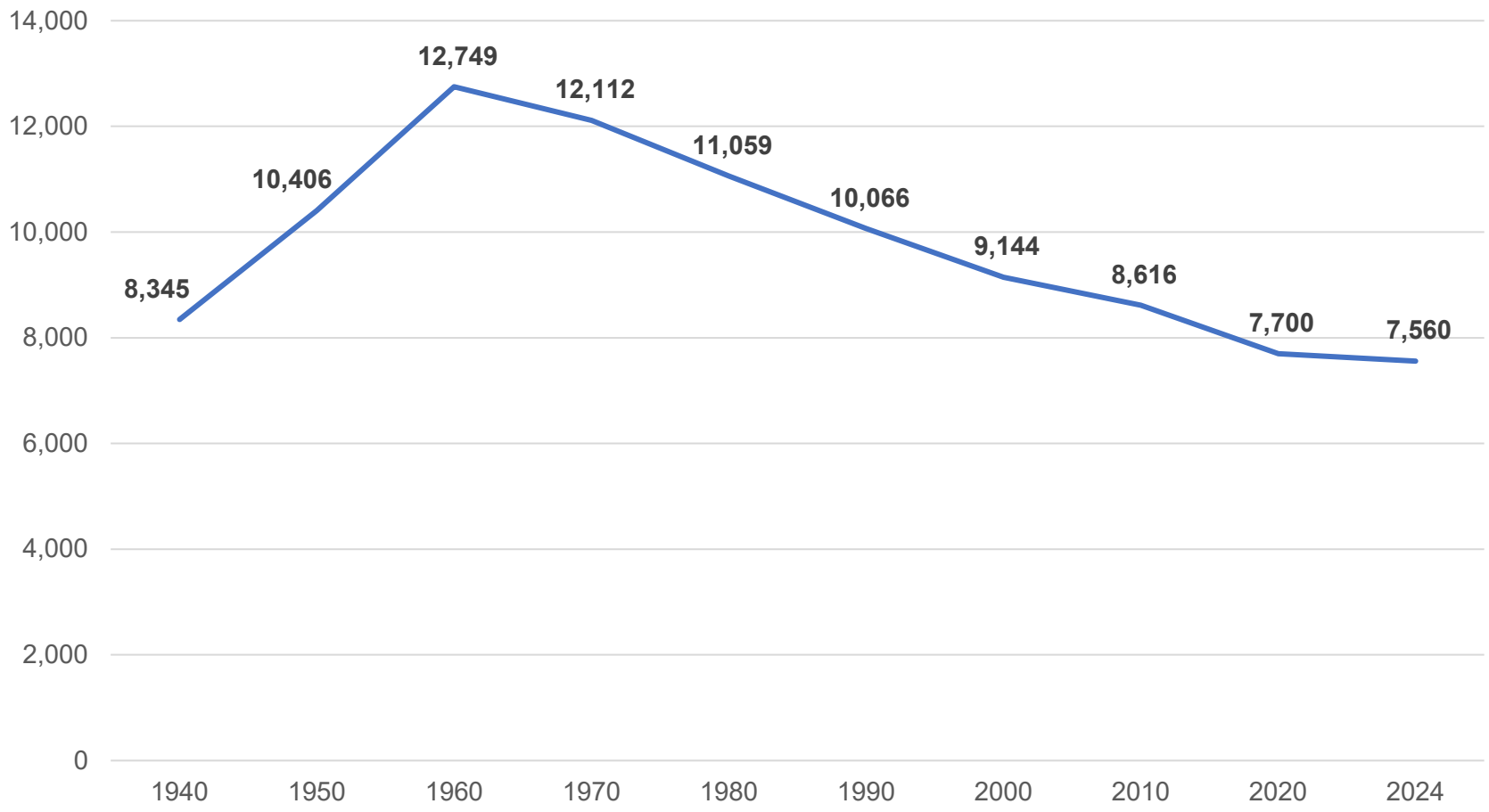
MCKENNA

Population

2024 Population:

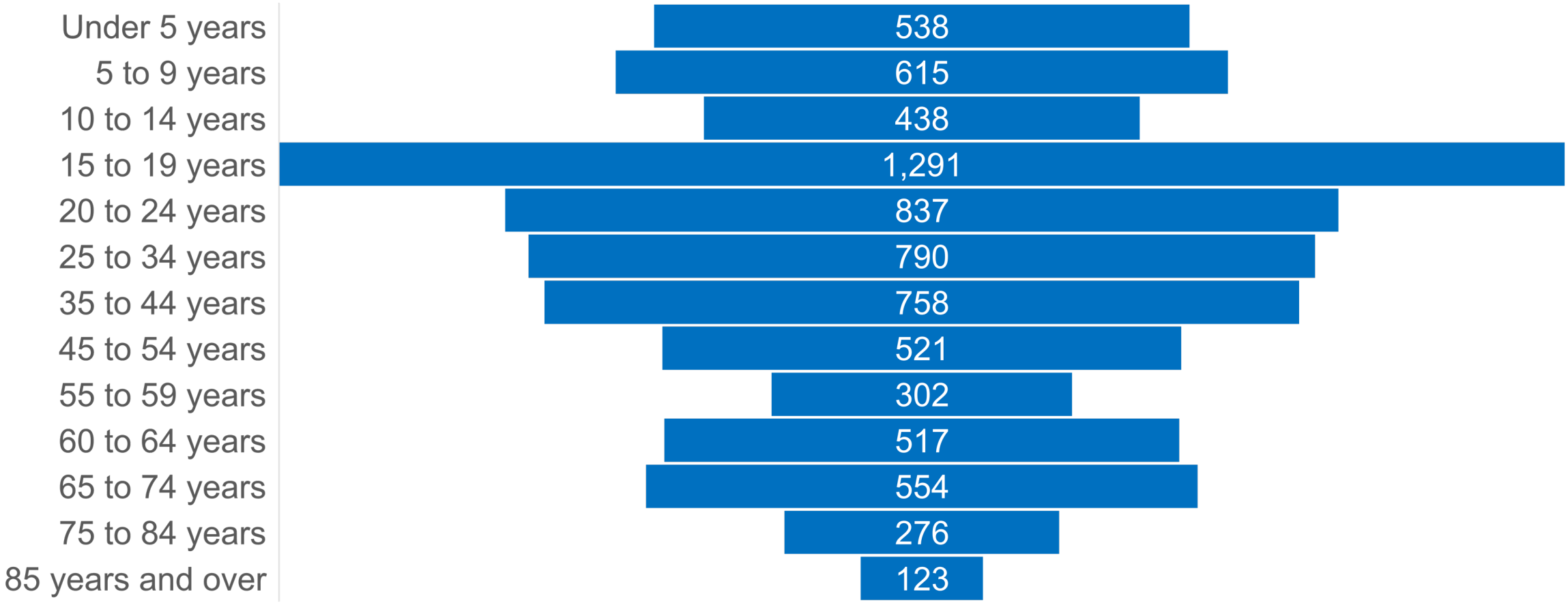
7,560

-1.5% from 2020



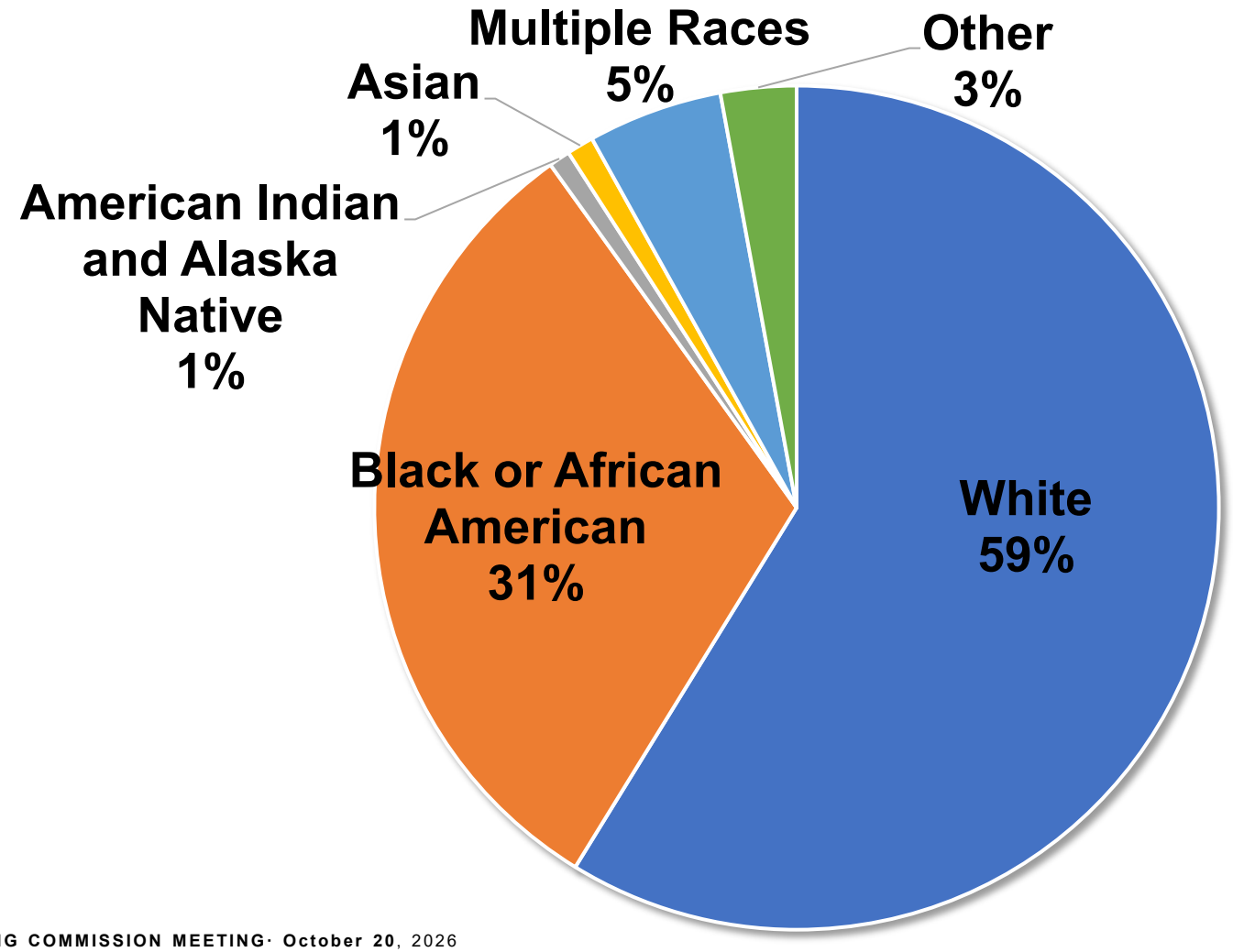
Source: ACS 2024 Five-Year Estimates, Decennial Census

