PLANNING COMMISSION AGENDA

Tuesday, November 17, 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 October 20, 2026 Planning Commission Minutes
10-20-26 Planning Commission Minutes.pdf

IV. CORRESPONDENCE

V. PUBLIC HEARING

A. ORDINANCE # 2026-09, AN ORDINANCE TO AMEND CHAPTER 100 ZONING, BY AMENDING SECTION 4.6(B) (MIXED USE DISTRICT) USES ALLOWED, SECTION 4.7(B) (CENTRAL BUSINESS DISTRICT) USES ALLOWED, SECTION 4.8(B) (COMMERCIAL DISTRICT) USE ALLOWED, AND SECTION 4.12
Public Hearing Notice Ord 2026-09 Zoning Change.docx

VI. ORDER OF BUSINESS

A. Approve 2027 Meeting Dates
2027 MEETING DATES.docx

B. Approve Ordinance # 2026-09, An Ordinance To Amend Chapter 100 Zoning, By Amending Section 4.6(B) (Mixed Use District) Uses Allowed, Section 4.7(B) (Central Business District) Uses Allowed, Section 4.8(B) (Commercial District) Uses Allowed, And Section 4.12
Ordinance_2026-09.docx

C. Approve December 7th, 2026 at 6:00 p.m. for a Joint Meeting with the Planning Commission and Albion City Council for an Update for the Comprehensive Plan with McKenna

VII. EXCUSE ABSENT BOARD MEMBERS

VIII. PUBLIC COMMENTS

IX. ADJOURNMENT

MINUTES
PLANNING COMMISSION

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

I CALL TO ORDER

Chair George Strander called the regular Planning Commission meeting to order at 7:00 p.m.

II ROLL CALL OF THE COMMISSION

Present: Jospeh Verbeke, George Strander, Thomas Hunsdorfer, Thomas Pitt, Victoria Snyder, Thom I Wilch
Absent: C.J. Frost, Lenn Reid
Administration: Sheryl Theriot, City Manager and Jill Domingo, City Clerk

III APPROVE PRIOR MEETING MINUTES

A. Approve September 15, 2026 Planning Commission Minutes

Hunsdorfer motioned, Verbeke seconded to Approve September 15, 2026 Planning Commission Minutes.
All members voted yes. MOTION PASSED

IV CORRESPONDENCE

No correspondence was received

V PUBLIC HEARING

A. Zoning Re-classification for 958 Haven Road

Chair George Strander opened the public hearing at 7:01 p.m.

City Manager Theriot provided the following overview of the reclassification request for 958 Haven Rd:

Linda submitted an application for land division for 958 Haven Rd (current Parcel ID 51-001-518-09) to split into a 10.5 acre parcel and the remainder 52.86 acre parcel.
The land division was approved at the PC meeting and the split will be processed and child parcels created for the 2027 Assessment Roll. The split will be processed mid-January as long as the tax bills are paid and current. The 10 Acre parcel (to be 958 Haven) is tentatively identified as 51-001-518-10 and the remainder parcel is tentatively identified as 51-001-518-

20 for the 2027 Assessment Roll

No public comments were received

Chair George Strander closed the public hearing at 7:02 p.m.

VI ORDER OF BUSINESS

A. Housing Assessment Presentation-Alexis Farrell, McKenna

Alexis Farreel, McKenna provided the attached Housing Assessment presentation highlighting the existing conditions, projections, initial findings and preliminary recommendations and next steps

McKenna Housing Assessment

Comments were received from Commissioners Tom Pitt, Tom Hunsdorfer, Thom Wilch, Joe Verbeke, Mayor Snyder, Chair George Strander and City Manager Theriot

B. Approve Land Split for 904 W. Erie St,

Comments were received from Mayor Snyder and City Manager Theriot

Pitt motioned, Verbeke seconded to Approve Land Split for 904 W. Erie St..
All members voted yes. MOTION PASSED

