

BENTON CHARTER TOWNSHIP  
PLANNING COMMISSION  
5136 WINDSOR HIGHWAY, POTTERVILLE MI 48876

## MEETING MINUTES

MEETING DATE: January 15, 2026 Meeting Time: 7:00 p.m.

- 1) Chair Locke called the meeting to order at 7:00 pm and led attendees in the Pledge of Allegiance.
- 2) Members Present: Roger Harris, Ben Kudwa, Jeff Locke, Maureen Sorbet, Jack Temsey, Chris Tennes, Barb Wickerham  
Members Absent: none  
Others present: Deputy Township Supervisor Kelley Coburn-Harris, Township Supervisor Gary Suits, Zoning Administrator Tammy Foster, Gina Hipple, and Robert Hipple
- 3) Approval of Agenda
  - a) A motion to approve the Thursday, January 15, 2026 Planning Commission agenda as presented was made by Mr. Temsey with support by Mr. Tennes. The motion carried unanimously.
- 4) Approval of Planning Commission Meeting Minutes
  - a) A motion to approve the Thursday, December 4, 2025 Planning Commission meeting minutes as presented was made by Mr. Temsey with support by Ms. Wickerham. The motion carried unanimously.
- 5) Public Comment unrelated to Agenda Items  
No public comment was made.
- 6) NEW BUSINESS
  - a) Planning Commission election of Chair, Vice-Chair, and Secretary  
Mr. Tennes nominated Mr. Temsey to the position of Chair. Mr. Temsey accepted the nomination. A motion was made by Mr. Tennes with support by Ms. Wickerham to elect Mr. Temsey as Chair of Planning Commission for 2026. The motion carried unanimously.  
  
Mr. Tennes nominated Mr. Harris to the position of Vice-Chair. Mr. Harris accepted the nomination. A motion was made by Mr. Tennes with support by Ms. Sorbet to elect Mr. Harris as Vice-Chair of Planning Commission for 2026. The motion carried unanimously.  
  
Ms. Wickerham nominated Mr. Kudwa to the position of Secretary. Mr. Kudwa accepted the nomination. A motion was made by Ms. Wickerham with support by Mr. Locke to nominate Mr. Kudwa as Secretary of Planning Commission for 2026. The motion carried unanimously.

b) 2025 Planning Commission Annual Report

Zoning Administrator Foster reviewed the 2025 Planning Commission Annual Report with Planning Commission. Planning Commission Goals for the next 5-years and beyond were discussed. Supervisor Suits mentioned that most of the variance petitions made by residents involved dimensional variances to the required yard setbacks. The suggestion was made by Ms. Wickerham to add review of dimensional variances to Planning Commission's goals for the upcoming year.

c) Data Center Development Overview

Zoning Administrator Foster reviewed a staff memo dated January 13, 2026 with Planning Commission which presented an overview of current data center development projects within the State of Michigan. The memo also discussed staff's review of the Zoning Ordinance and the 2022 Master Plan in regard to the potential for a Data Center Development project within the Township.

Planning Commission held in-depth discussion about the material within the memo and how data center development could affect the Township.

A motion was made by Mr. Temsey with support by Ms. Wickerham to recommend to the Township Board that a resolution for a moratorium on Data Center Development be considered to permit time for the Township to review its current regulations and potentially address specific regulations for future data center development. Planning Commission discussed the motion. The motion was read a second time and carried unanimously.

Planning Commission asked that the staff memo presented at this meeting be made available to the Township Board as they review the recommended moratorium resolution.

7) OLD BUSINESS - none.

8) NEXT MEETING – February 12, 2026, as required.

9) A motion was made by Ms. Wickerham to adjourn the meeting at 8:15 pm. The motion carried unanimously.