Age Distribution



Source: ACS 2024 Five-Year Estimates

Race Distribution



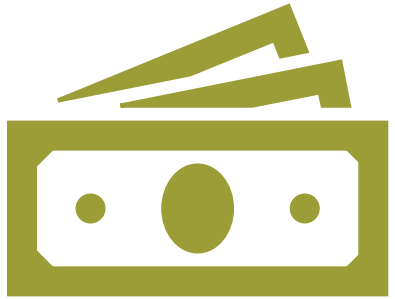
Source: ACS 2024 Five-Year Estimates

Household Characteristics



Average Household Size

2.5



Median Household Income

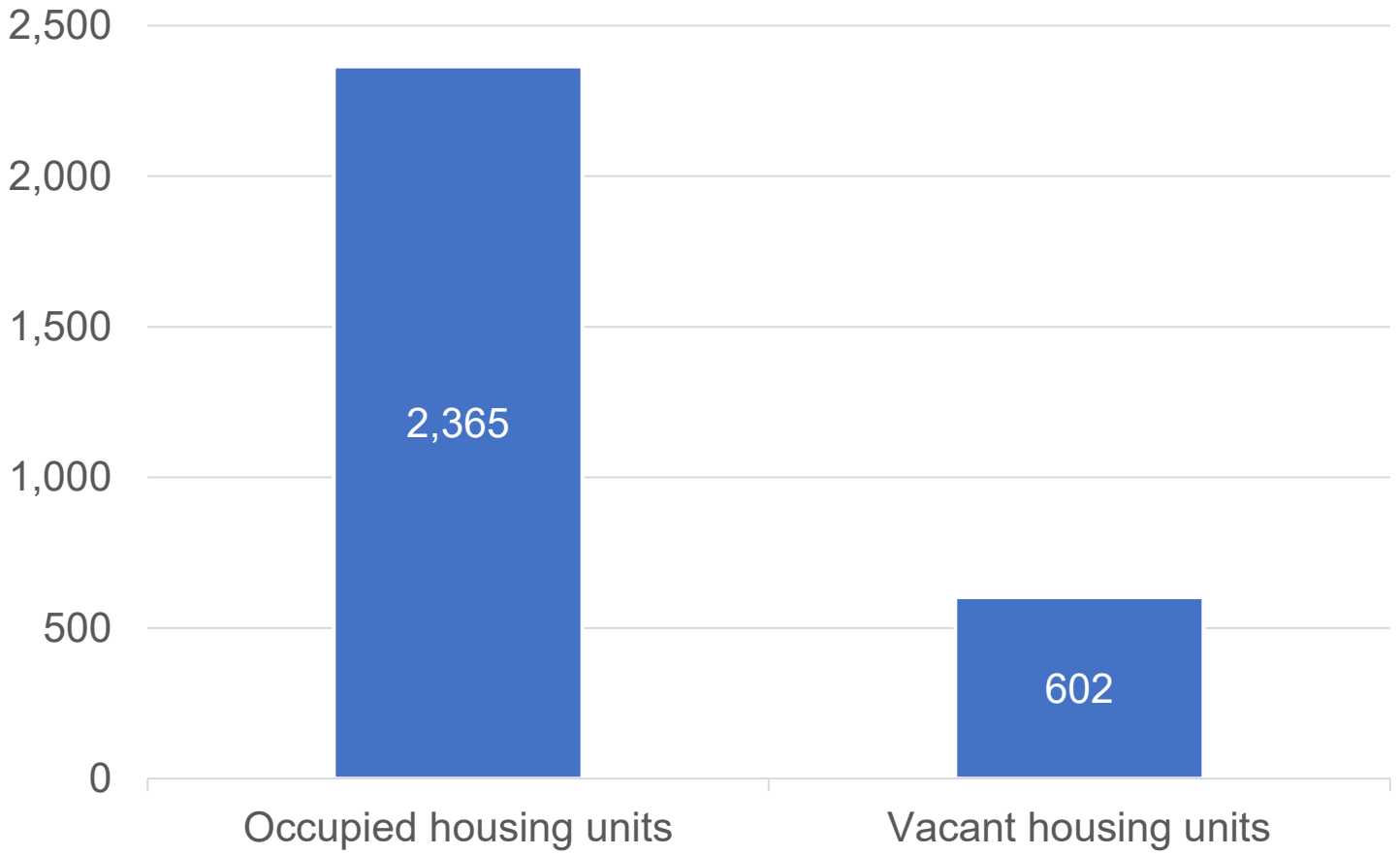
$39,885

Source: ACS 2024 Five-Year Estimates

Housing Units

2024 Total Housing Units:

2,967

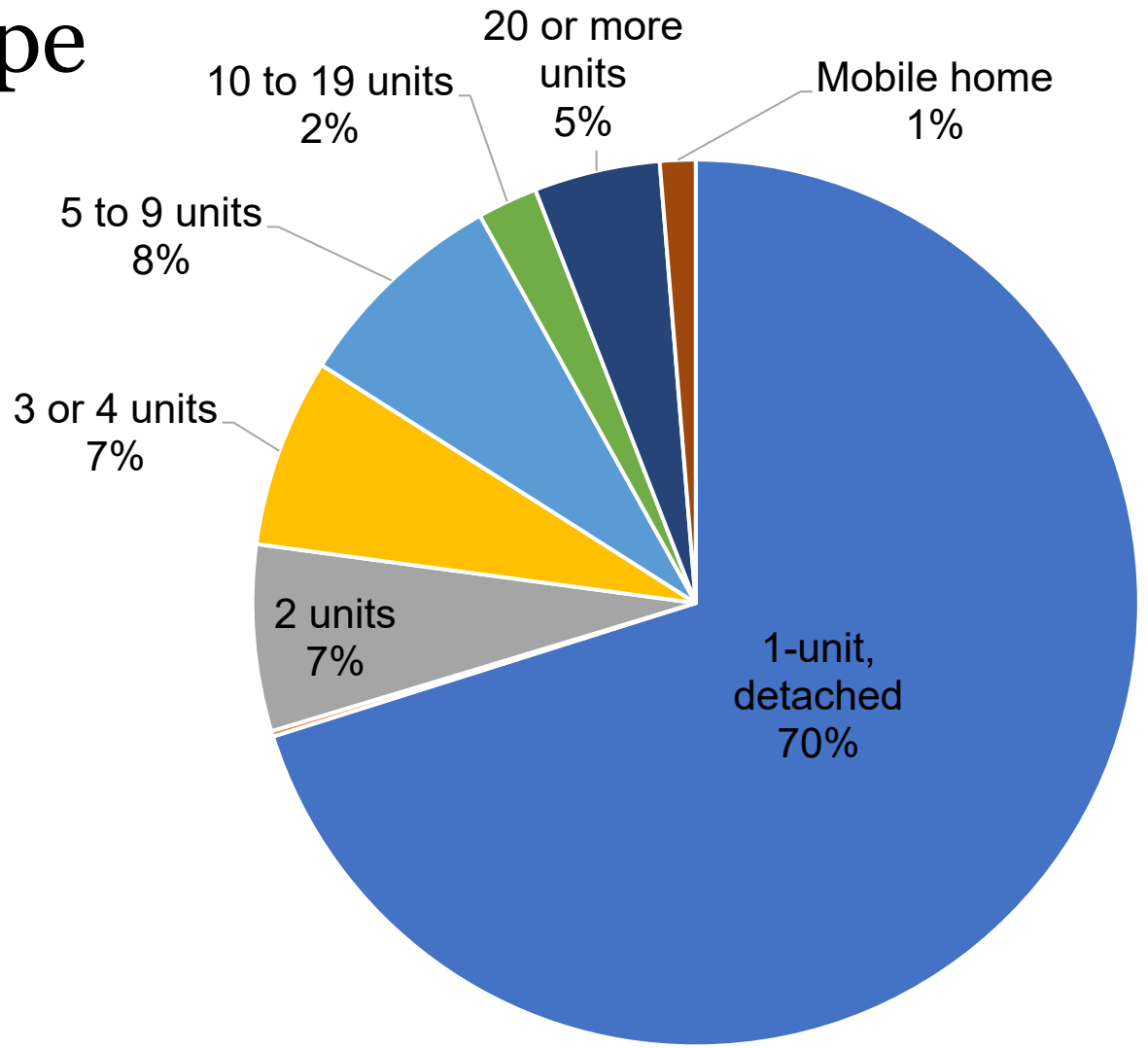


Source: ACS 2024 Five-Year Estimates

Housing Units by Type

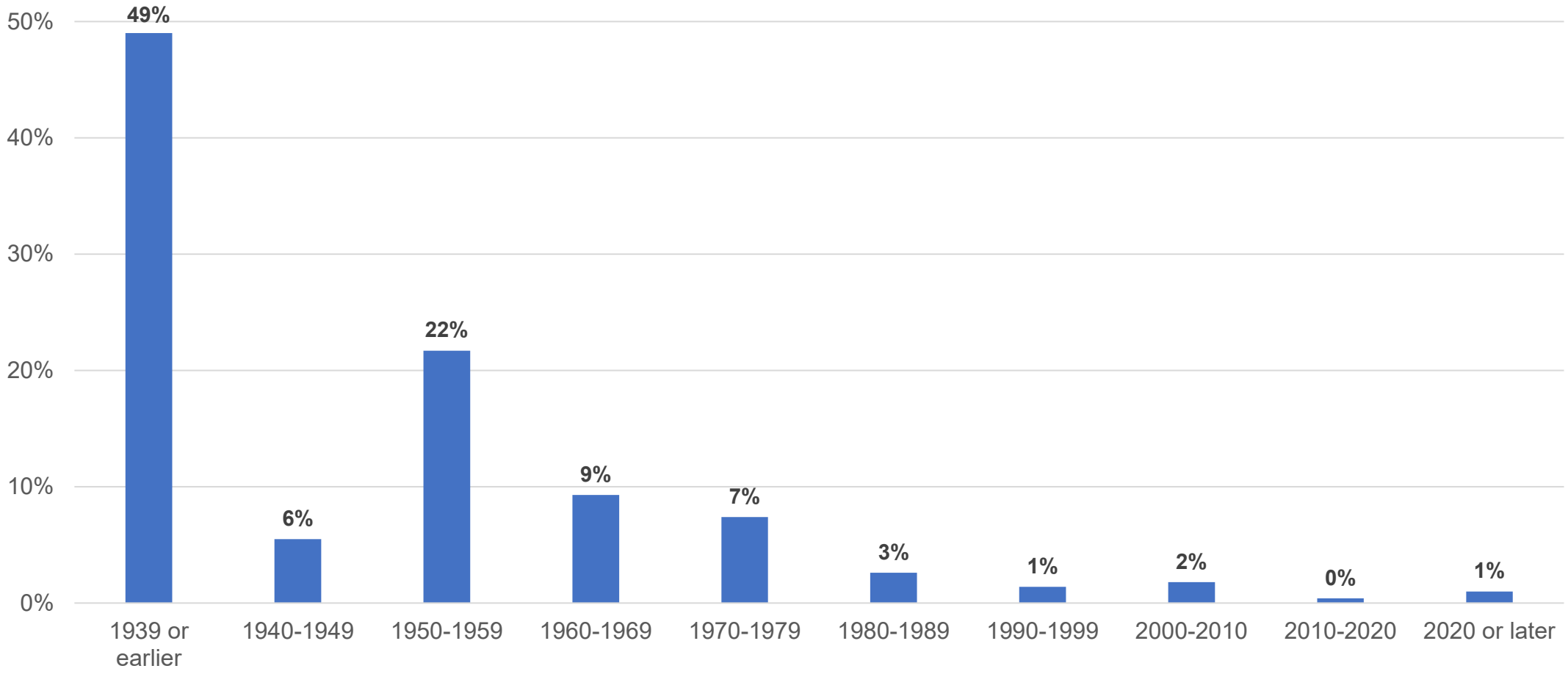
2024 Total Housing Units:

2,967



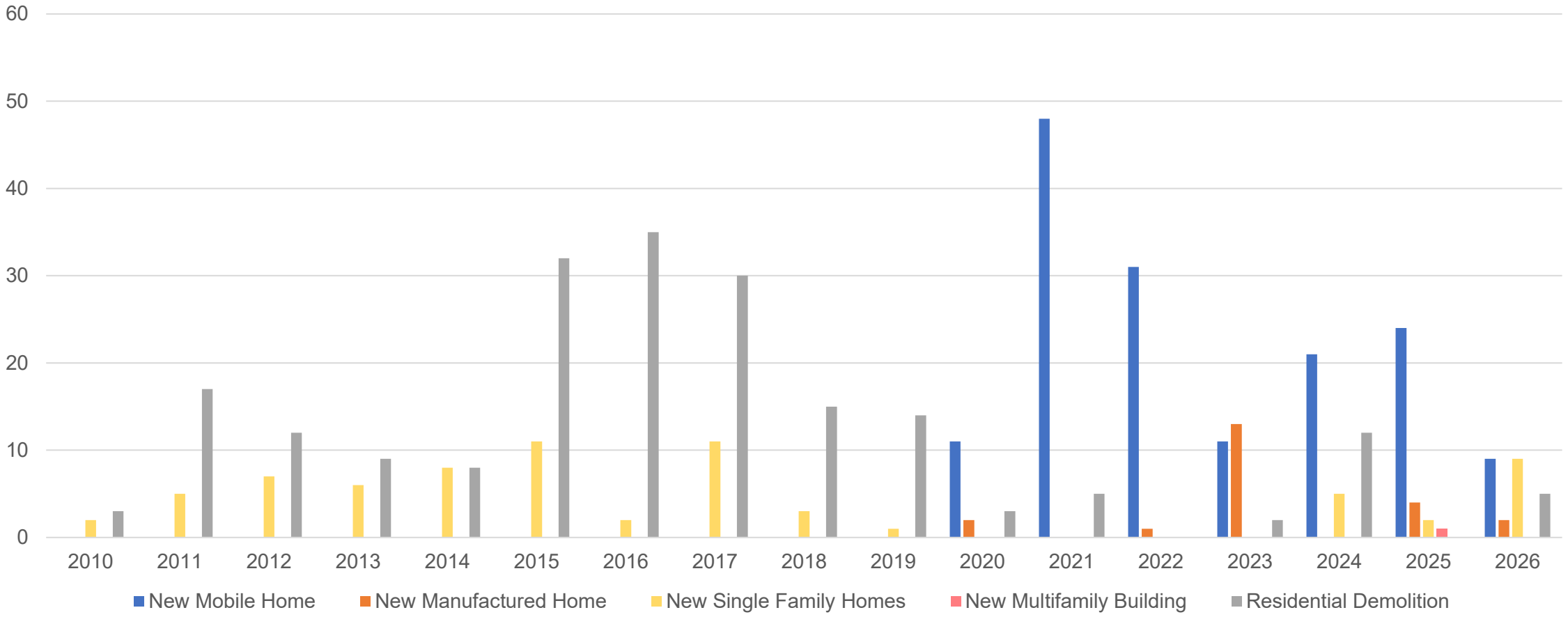
Source: ACS 2024 Five-Year Estimates

Housing Unit by Year Built / Age



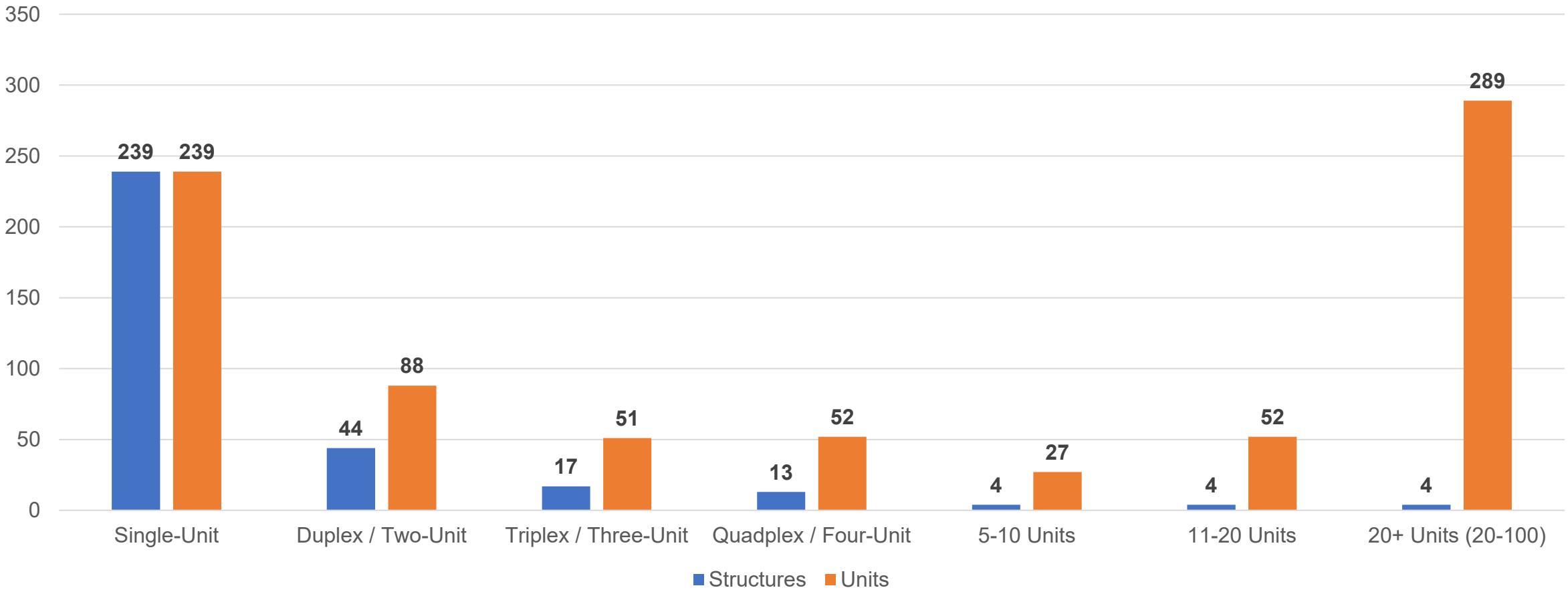
Source: ACS 2024 Five-Year Estimates

Building Permits



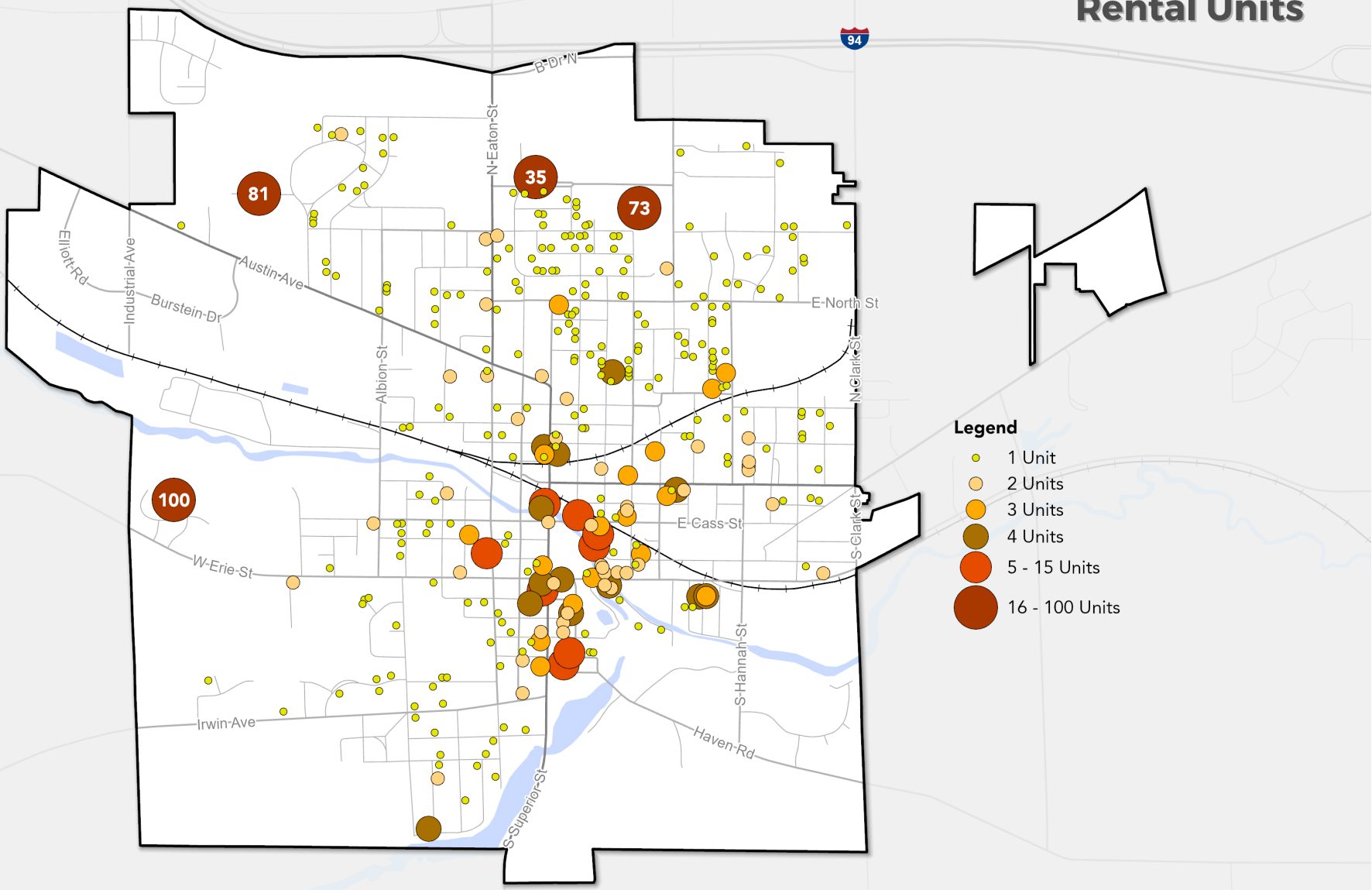
Source: City of Albion, 2026

Rental Registrations



Source: City of Albion, 2026

Rental Units



Source: City of Albion, 2026

Prior Master Plan, Housing Goals

Goal 1: Strengthen and beautify Albion's neighborhoods.

Actions
- Develop/implement neighborhood plans *(On going/In Process)*
- Identify neighborhood ambassadors *(In Process)*
- Work with private and nonprofit developers to encourage infill development *(In Process)*

Goal 2: Provide a diverse range of high-quality housing options for all income levels and life stages.

Actions
- Expand/diversify housing options *(In Process)*
- Find creative ways to increase the number of Downtown Development Authority (DDA) initiatives*(On going)*
- Expand the downtown tax base (On going)