C. Approve Zoning Reclassification for 958 Haven Road from CDD-Campus Development District to MU-Mixed Use District

Comments were received from Commissioners Joe Verbeke, Tom Pitt and Tom Hunsdorfer and Mandy Konkle, Albion College

Snyder motioned, Pitt seconded to Approve Zoning Reclassification for 958 Haven Road from CDD-Campus Development District to MU-Mixed Use District.
All members voted yes. MOTION PASSED

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

Comments were received from Commissioners Tom Hunsdorfer, Tom Pitt, Joe Verbeke, Chair George Strander and Mayor Snyder and City Manager Theriot

Snyder motioned, Pitt seconded to Approve Resolution # 2026-02, A Resolution to Authorize a Temporary Moratorium on Data Centers.
All members voted yes. MOTION PASSED

VII EXCUSE ABSENT BOARD MEMBERS

Verbeke motioned, Pitt seconded to Excuse Commissioner C.J. Frost

*** Commissioner Lenn Reid was not excused****

All members voted yes. MOTION PASSED

VIII PUBLIC COMMENTS

Comments were received from Linda Waito, 803 S, Superior St, Apt 101

IX ADJOURNMENT

Snyder motioned, Pitt seconded to Adjourn Planning Commission meeting

Chair George Strander adjourned the Planning Commission meeting at 8:02 p.m.

All members voted yes. MOTION PASSED

_____

Clerk's Office

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, November 17th, 2026
Albion City Hall - City Council Chambers

PLEASE TAKE NOTICE that a meeting of the Albion Planning Commission will be held on Tuesday, November 17th, 2026 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 Zoning Amendment to remove Data Processing Centers as a permitted use or special use in the Mixed Use, Commercial, and Central Business Zoning Districts:

AN ORDINANCE TO AMEND CHAPTER 100 ZONING, BY AMENDING SECTION 4.6(B) (MIXED USE DISTRICT) USES ALLOWED, SECTION 4.7(B) (CENTRAL BUSINESS DISTRICT) USES ALLOWED, SECTION 4.8(B) (COMMERCIAL DISTRICT) USE ALLOWED, AND SECTION 4.12

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, November 16th, 2026 to the above address.

Sheryl Theriot
City Manager
City of Albion

2027 MEETING DATES

PLANNING COMMISSION	**COUNCIL CHAMBERS 7:00 P.M. 3rd TUESDAY OF THE MONTH**
JANUARY 20, 2027 (Wednesday)	JULY 20, 2027
FEBRUARY 17, 2027 (Wednesday)	AUGUST 17, 2027
MARCH 16, 2027	SEPTEMBER 21, 2027
APRIL 20, 2027	OCTOBER 19, 2027
MAY 18, 2027	NOVEMBER 16, 2027
JUNE 15, 2027	DECEMBER 21, 2027

ZBA	**COUNCIL CHAMBERS 5:30 P.M. 2ND TUESDAY OF THE MONTH**
JANUARY 12, 2027	JULY 13, 2027
FEBRUARY 9, 2027	AUGUST 10, 2027
MARCH 9, 2027	SEPTEMBER 14, 2027
APRIL 13, 2027	OCTOBER 12, 2027
MAY 11, 2027	NOVEMBER 9, 2027
JUNE 8, 2027	DECEMBER 14, 2027

RECREATION COMMISSION	**MAYOR'S OFFICE 5:00 P.M. 2ND TUESDAY OF THE MONTH EVERY OTHER MONTH**
JANUARY 12, 2027	MAYOR'S OFFICE-CITY HALL
MARCH 9, 2027	MAYOR'S OFFICE-CITY HALL
MAY 11, 2027	MAYOR'S OFFICE-CITY HALL
JULY 13, 2027	MAYOR'S OFFICE-CITY HALL
SEPTEMBER 14, 2027	MAYOR'S OFFICE-CITY HALL
NOVEMBER 9, 2027	MAYOR'S OFFICE-CITY HALL

