

# COORDINATED ZONING REPORT | CZ26-6

## Amendment to the Deerfield Township Zoning Ordinance

**DATE:** March 19, 2026 Article  
**LOCATION** Section 14.01  
**BACKGROUND:** Amendments to the Deerfield Township Zoning Ordinance in Section 14.01.

**R2PC STAFF  
RECOMMENDATION**

Deerfield Township is amending text in Section 14.01 to add a moratorium ordinance as well as an ordinance to regulate data centers in the Township. The ordinance deals with application requirements, payments/fees, necessary documents for a data center, inspections, and more with data centers.

Moratoriums can be a helpful tool to allow a Township to have enough time to plan for applications/decisions on a certain issue. One thing I am uncertain of is if the moratorium is for enough time to implement this ordinance or if it is to allow more work on this ordinance before potentially handling data centers coming into the community. Either way is acceptable, but it does change the length of the moratorium would be necessary.

Staff recommends **APPROVAL With Comments** for the text addition from Deerfield Township. The comments are in regard to the clarification if the moratorium is for future work on the ordinance after this draft ordinance is accepted or if it was just for before the ordinance was implemented.

- |                              |  |
|------------------------------|--|
| <b>SUGGESTED<br/>ACTIONS</b> | <ul style="list-style-type: none"><li>(1) Recommend <b>APPROVAL</b></li><li>(2) Recommend <b>DISAPPROVAL</b></li><li>(3) Recommend <b>APPROVAL WITH COMMENTS</b></li><li>(4) Take <b>NO ACTION</b></li></ul> |
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**ZONING AMENDMENT FORM**



**LENAWEE COUNTY PLANNING COMMISSION  
(COORDINATING ZONING)**

Return to: Lenawee County Planning Commission • c/o Region 2 Planning Commission • 120 W. Michigan Avenue • Jackson, Michigan 49201

Please submit the Planning Commission meeting minutes and any reports/exhibits the Commission used to make its recommendation with this form. Use a separate form for each proposed zoning change. Please include a legal description/survey with rezoning requests in addition to the Parcel ID Number.

A copy of this form with the LCPC recommendation will be mailed back to the Clerk, who will return a copy to the LCPC with the Township Board Action.

THE Deerfield TOWNSHIP PLANNING COMMISSION submits the following proposed zoning change to the Lenawee County Planning Commission for its review, comment, and recommendation:

(ANSWER EITHER A or B)

**A. DISTRICT BOUNDARY CHANGE (REZONING):**

(Provide the legal and popular property descriptions, the Parcel ID Number(s), the number of acres, and the section(s) in which the property is located. Attach additional sheets if more space is needed. Attach a map showing all changes and additions.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. The above described property has a proposed zoning change FROM \_\_\_\_\_ ZONE TO \_\_\_\_\_ ZONE.

2. PURPOSE OF PROPOSED CHANGE: \_\_\_\_\_  
\_\_\_\_\_

**B. ZONING ORDINANCE TEXT AMENDMENT:**

The following Article(s) and Section(s) is amended or altered: ARTICLE XIV SECTION 14.01

The NEW SECTION reads as follows: (Attach additional sheets if more space is needed.) \_\_\_\_\_

Also Ordinance 26-02 regarding moratoria

Recommended language attached to email.

C. PUBLIC HEARING on the above amendment was held on: month 3 day 11 year 2026

D. NOTICE OF PUBLIC HEARING was published/mailed on the following date: month 2 day 18 year 2026

(Notice must be provided at least fifteen days prior to the public hearing.)

E. THE NEWSPAPER (having general circulation in Township) carrying the NOTICE: Blissfield Advance

The PROPOSED ZONING AMENDMENT described herein was duly considered by the Township Planning Commission and will be forwarded to the Township Board with a recommendation to  APPROVE or  DISAPPROVE.

Conrad MacBeth  Chair or  Secretary 3 / 11 / 2026 (enter date)

**LENAWEE COUNTY PLANNING COMMISSION (LCPC) ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The LCPC herewith certifies receipt of the proposed amendment on the above date and:

- Recommends APPROVAL of the zoning change
- Recommends DISAPPROVAL of the zoning change for the reasons stated in the attached letter.
- Recommends APPROVAL of the zoning change with comments, as stated in the attached letter.
- Takes NO ACTION.

\_\_\_\_\_, Recording Secretary \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ (enter date)

**TOWNSHIP BOARD ACTION:**

1. Date of Meeting: month \_\_\_\_\_ day \_\_\_\_\_ year \_\_\_\_\_

2. The \_\_\_\_\_ Township Board herewith certifies that a legally constituted meeting held on the above date and that the proposed amendment  PASSED,  DID NOT PASS, or was  REFERRED ANEW to the Township Planning Commission.