- Attract commercial development to the downtown *(On going)*
- Continue to create incentives and attractions for residents, college students and tourists to visit the downtown *(In Process)*

Plante Moran Study Integration

Plante Moran Value Add

- ✓Site Employment Analysis (Blue Oval)
- ✓Preparatory Demographic Overview
- ✓“Right to Win” Analysis
- ✓Variety of Housing Recommendations

McKenna Integration

- ✓Utilize Context and Findings from Employment Analysis
- ✓Update and Expand Demographic Overview
- ✓Complementary Housing Market Analysis (Cohort-Component)
- ✓Detailed Housing, Land Use, Infrastructure Recommendations

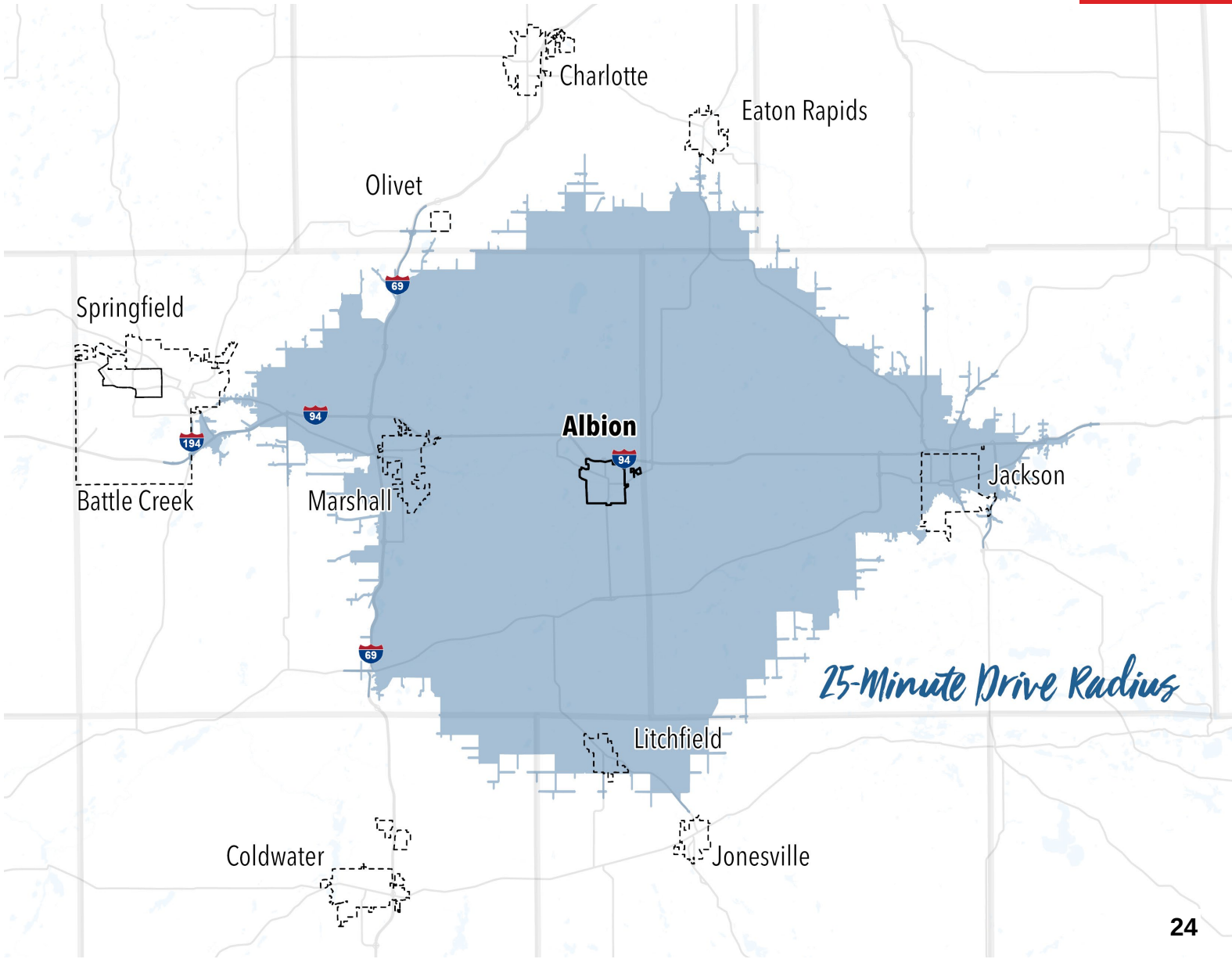


Projections and Initial Findings

MCKENNA

Methodology

- Trade Area
  (25-minute drive-time radius)
- Cohort Component Analysis
- *(Births/Deaths/Migration)*
- *Albion Student Adjustment*
- Migration Rate Scenarios
  - ✓ -10% - Negative Migration
  - ✓ 0% - Neutral Migration
  - ✓ 3% - Positive Migration
- Affordability Analysis



