

Minutes of a regular meeting of the Moore Township Board held on October 7, 2026, at 7 PM, local time, at 1536 Main Street, Snover, Michigan.

PRESENT: Billot, Haskin, Heilig, Rudy, Thompson

ABSENT: None

**MOORE TOWNSHIP
SANILAC COUNTY, MICHIGAN**

RESOLUTION # 2026-03

A RESOLUTION TO ESTABLISH A MORATORIUM ON THE ACCEPTANCE AND/OR PROCESSING OF APPLICATIONS FOR DATA CENTERS, BATTERY ENERGY STORAGE SYSTEMS (BESS), CRYPTOCURRENCY MINING OPERATIONS, ARTIFICIAL INTELLIGENCE (AI) DATA CENTERS, AND OTHER HIGH RESOURCE DEMAND FACILITIES WITHIN THE TOWNSHIP OF MOORE, SANILAC COUNTY, MICHIGAN.

A Resolution to make findings to protect the public health, safety, and welfare by establishing a temporary moratorium on data centers, battery energy storage systems (BESS), cryptocurrency mining operations, artificial intelligence (AI) data centers, and other high resource demand facilities; to implement a temporary moratorium on applications for data centers, battery energy storage systems (BESS), cryptocurrency mining operations, artificial intelligence (AI) data centers, and other high resource demand facilities; to provide a term for the temporary data centers, battery energy storage systems (BESS), cryptocurrency mining operations, artificial intelligence (AI) data centers, and other high resource demand facilities moratorium; to provide for severability; and to provide an effective date.

**SECTION I
MORATORIUMS**

In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, the Moore Township Board determines that in some cases, it is appropriate for the Township to temporarily pause consideration and/or review of certain applications or requests, or to not accept or process certain applications in order to allow the Township adequate time to research an issue and adopt and/or amend, any Township Ordinances related thereto. The Township Board determines that it has the authority to enter into a temporary moratorium.

SECTION II

FINDINGS

A. Data Centers.

1. The Township Board determines that the approval of data centers may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety, and general welfare of property owners and residents of Moore Township.
2. A data center is a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the data center. Some examples of data centers include: hyperscale; colocation; edge; and enterprise.
3. The Township Board has received from the public a multitude of land use compatibility and environmental concerns regarding data centers and their operation which include, but are not limited to, noise, vibrations, harmful decibel levels that exceed safe hearing limits and cause chronic sleep disturbances, lighting, excessive reliance of diesel generators for backup power, water usage, wastewater discharge, emergency fire response, and exceedingly high greenhouse emissions.
4. The Township's Zoning Ordinance currently lacks specific local zoning standards, site plan requirements, design standards, utility and infrastructure requirements, environmental safeguards, and other regulatory controls tailored specifically to data centers that would address the foregoing issues.
5. The Township Board is reasonably concerned future data centers, without proper regulations, would be established in inappropriate or inadvisable locations within the Township.
6. The Township Board believes the concerns raised may require necessary regulations to be adopted to protect the public health, safety, and general welfare of the community.

7. The Township Board has a legitimate public purpose in assessing the regulation of the establishment and use of data centers within the Township to ensure that data centers do not interfere with other land uses, or have substantial impacts on the environment, public health, and safety.

B. Battery Energy Storage Systems (“BESS”).

1. The Township Board determines that the approval of battery energy storage systems (“BESS”) may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety, and general welfare of property owners and residents of Moore Township.
2. A BESS is a system that stores energy from different sources, often renewable sources like wind and solar, and stores it in rechargeable lithium-ion batteries for later use when there is increased demand for energy from electrical grids. These systems commonly consist of lithium-ion batteries, power conversion systems, and control equipment but can vary widely in their uses and scale. The construction of these systems has increased due to the increased demand for electricity nationwide.
3. Since BESS systems primarily use lithium-ion batteries, they can spark fires that are extremely difficult to extinguish. According to the U.S. Environmental Protection Agency, these fires can reignite hours or days later. The fires can also release harmful gases that pose health safety risks for nearby residents and first responders.
4. The Township’s Zoning Ordinance currently lacks specific local zoning standards, site plan requirements, design standards, utility and infrastructure requirements, environmental safeguards, and other regulatory controls tailored specifically to BESS systems that would address the foregoing issues.
5. The Township Board is reasonably concerned that future BESS systems, without proper regulations, would be established in inappropriate or inadvisable locations within the Township.
6. The Township Board believes the concerns raised may require necessary regulations to be adopted to protect the public health, safety, and general welfare of the community.

7. The Township Board has a legitimate public purpose in assessing the regulation of the establishment and use of BESS systems within the Township to ensure that BESS systems do not interfere with other land uses, or have substantial impacts on the environment, public health, and safety.