\_\_\_\_\_  
Township Clerk

**DEERFIELD TOWNSHIP**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TO REGULATE CRYPTOCURRENCY DATA MINING FACILITIES  
AND DATA CENTERS**

The Township of Deerfield ordains:

**Section 1. Amendment to Section VII. of the Township Zoning Ordinance.**

The following definitions are added to Section XIV of the Zoning Ordinance and shall be inserted into Section 14.01 in alphabetical order:

CRYPTOCURRENCY DATA MINING FACILITY. A facility dedicated to operating data processing equipment for commercial cryptocurrency mining and the process by which cryptocurrency transactions are verified and added to digital ledgers.

DATA CENTER. A structure that houses information technology infrastructure and equipment for building, running, and delivering applications, and the storage of digital data. This includes Artificial Intelligence (“AI”) Data Centers.

**Section 2. New Section 7.27 of the Township Zoning Ordinance.**

A new Section 7.27 entitled “Cryptocurrency Data Mining Facilities and Data Centers” is hereby added to the Township’s Zoning Ordinance, to read, in its entirety, as follows:

**SECTION 7.27 CRYPTOCURRENCY DATA MINING FACILITIES AND DATA CENTERS**

**A. General Provisions.**

1. Cryptocurrency Data Mining Facilities and Data Centers are permitted in the Township only as a special land use in the BESS Overlay of the Agricultural District.
2. The Township may enforce any remedy or enforcement, including but not limited to, the removal of any Cryptocurrency Data Mining Facilities and Data Centers pursuant to the Zoning Ordinance or as otherwise authorized by law if the Cryptocurrency Data Mining Facility or Data Center does not comply with this Section.
3. The Township may enforce any remedy or enforcement, including but not limited to, the removal of any Cryptocurrency Data Mining Facilities and Data Centers pursuant to the Zoning Ordinance or as otherwise authorized by law if the Cryptocurrency Data Mining Facility or Data Center does not comply with this Section.

B. Special Approval Application Requirements. In addition to the requirements of Article X AA, an applicant for special approval of a Cryptocurrency Data Mining Facility or Data Center must provide the Township with all of the following:

1. An application fee in an amount set by resolution of the Township Board.
2. A list of all parcel numbers that the Cryptocurrency Data Mining Facility or Data Center will use; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
3. An operations agreement setting forth the parameters of the operation, the name and contact information of the operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
4. Current photographs of the subject property.
5. A site plan that includes all proposed structures and the location of all equipment, as well as all setbacks, the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Cryptocurrency Data Mining Facility or Data Center will be connected to the power grid.
6. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township's review and approval.
7. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Cryptocurrency Data Mining Facility or Data Center, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Cryptocurrency Data Mining Facility or Data Center and restore the subject parcels, which is subject to the Township's review and approval.
8. Financial security that meets the requirements of this Section, which is subject to the Township's review and approval.
9. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Cryptocurrency Data Mining Facility or Data Center, which is subject to the Township's review and approval.
10. A plan for managing any hazardous waste, which is subject to the Township's review and approval.
11. A fire protection plan, which identifies the fire risks associated with the Cryptocurrency Data Mining Facility or Data Center; describes the fire suppression system that will be implemented; describes what measures will be used to reduce

the risk of fires re-igniting (i.e., implementing a “fire watch”); identifies the water sources that will be available for the local fire department to protect adjacent properties; identifies a system for continuous monitoring, early detection sensors, and appropriate venting; and explains all other measures that will be implemented to prevent, detect, control, and suppress fires and explosions.

12. A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Township’s review and approval.
13. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Cryptocurrency Data Mining Facility or Data Center, which is subject to the Township’s review and approval.
14. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL324.36501 et. seq.); and any other applicable laws and rules in force at the time the Township considers the application.
15. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

C. System and Location Requirements. In addition to the requirements of Article 7.23 for a site plan, the site plan must include all of the following:

1. Equipment. All equipment used in any Cryptocurrency Data Mining Facility or Data Center must be housed in a metered, electrically grounded, and pre-engineered or prefabricated metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes.
2. Structures. All principal and accessory structures used for cryptocurrency mining operations and/or data centers, shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. If prefabricated, pre-engineered, or modular structures are installed, the following standards are required:
  - a. All structures shall have concrete foundations.
  - b. All exterior facades shall have muted earth tone colors that will blend the facility into the natural setting and existing environment, and shall not be defective, decayed or corroded.