Scenario #1, Negative Migration (-10%)

Housing Supply-Demand Gap	2020			2030			2040			2050		
	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap
Albion	2,517	3,248	**731**	2,401	3,388	**987**	2,283	3,388	**1,105**	2,080	3,388	**1,308**
Trade Area	48,537	53,464	**4,927**	51,936	54,228	**2,292**	54,103	54,228	**125**	54,057	54,228	**171**

- ✓ Surplus of local housing
- ✓ Growing gap of housing regionally

Source: 2020 Decennial Census, Esri

Scenario #2, Net Neutral Migration (0%)

Housing Supply-Demand Gap	2020			2030			2040			2050		
	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap
Albion	2,517	3,248	**731**	2,704	3,388	**684**	2,886	3,388	**502**	2,939	3,388	**449**
Trade Area	48,537	53,464	**4,927**	53,029	54,228	**1,199**	56,370	54,228	**-2,142**	57,436	54,228	**-3,208**

- ✓ Increased constraint on local housing
- ✓ Clear gap in regional housing supply

Source: 2020 Decennial Census, Esri

Scenario #3, Incremental Growth (3%)

Housing Supply-Demand Gap	2020			2030			2040			2050		
	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap	House-holds	Housing Units	Surplus / Gap
Albion	2,517	**3,248**	731	2,794	3,388	**594**	3,080	3,388	**308**	3,236	3,388	**152**
Trade Area	48,537	**53,464**	4,927	53,852	54,228	**376**	58,108	54,228	**-3,880**	60,071	54,228	**-5,843**

- ✓ Clear constraint on housing supply
- ✓ Large gap in regional housing supply

Source: 2020 Decennial Census, Esri

Preliminary Scenario Findings

1. **Scenario #1 (-10%)** *Negative Migration*
   - ✓ Surplus of local housing
   - ✓ Growing gap of housing regionally
2. **Scenario #2 (0%)** *Net Neutral Migration*
   - ✓ Increased constraint on local housing
   - ✓ Clear gap in regional housing supply
3. **Scenario #3 (3%)** *Incremental Growth*
   - ✓ Clear constraint on housing supply
   - ✓ Large gap in regional housing supply



Affordability Analysis

Housing Unit Affordability Analysis	Units by Type		Median Cost	Paying Over 30% of Income on Housing	
	Units	Percent		Count	Percent
Units with a Mortgage	734	31%	$1,090	156	23%
Units without a Mortgage	684	29%	$425	107	16%
Units Paying Rent	887	38%	$775	545	64%
No rent paid	60	2%	-	-	-
Total	2,365	-	-	808	-

Source: ACS 2024 Five-Year Estimates



Preliminary Recommendations and Next Steps

MCKENNA

Preliminary Recommendations

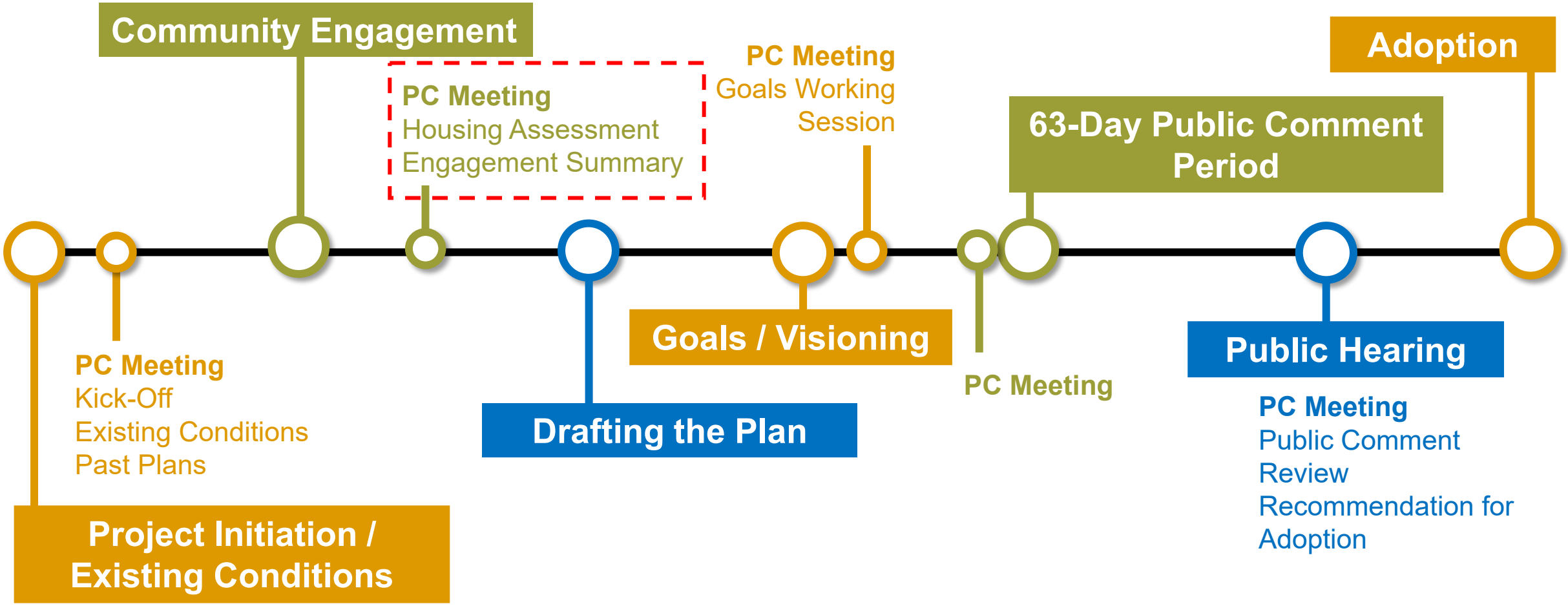
1. Promoting **Home Repair, Maintenance**, and Historic **Preservation**
    a) Home repair programs address critical need for basic repairs and quality of life improvements, façade grants can improve curb appeal (for both owner and rental properties).
    b) Rental inspection and enforcement can ensure compliance and quality of stock while fostering relationships with local landlords.
2. Continued Focus on Albion as a **Receptor for Regional Growth**
    a) Regional housing supply gaps can be leveraged for economic opportunity.
    b) Albion has capacity and desire to grow, but must be positioned to do so.
3. Develop **Housing Supply Mechanisms** for Potential Growth
    a) Permit and incentivize the type of housing Albion needs and desires in appropriate areas.
    b) Consider innovative techniques like workforce housing partnerships, funding mechanisms such as Brownfield Housing TIF, and outreach to local financial institutions.

Next Steps

- Festival of the Forks Engagement Summary
  - ✓*Posted on AlbionTogether.com*
- Upcoming Focus Groups and Interviews
- Project Timeline Recap



Planning Process





Thank you

Contact Information
Lauren Sayre
lsayre@mcka.com | 248-596-0920

MCKENNA

City of Albion

Assessing Department
112 West Cass St
Albion, Michigan 49224

Assessing Department: 517-629-5535 Fax: 517-629-7452 Assessor: 517-629-7192

Memo

To: City of Albion Planning Commission
From: Daniel Currie, City Assessor
Date: September 16, 2026
Subject: Land Division Assessor's Recommendation – 904 W Erie

A land division has been requested involving parcel 51-001-618-01 (904 W Erie). The purpose of this land division is to divide a 0.96 Acre parent parcel into four 0.24-acre child parcels. Please see the attached application and survey for a detailed description of the proposed land division.

After reviewing the application and details of the request, I have concluded that this request follows all Land Division Act requirements. The Assessor's Office recommends that this land division be granted by the City of Albion Planning Commission.

If you have any questions, please contact me at (517) 629-7192 or by email at assessor@cityofalbionmi.gov.

Sincerely,



Dan Currie, MMAO
Assessor | City of Albion
112 W Cass Street
Albion, MI 49224
(517) 629-7192
assessor@cityofalbionmi.gov

City of Albion
Planning Department
112 West Cass Street
Albion, Michigan 49224

(517) 629-7189 (voice)
(517) 629-7454 (fax)

RECEIVED
SEP 0 8 2026

CITY OF ALBION, MICHIGAN
APPLICATION FOR

LAND DIVISION APPROVAL

(PREVIOUSLY PLATTED AND SUBDIVIDED PARCELS ONLY)

Per Ending Lot Fee: $55.00
Meet & Bounds Description: S90.00

Contact Information:

Name of Applicant: Earl L. Truss
Mailing Address: 904 W. Erie Street
Phone Number: 517-281-9634

Property Owner (if different than applicant): _____
Mailing Address: _____
Phone Number: _____

Location of parent parcel to be divided:

Address: 907 W. Erie Street
Parcel Number: 51-001-618-01
Legal Description (attach if necessary):

ALBION CITY, A PART OF SEC 3, T3S-R4W BEG ON THE S LINE OF ERIE ST 10 RDS W & 3 RDS S OF THE NE COR OF SE 1/4 OF NW 1/4 OF SEC 3, W 8 RDS-S 20 RDS-E 8 RDS-N 20 RDS SPLIT ON 05/05/2011 WITH 13-51-001-619-00, 13-51-001-620-00 INTO 13-51-001-618-01;

Number of new parcels to be created (including remnant parcel): 4
Intended Use: Residential Rental Property
Current Zoning: Residential
Availability And Location Of Water And Sanitary Sewer Services:
907 W. Erie Street

Each parcel created by the division has access via (check one):

- [x] Frontage on an existing public road
- [ ] A new public road (proposed road name):
- [ ] A private road/easement (name of road):
- [ ] A recorded shared driveway/easement

Check any of the development site limits which exist on any part of the parent parcel:

- ☐ Riparian or littoral (river or lake front parcel)
- ☐ Includes any woodland areas
- ☐ Within a flood plain
- ☐ Includes slopes greater than 25% (1-4 pitch)
- ☐ Contains muck soils having severe limitations for development
- ☐ Contains any known contaminated soils

Describe any existing improvements that are on the parent parcel:

N/A

Attach a legal description for each new parcel to this application. If applicable, attach a legal description of a new road, easement or shared driveway.