C. Cryptocurrency Mining Centers.

1. The Township Board determines that the approval of cryptocurrency mining centers may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety, and general welfare of property owners and residents of Moore Township.
2. Cryptocurrency mining operation involves the validating of cryptocurrency transactions on a blockchain network and adding them to a distributed ledger. These operations typically occur in specialized data centers that require substantial and specialized computing power. As a result, cryptocurrency mining operations require lots of computer processing power which requires high amounts of electricity. These operations require servers to run 24 hours a day.
3. Cryptocurrency mining operations' high energy use creates a significant amount of heat which could pose fire risks if the cooling systems are inadequate. In addition, their high energy consumption can destabilize electric grids. These operations also create loud industrial noise that can adversely impact nearby residents and businesses. For example, the Dowagiac, Michigan data center is a cryptocurrency mining center that has generated excessive noise that resulted in noise ordinance citations and a class action lawsuit. Finally, cryptocurrency mining centers are scalable as demand increases. Where traditional data centers are static infrastructure, cryptocurrency mining centers are modular.
4. The Township's Zoning Ordinance currently lacks specific local zoning standards, site plan requirements, design standards, utility and infrastructure requirements, environmental safeguards, and other regulatory controls tailored specifically to cryptocurrency mining centers that would address the foregoing issues.
5. The Township Board is reasonably concerned future cryptocurrency mining centers, without proper regulations, would be established in inappropriate or inadvisable locations within the Township.

6. The Township Board believes the concerns raised may require necessary regulations to be adopted to protect the public health, safety, and general welfare of the community.
7. The Township Board has a legitimate public purpose in assessing the regulation of the establishment and use of cryptocurrency mining centers within the Township to ensure that they do not interfere with other land uses, or have substantial impacts on the environment, public health, and safety.

D. Artificial Intelligence (“AI”) Data Centers.

1. The Township Board determines that the approval of artificial intelligence (“AI”) data centers may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety, and general welfare of property owners and residents of Moore Township.
2. An AI data center is a computing facility designed to support artificial intelligence and machine learning workloads at scale. While traditional data centers focus on general-purpose computing, AI environments prioritize computing resources and extremely fast data movement. These facilities typically include: Graphics Processing Unit-accelerated computing clusters; high-throughput storage systems; low-latency networking fabrics; and specialized cooling and power infrastructure. AI data centers consume much more energy to power their facilities as compared to traditional data centers. As a result, AI data centers tend to be located in hyperscale or collocation data centers.
3. AI data centers create the same land use compatibility and environmental concerns as traditional data centers do as described in Section A., Paragraph 3, but to a larger scale.
4. The Township’s Zoning Ordinance currently lacks specific local zoning standards, site plan requirements, design standards, utility and infrastructure requirements, environmental safeguards, and other regulatory controls tailored specifically to AI data centers that would address the foregoing issues.
5. The Township Board is reasonably concerned future AI data centers, without proper regulations, would be established in inappropriate or inadvisable locations within the Township.

6. The Township Board believes the concerns raised may require necessary regulations to be adopted to protect the public health, safety, and general welfare of the community.
7. The Township Board has a legitimate public purpose in assessing the regulation of the establishment and use of AI data centers within the Township to ensure that AI data centers do not interfere with other land uses, or have substantial impacts on the environment, public health, and safety.

E. Other High Resource Demand Facilities.

1. The Township Board determines that the approval of other high resource demand facilities may result in or produce negative impacts on permitted land uses and development and may harm the public health, safety, and general welfare of property owners and residents of Moore Township.
2. Other high resource demand facilities define land use by its physical characteristics and function rather than rely solely on the name. Other high resource demand facilities include, but are not limited to a building or group of buildings designed or used primarily for the housing, operation, and maintenance of computer servers, data-processing equipment, artificial intelligence computing equipment, telecommunications equipment, or similar electronic equipment, together with associated electronic substations, generators, cooling systems, fiber-optic infrastructure, and other supporting facilities. Furthermore, other high resource demand facilities include two or more data centers or associated high-intensity computing facilities located on the same parcel, contiguous parcels, or parcels under common ownership or control, together with their associated utility, electrical, cooling, telecommunications, and support infrastructure. This section E. prevents a developer from simply proposing a facility by some other legal or nonlegal term not specifically defined in Sections A. through D. such as a “data hub,” “compute campus,” “technology campus,” “server farm,” or other terms.
3. Other high resource demand facilities create the same land use compatibility and environmental concerns as traditional data centers do as described in Section A., Paragraph 3, but to a larger scale.
4. The Township’s Zoning Ordinance currently lacks specific local zoning standards, site plan requirements, design standards, utility and infrastructure requirements,

environmental safeguards, and other regulatory controls tailored specifically to other high resource demand facilities that would address the foregoing issues.