- c. If intermodal shipping containers are utilized such installation shall comply with current National Electrical Code standards.
3. Lighting. The lighting of the Cryptocurrency Data Mining Facility or Data Center is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Cryptocurrency Data Mining Facility or Data Center. The Cryptocurrency Data Mining Facility or Data Center must not produce any glare that is visible to neighboring lots or persons traveling on public or private roads. Specifically, compliance with Dark Sky guidelines, an IES TM-15-11<sup>1</sup> glare rating of G2 or better and a requirement of U0 (zero) for those with BUG ratings
4. Security Fencing. Security fencing must be installed around all electrical equipment related to the Cryptocurrency Data Mining Facility or Data Center. Such fencing must be a minimum seven (7) feet tall and must use materials, colors, textures, screening and landscaping, that will blend the facility into the natural setting and existing environment.
5. Noise. The noise generated by the Cryptocurrency Data Mining Facility or Data Center must not exceed 40 dBA Lmax, as measured at the property line of any adjacent parcel. This limit shall specifically include any standby / emergency power sources.
6. Signage. The Cryptocurrency Data Mining Facility or Data Center shall provide a 24-hour emergency contact signage visible at the access entrance. Signs shall include company name if applicable, owner/representative name, telephone number, and corresponding local power company and telephone number.
7. Underground Transmission. All power transmission or other lines, wires, or conduits from a Cryptocurrency Data Mining Facility or Data Center to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation.
8. Drain Tile Inspections. The Cryptocurrency Data Mining Facility or Data Center must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tiles at least once every three years using a robotic camera, with the first inspection occurring before the Cryptocurrency Data Mining Facility or Data Center is in operation. The applicant or operator must submit proof of the inspection to the Township. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

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<sup>1</sup> <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

9. Fire Protection.

- a. Before any construction of the Cryptocurrency Data Mining Facility or Data Center begins, the Township's fire department (or the fire department with which the Township contracts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township Supervisor or his or her designee of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant or operator of the Cryptocurrency Data Mining Facility or Data Center must implement. The fire chief's decision may be appealed to the Township Board, and the Township Board will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township Board's decision is final, subject to any appellate rights available under applicable law.
  - b. The applicant or operator may amend the fire protection plan from time-to-time in light of changing technology or other factors. Any proposed amendment must be submitted to the fire department for review and approval under subsection (a).
  - c. The Cryptocurrency Data Mining Facility or Data Center must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).
  - d. The Cryptocurrency Data Mining Facility or Data Center must contain an internal fire suppression system that shall be reviewed and tested once every twelve (12) months by a third-party contractor approved by the fire chief.
10. Applicant must provide all Deerfield Township Fire Department contractors with the appropriate equipment and training to address fires in the Cryptocurrency Data Mining Facility or Data Center.
11. Insurance. The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence. The Township shall be listed as an additional insured on the policy at all times.
12. Permits. All required county, state, and federal permits must be obtained before the Cryptocurrency Data Mining Facility or Data Center begins operating. A building permit is required for construction of a Cryptocurrency Data Mining Facility or

Data Center regardless of whether the applicant or operator is otherwise exempt under state law.

13. Decommissioning. If a Cryptocurrency Data Mining Facility or Data Center is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Cryptocurrency Data Mining Facility or Data Center that is never fully completed or operational if construction has been halted for a period of one (1) year.
14. Financial Security. To ensure proper decommissioning of a Cryptocurrency Data Mining Facility or Data Center upon abandonment, the applicant must post financial security in the form of a security bond or escrow payment in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special use application.
15. Extraordinary Events. If the Cryptocurrency Data Mining Facility or Data Center experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
16. Annual Report. The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:
  - a. Current proof of insurance;
  - b. Verification of financial security; and
  - c. A summary of all complaints, complaint resolutions, and extraordinary events.
17. Inspections. The Township may inspect a Cryptocurrency Data Mining Facility or Data Center at any time by providing 24-hour advance notice to the applicant or operator.
18. Transferability. A conditional land use permit for a Cryptocurrency Data Mining Facility or Data Center is transferable to a new owner. The new owner must register their name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

19. Remedies. If an applicant or operator fails to comply with this Ordinance, the Township, may pursue any remedy or enforcement, including but not limited to the removal of any Cryptocurrency Data Mining Facility or Data Center pursuant to the Zoning Ordinance or as otherwise authorized by law. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.
20. Height and Rooftop. Applicant shall provide 360 degree scaled elevation drawings, showing adherence to the 50' maximum allowed vertical height, including all roof mounted HVAC or other pertinent mechanical structures. Vents, stacks or communication towers exceeding that height may be permitted at the sole discretion of the Board of Trustees. Applicant shall also provide a scaled drawing of the rooftop and items located there.
21. Water. Applicant shall provide detailed water use and reclamation/disposal plans, including, if ground sourced, a baseline measurement of depth, flow and quality of any potable wells within 2 miles of the facility water source(s) and ongoing monitoring of same. A comprehensive plan of complaint response and mitigation shall be included for those surrounding wells. Facilities using more than 500,000 gallons of water per day will be required to recycle the water and cool it for re-use on site.
22. Setbacks. A scale drawing of setbacks to public ROW and all neighboring properties, which shall adhere to the existing requirements of the BESS overlay.
23. Exterior. Facility exterior drawings shall include any accessory buildings, structures, parking, and infrastructure. All accessory buildings, structures, parking, and infrastructure must be maintained in a neat, orderly, pleasant and non-offensive manner.
24. Power Agreements. A comprehensive plan including power supply agreements shall be included. Any planned wind/solar/BESS intended for internal consumption shall conform to the Township's existing overlay governing same.