A certified survey, sealed by a professional land surveyor of the land division is required for parcels that have never been platted or legally described.

Affidavit and permission to enter property for inspection: I agree the statements made herein are true and if found not to be true, this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. I give permission for City officials to enter the property for the purposes of inspection to verify the information contained in this application at a time mutually agreed with the applicant and/or property owner. I understand that approval of this application by the City does not convey any rights in the building code or municipal zoning ordinance and that any development which may occur as a result of this land division is subject to applicable regulations which may apply at the time a zoning and/or building permit is requested.

Signature of Property Owner Emil L. Dorn **Date** 9/8/24

CITY PLANNING DEPARTMENT USE ONLY

Date Received:

____ Approved without conditions
____ Conditional approval pending submittal of certified survey map
____ Approval with following conditions:

denied (reason/s):

Signature

Date of Approval

Designated Official

FOR CONDITIONAL APPROVAL PENDING SUBMITTAL OF CERTIFIED SURVEY MAP

Date Certified Survey Map Received:

Signature

Date of Approval

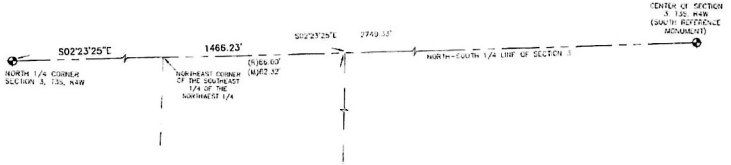
Designated Official

Revised 01-02-13

CERTIFIED BOUNDARY & TOPOGRAPHICAL SURVEY

FOR: RAMONA TRUSS

"907 W. ERIE STREET, ALBION, MI 49224"



SEWER INVENTORIES

STORM MANHOLE #100
RIM= 958.02
24" CONC. E = 952.13
18" CONC. S = 952.14

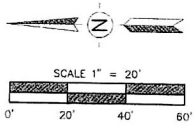
STORM MANHOLE #101
RIM= 971.16
18" CONC. N = 962.53
18" CONC. S = 962.54

CATCH BASIN #102
RIM= 953.54
TOP OF WATER = 950.24

SANITARY MANHOLE #200
RIM= 957.74
8" EAST = 950.17
8" WEST = 950.24
8" SOUTH = 950.24

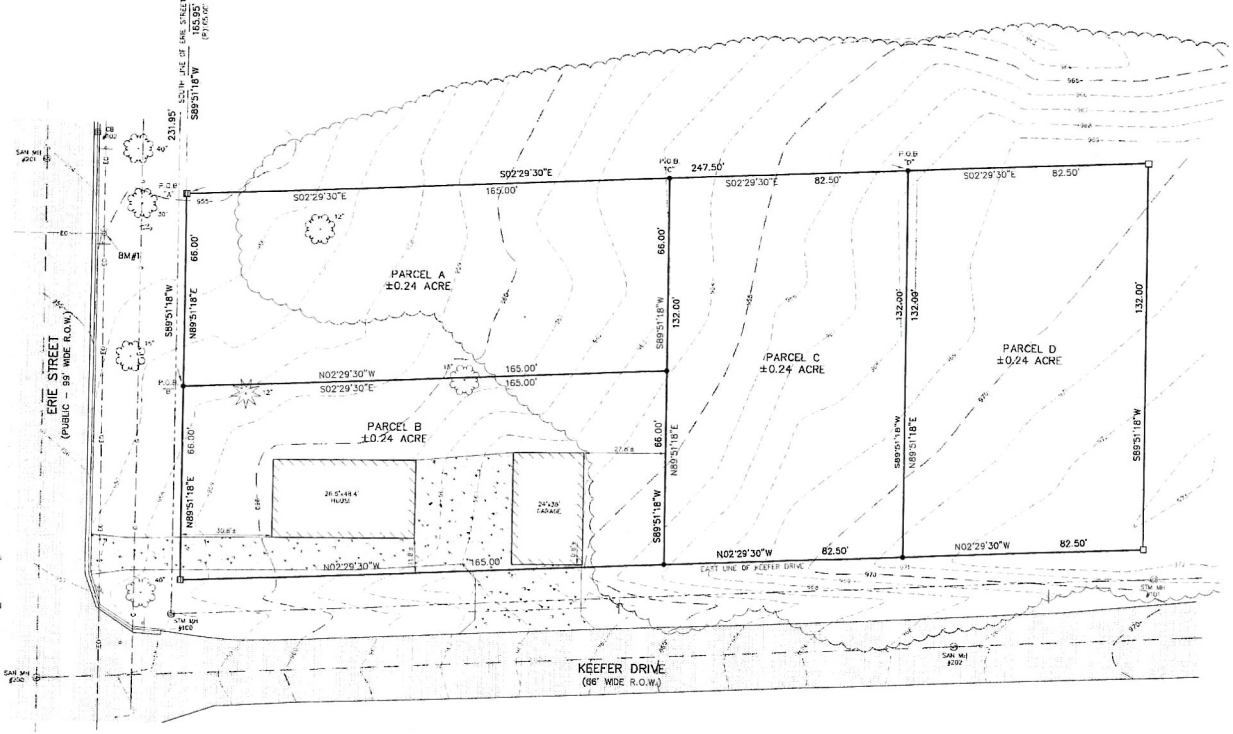
SANITARY MANHOLE #201
RIM= 954.09
8" EAST = 946.83
8" WEST = 946.84

SANITARY MANHOLE #202
RIM= 968.60
8" SOUTH = 960.37
8" NORTH = 960.35



LEGEND

(M) = MEASURED DIMENSION
(R) = RECORDED DIMENSION
● = SET 1/2" BAR WITH CAP UNLESS NOTED
□ = FOUND 1/2" BAR UNLESS NOTED
= DEED LINE
= DISTANCE NOT TO SCALE
= FENCE
= ASPHALT
= CONCRETE
= EXISTING SPOT ELEVATION
= EXISTING CONTOUR ELEVATION
= SANITARY SEWER
= STORM SEWER
= WATER LINE
= GAS LINE
= OVERHEAD WIRES
= EDGE OF TREE LINE
= DECIDUOUS TREE
= CONIFEROUS TREE
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= CATCH BASIN
= SIGN
= UTILITY POLE
= GUY WIRE



SURVEYOR'S NOTES:

1. This Survey was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from Fieldwork performed in July 2026.

2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.

3. All dimensions shown are as-measured unless otherwise noted.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. All dimensions are in feet and decimals thereof.

6. No building tie dimensions are to be used for establishing the property lines.

7. Easements, if any, not shown hereon.

8. By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Albion, Calhoun County, Michigan, Community Panel No. 260050 0402 C, dated April 4, 2011.

9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. In addition, this parcel was marked by MISS DIG Ticket No. 20260702013777. MISS DIG positive response shows information was sent by Semco Energy Gas & WOW Cable for gas & cable. No utility markings were found on site by this field crew.

10. Wetlands, if any, not shown hereon.

BENCHMARK:

BM#1 = ELEVATION 956.09 (N.A.V.D. 88)
160 NAIL IN WEST SIDE OF POWER POLE ON
SOUTH SIDE OF ERIE STREET, 14'± WEST & 28'±
NORTH OF NORTHEAST CORNER OF PARCEL "A".

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, a parcel of land previously described as:

(As provided in Tax ID#51-001-618-01): Beginning on the South line of Erie Street 10 rods West and 3 rods South of the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 3, West 8 rods, South 20 rods, East 8 rods, North 20 rods, Section 3, T3S, R4W, City of Albion, Calhoun County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A: A parcel of land in the Northwest 1/4 of Section 3, T3S, R4W, City of Albion, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S02°23'25"E along the North-South 1/4 line of said Section 3 a distance of 1466.23 feet to the South line of Erie Street; thence S89°51'18"W along said South line 165.95 feet to the point of beginning of this description; thence S02°29'30"E 165.00 feet; thence S89°51'18"W parallel with said South line 66.00 feet; thence N02°29'30"W 165.00 feet to said South line; thence N89°51'18"E along said South line 66.00 feet to the point of beginning; said parcel containing 0.24 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel B: A parcel of land in the Northwest 1/4 of Section 3, T3S, R4W, City of Albion, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S02°23'25"E along the North-South 1/4 line of said Section 3 a distance of 1466.23 feet to the South line of Erie Street; thence S89°51'18"W along said South line 231.95 feet to the point of beginning of this description; thence S02°29'30"E 165.00 feet; thence S89°51'18"W parallel with said South line 66.00 feet to the East line of Keefer Drive; thence N02°29'30"W along said East line 165.00 feet to said South line; thence N89°51'18"E along said South line 66.00 feet to the point of beginning; said parcel containing 0.24 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel C: A parcel of land in the Northwest 1/4 of Section 3, T3S, R4W, City of Albion, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S02°23'25"E along the North-South 1/4 line of said Section 3 a distance of 1466.23 feet to the South line of Erie Street; thence S89°51'18"W along said South line 165.95 feet; thence S02°29'30"E 165.00 feet to the point of beginning of this description; thence continuing S02°29'30"E 82.50 feet; thence S89°51'18"W parallel with said South line 132.00 feet to the East line of Keefer Drive; thence N02°29'30"W along said East line 82.50 feet; thence N89°51'18"E parallel with said South line 132.00 feet to the point of beginning; said parcel containing 0.24 acre, more or less; said parcel subject to all easements and restrictions, if any.