5. The Township Board is reasonably concerned future high resource demand facilities, without proper regulations, would be established in inappropriate or inadvisable locations within the Township.
6. The Township Board believes the concerns raised may require necessary regulations to be adopted to protect the public health, safety, and general welfare of the community.
7. The Township Board has a legitimate public purpose in assessing the regulation of the establishment and use of high resource demand facilities within the Township to ensure that these high resource demand facilities do not interfere with other land uses, or have substantial impacts on the environment, public health, and safety.

SECTION III
DATA CENTERS, BATTERY ENERGY STORAGE SYSTEMS (BESS),
CRYPTOCURRENCY MINING OPERATIONS, ARTIFICIAL INTELLIGENCE (AI)
DATA CENTERS, AND OTHER HIGH RESOURCE DEMAND FACILITIES
TEMPORARY MORATORIUM

THEREFORE, BE IT RESOLVED:

1. The Township Board hereby declares that it has the statutory authority to adopt a moratorium as described in Section 1, and the Township Board additionally adopts the findings in Sections 2A. through 2E. above as legislative findings supporting the need for a temporary moratorium on data centers, BESS, cryptocurrency mining centers, AI data centers and other high resource demand facilities.
2. The Township Board finds that adopting a limited moratorium is reasonable and necessary for, among other reasons, the following reasons:
 - A. Michigan courts have recognized that a moratorium is a common and legitimate tool to preserve the status quo while formulating a development strategy.

- B. The Township Board wants to review and study the public health, safety, and welfare concerns regarding data centers, battery energy storage systems (BESS), cryptocurrency mining operations, artificial intelligence (AI) data centers, and other high resource demand facilities and any Township regulations that may impact and/or regulate such projects.
 - C. The adoption of the moratorium will allow the Township Board adequate time to study and possibly implement revisions to the Townships ordinances and regulations, including attention to and consideration of citizen input and involvement, public debate and full consideration of all points of view.
3. The Township Board hereby imposes a temporary moratorium on the acceptance and/or processing of any applications for a data center, BESS, cryptocurrency mining center, AI data center or other high resource demand facility.

SECTION IV
TERM OF DATA CENTERS, BATTERY ENERGY STORAGE SYSTEMS (BESS),
CRYPTOCURRENCY MINING OPERATIONS, ARTIFICIAL INTELLIGENCE (AI)
DATA CENTERS, AND OTHER HIGH RESOURCE DEMAND FACILITIES
MORATORIUM

- 1. The temporary moratorium is until October 29, 2027, or until the effective date of any amended or new Township ordinances or regulations addressing data centers, BESS, cryptocurrency mining centers, AI data centers and other high resource demand facilities are effective, whichever occurs first.
- 2. Before the moratorium on data centers, BESS, cryptocurrency mining centers, AI data centers and other high resource demand facilities expire, the Township Board may extend the moratorium by resolution as appropriate to allow sufficient time to complete amendments or additions to its ordinances and regulations.
- 3. Township staff, together with the Township Attorney and appropriate technical consultants, if needed, shall undertake a comprehensive review of the land use, infrastructure, environmental, public safety, and other regulatory issues associated with data centers, BESS, cryptocurrency mining centers, AI data centers and other high resource demand facilities. Not later than the termination date of the moratorium as provided herein, Township staff shall present to the

Planning Commission and the Township Board proposed Zoning Ordinance amendments for consideration.

SECTION V **SEVERABILITY**

1. The provisions of this Resolution are hereby declared to be severable. If any provision, clause, sentence, or phrase of this Resolution is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution, which shall remain in full force and effect.
2. This Resolution shall be interpreted and applied to be consistent with all applicable State and Federal laws. Nothing in this moratorium shall be constructed as limiting any vested rights recognized by law.

SECTION VI **EFFECTIVE DATE**

This Resolution shall take effect eight days after publication after adoption.

The above Resolution was introduced on October 7, 2026 at a regular meeting of the Township of Moore Board of Trustees in a motion by Sid Thompson and Seconded by Curt Haskin, the vote as follows:

AYES: Billot, Haskin, Heilig, Rudy, Thompson

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

The foregoing is a true and complete copy of a resolution adopted by the Township Board of Moore Township, County of Sanilac, State of Michigan, at a regular meeting held on the 7th day of October, 2026. Public notice of the said meeting was given pursuant to and in accordance with the requirements of Act #110 of the Public Act of

1976, as amended being the Open Meeting Act, and the Minutes of the said meeting have or will be made available as required by said Act.

Naysa Heilig, Clerk