### **Section 3. Amendment to Article VII.**

Article VII, Section 7.27 is hereby amended to add Cryptocurrency Data Mining Facilities and Data Centers as a special land use in the AA zoning district as follows:

**7.27. Cryptocurrency Data Mining Facilities and Data Centers.**

### **Section 4. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 5. Repealer.**

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**Section 6. Effective Date.**

This Ordinance takes effect upon the expiration of 7 days after publication as required by MCL 125.3401(7).

| 86308:00001:202283264-24

**DEERFIELD TOWNSHIP**

**ORDINANCE NO. 26-02**

**AN ORDINANCE TO AMEND THE DEERFIELD TOWNSHIP ZONING ORDINANCE  
REGARDING MORATORIUMS**

The Township of Deerfield ordains:

**Section 1. Addition of New Section 6.01(F) to the Zoning Ordinance.**

A new Section 6.01(F) is added to the Deerfield Township Zoning Ordinance and reads in its entirety as follows:

**Moratorium by Resolution.** The Township Board may, by resolution, impose a temporary moratorium on the review or issuance of any applications, permits, rezonings, licenses, or approvals for existing, new, or emerging land uses in the Township if the Township Board determines that a temporary moratorium is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to address land uses that may impact the health, safety, or welfare of Township residents or property. A temporary moratorium may also be imposed by the Township Board upon the recommendation of the Planning Commission when the Planning Commission determines that a moratorium is needed to allow it sufficient time to review and recommend amendments to the master plan or zoning ordinance concerning existing, new, or emerging land uses that may adversely affect the health, safety, or welfare of Township residents or property. The resolution must state the purpose of the moratorium and include findings of the Township Board or Planning Commission in support of the moratorium and why the Township Board has determined that the temporary moratorium is necessary and in the best interest of the public health, safety, or welfare. Any resolution adopted pursuant to this Section must specify the length of the initial moratorium which shall not exceed twelve (12) months. In addition to the initial moratorium, the Township Board may extend the temporary moratorium if the Township Board determines that more time is necessary to review, enact, or amend provisions of the master plan or zoning ordinance to regulate land uses. Any extension shall not exceed six (6) additional months. Notice of the resolution must be published within seven (7) days of its adoption. The notice must include the following:

- (1) A summary of the resolution's effect.
- (2) The length of the moratorium and whether an extension is possible.
- (3) Where the public may inspect the resolution enacting the moratorium.

**Section 2. Validity and Severability.**

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

**Section 3. Repealer.**

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Effective Date.**

This Ordinance takes effect 7 days from the date of publication of notice of adoption as provided by law.

86308:00001:202282965-3

# Planning Commission Meeting and Public Hearing

Tuesday March 11, 2026

Meeting called to order by Conrad MacBeth @ 6:06 PM

**Pledge of Allegiance**

**Attendance.**

**Present;** Kevon Martis, Conrad MacBeth, Ed Griffith, Rich Van Hove, Steve Andrix.  
**Absent,** Roger Johnson.

Ed Griffith made a motion to accept the minutes from the 1-26-26 meeting, 2<sup>nd</sup> by Steve Andrix, motion carried 4-0. Public hearing was moved to 3-11-26 @ 6:00 pm per Zoning Administrators request.

Conrad MacBeth opened the Public Hearing. There were no public comments. Ed Griffith made a motion, supported by Steve Andrix to close Public Hearing. Motion carried.

Resume Special Meeting to discuss any changes to the Crypto Data Center language. There was discussion about changing the water usage restriction from 500,000 gallons to 250,000- gallons. After a brief discussion, it was determined to stay with the 500,000-gallon requirement. Conrad MacBeth moved, supported by Ed Griffith to send the Ordinance Amendments to the Lenawee County Planning Commission. Roll call vote. Conrad Macbeth-yes, Ed Griffith-yes, Steve Andrix-yes, Rich Van Hove-yes. Motion Carried.

**New Business;** Conrad MacBeth moved, supported by Ed Griffith to cancel the April 7<sup>th</sup> Planning Commission meeting, motion carried. Next meeting will be July 7<sup>th</sup> 2026

**Old Business;** None

**Public Comments;** None

Conrad MacBeth moved, supported by Ed Griffith to adjourn at 6:26 PM.

Rich Van Hove, Deerfield Planning Commission.