Parcel D: A parcel of land in the Northwest 1/4 of Section 3, T3S, R4W, City of Albion, Calhoun County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S02°23'25"E along the North-South 1/4 line of said Section 3 a distance of 1466.23 feet to the South line of Erie Street; thence S89°51'18"W along said South line 165.95 feet; thence S02°29'30"E 247.50 feet to the point of beginning of this description; thence continuing S02°29'30"E 82.50 feet; thence S89°51'18"W parallel with said South line 132.00 feet to the East line of Keefer Drive; thence N02°29'30"W along said East line 82.50 feet; thence N89°51'18"E parallel with said South line 132.00 feet to the point of beginning; said parcel containing 0.24 acre, more or less; said parcel subject to all easements and restrictions, if any.

WITNESSES TO SECTION CORNERS:

North 1/4 corner Section 3, T3S, R4W, Liber 3141, Page 779
Found Remon pipe & cap
Found nail & tag Southeast side 12" Walnut, N19°E, 22.03'
Found nail & tag South side 14" Walnut, N45°E, 34.60'
Found nail & tag West side 6" Cherry, S25°W, 23.17'
Found nail & tag North side 8" Walnut, S87°W, 24.74'
Found concrete monument, East 35.06'

Center of Section 3, T3S, R4W, Liber 3296, Page 264
Found Southern reference monument off parking lot
Found nail & tag South side 8" Cherry, S80°W, 40.70'
Found nail & tag South side 8" Cherry, N70°W, 61.48'
Found nail & tag East side 6" Cherry, S10°E, 59.43'
Southwest corner of church foundation, N20°E, 65.60'

The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

STATE OF MICHIGAN
MICHAEL ANTHONY GROAT
License No. 4001030073
LICENSED PROFESSIONAL SURVEYOR

MICHAEL A. GROAT
PROFESSIONAL SURVEYOR

DATE

NO. 39079

REVISIONS	COMMENTS
07/30/26	ORIGINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800

DRAWN BY: KDB	SECTION: 3, T3S, R4W
FIELD WORK BY: MJG	JOB NUMBER:
SHEET 1 OF 1	105846.BND

Assessor

From: Elizabeth Loomis
Sent: Wednesday, September 16, 2026 1:01 PM
To: Assessor
Subject: RE: Land Division Application

I believe this does meet the zoning requirements.

Elizabeth Loomis
Code Enforcement,
Rental Registry
Zoning, Building,
Planning Dept.
City of Albion, MI
517-629-7823
eloomis@cityofalbionmi.gov

From: Assessor <assessor@cityofalbionmi.gov>
Sent: Wednesday, September 16, 2026 12:44 PM
To: Elizabeth Loomis <eloomis@cityofalbionmi.gov>
Subject: Land Division Application

Attached is a land division application for 904 W Erie (51-001-618-01) with survey. I believe the zoning is R-1. Proposed parcels seem to meet zoning minimums. Can you confirm?

Fetch GIS: http://link.fetchgis.com/6e87197b

Dan Currie, MMAO
Assessor | City of Albion
112 W. Cass Street
Albion, MI 49224
(517) 629-7192
assessor@cityofalbionmi.gov

Office Hours:
Wednesdays
8:00 am - 4:00 pm

CITY OF ALBION—APPLICATION FOR ZONING RECLASSIFICATION

City of Albion Planning Department (517) 629-7189
SAFEbuilt, Inc. (*building and trade inspections*) (269) 729-9244

Application Instructions: Complete all sections of this form. Type or use black ink. No application will be considered submitted or processed by the Planning Department until a complete application and all required documents are received.

Required Documents:

- Two set of plans, drawn to scale in black line or blueprint, showing the:
  - shape and dimensions of the lot to be built upon or to be changed in its use,
  - exact location, size, and height of all buildings or structures (including fences) on the lot,
  - location of sidewalks, public streets, and curb cuts,
  - location and dimensions of improved driveways and parking areas.
- A list of the names and addresses of the last known owners, as shown on the records of the assessor, and a map of all properties including a list of names and addresses of the occupants, lying within three-hundred (300) feet of any part of the property the zoning classification of which is proposed to change.
- Proof of payment for Zoning Reclassification application fee.

Fee: **$375.00** Waive Pd.

FOR OFFICE USE ONLY
Permit #: **20 - **
Stamp here for "Date Received"
Received by
Deposit to Account #101-422-483.00
Stamp here for "Paid"
Amount
Stamp here for "Approved/Deny"
Date

Additional Instructions: The applicant, or a representative with a letter of authority or power of attorney for the applicant, must be present at a meeting of the Albion Planning Commission and at a public hearing concerning this application.

New tax roll #'s

1. Property Information:

Property Currently Zoned: ↓

Street Address: *Use Complete Street Address, e.g. 101 North Main Street*		Parcel Number
958 Haven Rd. → 10.50 acres split from parent parcel bal. of acres 5286		See assessor letter 5100151809
Present Zoning District: CD	Present Use of Site: ☒ Residential Vacant ☐ Commercial	☐ Industrial ☐ Other (describe)
Requested Zoning District: MU	Proposed Use of Site: ☐ Residential ☐ Commercial	☐ Industrial ☐ Other (describe)

2. Owner Information:

Name: *Include Contact Person If Applicable*	Phone
Amanda Ewers - Albion College	517-629-0205 ext. 036
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	City, State Zip Code:
611 E. Porter St.	Albion, MI 49224

3. Applicant Information:

Name: *Include Contact Person If Applicable*	Phone
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	City, State Zip Code:

4. Proposed Use of Site:

Attach additional pages describing the proposed use of the property for which a new zoning classification is requested. Explain reasons why the applicant believes a zoning reclassification should be granted.

5. Certification

I hereby certify that I am the owner of record of the named property, or that the proposed zoning reclassification is requested by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I agree to allow members of the Albion Planning Commission and Planning Department staff to inspect the site as a part of the consideration of this request. Finally, should a zoning reclassification be granted, I shall apply for and receive all applicable permits before beginning any construction.

Signature of Applicant:	Phone	Date
	517-629-0205 ext 0302	
Street Address: *Use Complete Street Address, e.g. 101 North Main Street*	City, State, Zip Code	

For Planning Department Use Only

6. Evaluation and Determination

PUBLIC NOTICE

Public Notice in Newspaper	*Letter to Nearby Properties*	*Public Hearing Date*

PUBLIC HEARING

Planning Commission Recommendation (In Favor Opposed)	*City Council **FIRST** Reading*	*City Council **SECOND** Reading*

PLANNING DEPARTMENT APPROVAL/DENY

Signature	*Date*
Notes	*Stamp*

Revised 02-10-10

MAP OF DESCRIPTION

EXISTING DESCRIPTION: Derived from Driesenga & Associates Inc. in Job No. 0750048.5B

A parcel of land situated in Sections 2, Town 3 South, Range 4 West, Albion Township, Calhoun County, Michigan more particularly described as:

Beginning at the Southeast Corner of Section 2, Town 3 South, Range 4 West, thence along the South line of said Section, N89°47'32"W 2652.56 feet to the South 1/4 corner of said Section, thence N02°49'53"W 1038.61 feet; thence N02°48'58"W 164.90 feet; thence N88°48'49"E 172.85 feet; thence N88°45'17"E 32.97 feet; thence N00°51'30"W 57.48 feet; thence N85°43'58"E 101.41 feet; thence N00°50'52"W 151.50 feet; thence S87°35'42"W 97.35 feet; thence S56°07'55"W 45.36 feet; thence S56°03'17"W 60.77 feet; thence N89°00'58"West 126.29 feet; thence N02°44'53"W 529.27 feet to the centerline of Haven Road; thence along said centerline, S66°45'11"E 750.54 feet; thence S02°39'52"W 914.65 feet; thence S02°39'29"E 285.60 feet; thence N89°26'32"E 198.90 feet; thence N02°01'32"E 648.50 feet; thence S87°58'30"E 615.49 feet; thence N11°54'29"E 274.45 feet to the centerline of Haven Road; thence along said centerline, S78°25'40"E 558.73 feet; thence S01°42'21"W 765.63 feet; thence S89°01'19"E 648.27 feet to the East line of said Section 2; thence along said East line, S02°35'31"E 413.49 feet to the Southeast Corner said Section 2 and the point of beginning.

PROPOSED DESCRIPTION: As prepared by Midwestern Consulting in Job No. 22035

Commencing at the SE corner of Section 2, T3S, R4W, City of Albion, Calhoun County, Michigan; thence N02°35'31"W 413.49 feet along the E line of said Section 2 and the centerline of 29 Mile Road (66 feet wide); thence N89°01'19"W 648.27 feet to the POINT OF BEGINNING; thence N74°48'53"W 695.47 feet; thence N11°54'29"E 710.49 feet to the centerline of Haven Road (66' wide); thence S78°25'40"E 558.73 feet along the centerline of said Haven Road; thence S01°42'21"W 765.63 feet to the POINT OF BEGINNING. Being a part of the SE 1/4 of Section 2, T3S, R4W, City of Albion, Calhoun County, Michigan

SUBJECT to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

SUBJECT to easements and restrictions of record.