ABA	**MAYOR'S OFFICE 8:00 A.M. QUARTERLY MEETINGS-2nd THURSDAY OF THE MONTH**
MARCH 11, 2027	MAYOR'S OFFICE-CITY HALL
JUNE 10, 2027	MAYOR'S OFFICE-CITY HALL
SEPTEMBER 9, 2027	MAYOR'S OFFICE-CITY HALL
DECEMBER 9, 2027	MAYOR'S OFFICE-CITY HALL
DDA	**MAYOR'S OFFICE 7:30 A.M. MONTHLY-2ND WEDNESDAY OF THE MONTH**
JANUARY 13, 2027	JULY 14, 2027
FEBRUARY 10, 2027	AUGUST 11, 2027
MARCH 10, 2027	SEPTEMBER 8, 2027
APRIL 14, 2027	OCTOBER 13, 2027
MAY 12, 2027	NOVEMBER 10, 2027
JUNE 9, 2027	DECEMBER 8, 2027

CITY OF ALBION
ORDINANCE #2026-09

AN ORDINANCE TO AMEND CHAPTER 100 ZONING, BY AMENDING SECTION 4.6(B) (MIXED USE DISTRICT) USES ALLOWED, SECTION 4.7(B) (CENTRAL BUSINESS DISTRICT) USES ALLOWED, SECTION 4.8(B) (COMMERCIAL DISTRICT) USES ALLOWED, AND SECTION 4.12

Purpose and Finding:

As the City Council is aware, the issue of data centers has been a topic of intense discussion across the state. Some communities do not want data centers within their jurisdictions, while others do. Presently, the City's zoning ordinance does not permit data centers in the industrial M1 or M2 districts as well as the residential R1 or R2 Districts. The current ordinance does, however, allow data centers in the MU, C, and CBD zoned districts. While it is unlikely that a data center would seek placement in these districts, the removal of the permitted and special land uses will ensure it. Additionally, the Planning Commission has recently adopted a resolution placing a moratorium on the permits, site plan reviews, etc, for data centers which further prevents the possibility of data centers in the City. Taking these steps will ensure that the City and Planning Commission have sufficient time to study and discuss data center regulations and provide recommendations for future zoning amendments. Approval is recommended.

THE CITY OF ALBION ORDAINS:

Section 1: Chapter 100, Section 4.6(B) of the Codified Ordinances of the City of Albion is hereby amended, by removing the following uses for the Mixed-Use District from the Table of Permitted Uses and Special Land Uses:

Data Processing & Computer Centers including the servicing & maintenance of electronic data processing equipment.

Section 2: Chapter 100, Section 4.7(B) of the Codified Ordinances of the City of Albion is hereby amended, by removing the following uses from the Central Business District Table of Permitted Uses and Special Land Uses:

Data Processing & Computer Centers including the servicing & maintenance of electronic data processing equipment.

Section 3: Chapter 100, Section 4.8(B) of the Codified Ordinances of the City of Albion is hereby amended, by removing the following uses for the Commercial District from the Table of Permitted Uses and Special Land Uses:

Data Processing & Computer Centers including the servicing & maintenance of

electronic data processing equipment.

Section 4: Chapter 100, Section 4.12 of the Codified Ordinances of the City of Albion is hereby amended, by removing the following uses from the Table of Permitted Uses and Special Land Uses:

Data Processing & Computer Centers including the servicing & maintenance of electronic data processing equipment.

Section 5: Severability. This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

Section 6: Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

This Ordinance shall take effect after publication on January 21, 2027.

First Reading:
December 7, 2026

Ayes _____
Nays _____
Absent_____

_____
Jill Domingo
City Clerk

Second Reading & Adoption:
December 21, 2026

Ayes _____
Nays _____
Absent_____

_____
Victoria Garcia-Snyder,
Mayor