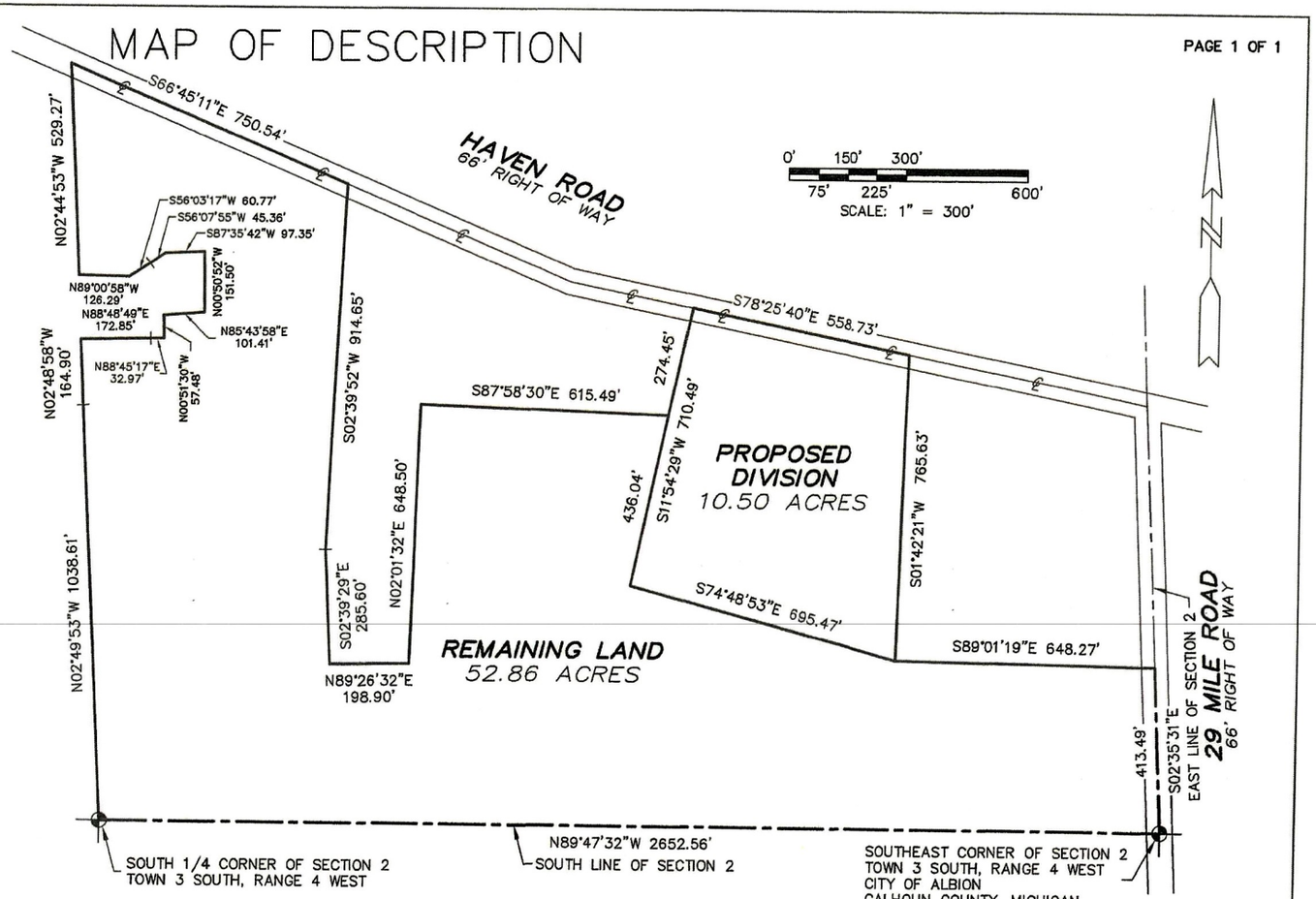
DESCRIPTION: Remaining Land

A parcel of land situated in Sections 2, Town 3 South, Range 4 West, City of Albion, Calhoun County, Michigan more particularly described as:

Beginning at the Southeast Corner of Section 2, Town 3 South, Range 4 West, thence along the South line of said Section, N89°47'32"W 2652.56 feet to the South 1/4 corner of said Section, thence N02°49'53"W 1038.61 feet; thence N02°48'58"W 164.90 feet; thence N88°48'49"E 172.85 feet; thence N88°45'17"E 32.97 feet; thence N00°51'30"W 57.48 feet; thence N85°43'58"E 101.41 feet; thence N00°50'52"W 151.50 feet; thence S87°35'42"W 97.35 feet; thence S56°07'55"W 45.36 feet; thence S56°03'17"W 60.77 feet; thence N89°00'58"West 126.29 feet; thence N02°44'53"W 529.27 feet to the centerline of Haven Road; thence along said centerline, S66°45'11"E 750.54 feet; thence S02°39'52"W 914.65 feet; thence S02°39'29"E 285.60 feet; thence N89°26'32"E 198.90 feet; thence N02°01'32"E 648.50 feet; thence S87°58'30"E 615.49 feet; thence S11°54'29"W 436.04 feet; thence S74°48'53"E 695.47 feet; thence S89°01'19"E 648.27 feet to the East line of said Section 2; thence along said East line, S02°35'31"E 413.49 feet to the Southeast Corner said Section 2, and the point of beginning.

SUBJECT to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes.

SUBJECT to easements and restrictions of record.



NOTE:
THE EXISTING DESCRIPTION IS DERIVED FROM A LARGER DESCRIPTION MADE BY DRIESENGA & ASSOCIATES INC. IN JOB No. 0750048.5B DATED JULY 17, 2007 AND CLOSELY MATCHES THE EXISTING TAX DESCRIPTION. THE PROPOSED DIVISION DESCRIPTION WAS PREPARED BY MIDWESTERN CONSULTING IN JOB No. 22035 DATED APRIL 22, 2025. THIS DRAWING DOES NOT REPRESENT A SURVEY MADE ON THE GROUND. NO STAKES WERE FOUND OR SET.

NOTE: LAND DIVISION IS SUBJECT TO TOWNSHIP APPROVAL

RD MILLER
LAND SURVEYING, PLLC
rdmillerlandsurveying@gmail.com
PO BOX 309
OLIVET, MI 49076
(517) 652-3103

CLIENT:	ALBION COLLEGE
JOB NO: 25-0605	DATE: FEBRUARY 13, 2026
SCALE: 1" = 300'	DRAWN BY: RWM

MAP OF DESCRIPTION

STATE OF MICHIGAN
RYAN WALLACE MILLER
License No. 4001061890
LICENSED PROFESSIONAL SURVEYOR

RYAN W. MILLER, PS 61890

City of Albion

Assessing Department
112 West Cass St
Albion, Michigan 49224

Assessing Department: 517-629-5535 Fax: 517-629-7452 Assessor: 517-629-7192

Memo

To: City of Albion Planning Commission
From: Daniel Currie, City Assessor
Date: September 30, 2026
Subject: Land Division Assessor's Recommendation – 958 Haven Rd

Albion College is requesting a land division regarding parcel 51-001-518-09 (958 Haven Rd). The purpose of this land division is to divide 63.36 Acre parent parcel and creating a 10.50-acre parcel for development, and 52.86-acre remainder parcel. Please see the attached application and survey for a detailed description of the proposed land division.

After reviewing the application and details of the request, I have concluded that this request follows all Land Division Act requirements. The Assessor's Office recommends that this land division be granted by the City of Albion Planning Commission.

If you have any questions, please contact me at (517) 629-7192 or by email at assessor@cityofalbionmi.gov.

Sincerely,



Dan Currie, MMAO
Assessor | City of Albion
112 W Cass Street
Albion, MI 49224
(517) 629-7192
assessor@cityofalbionmi.gov

RESOLUTION #2026-02

A RESOLUTION TO AUTHORIZE A TEMPORARY MORATORIUM ON DATA CENTERS

Purpose and Finding: The City does not presently have an ordinance that provides specific regulations as it pertains to data centers. Data centers are increasing in popularity and are expanding across Michigan at a rapid pace. Imposing a temporary moratorium on all applications, approvals, and permits for data centers in the City of Albion will allow the City to institute appropriate and comprehensive regulations of data center operations to protect the health, safety, and welfare of the residents of the City of Albion. Approval is recommended.

Motion by Commission Member _____ and supported by Commission Member _____ to approve the foregoing resolution.

RESOLVED, beginning on the date of adoption of this resolution, and continuing as provided below, there shall be a moratorium on the acceptance of applications and the issuance of all building permits and approvals relating to the establishment, placement, construction, enlargement, or erection of any data centers within the City of Albion. The term “data centers” shall be defined as facilities that store and manage large amounts of digital information for various services, including cloud computing, artificial intelligence (AI), business operations, and research and as that term is further defined in Public Act 67 of 1933, as amended.

BE IT FURTHER RESOLVED, this moratorium shall be for a period of six (6) months from the date of adoption of this resolution, unless extended by further resolution(s).

Ayes _____

Nays _____

Absent _____

I hereby certify that this resolution was adopted on October 20, 2026, in a regular session of the Albion Planning Commission, and this is a true copy of the resolution.

_____ October 20, 2026
Jill Domingo, City Clerk