

**ECONOMIC DEVELOPMENT, STRATEGIC PLANNING  
AND TECHNOLOGY COMMITTEE MEETING  
JUNE 3, 2026  
7:00PM**

An Economic Development, Strategic Planning and Technology Committee meeting was held on June 3, 2026, at Livonia City Hall in the Auditorium.

**Committee Members Present:** Carrie Budzinski, Chair  
Patrick Brockway, Vice Chair  
Eileen McDonnell, Member

**Committee Members Absent:** None

**City Officials Present:** Kayleigh Reid, Council President  
Robin Persiconi, Councilmember  
Eric Goldstein, City Attorney  
Mark Taormina, Planning and Economic Dev. Director  
Aarica Smith, Director of Government Affairs

**Additional attendees:** See the attached list.

1. The subject matter of data centers and attendant zoning related issues. (CR 02-26)

The Committee meeting commenced at 7:01 PM and discussion was led by Carrie Budzinski, Committee Chair.

Committee Chair Budzinski provided a summary of the February 25, 2026, Economic Development and Strategic Planning Committee highlighting notes from Naz Cimsit's presentation:

- In 2024, 4% of energy was used by data center; In 2025 it has increased to 12%
- Data Centers use the amount of electricity of 2,000 households daily and have shown to cause water contamination and drought. Noise pollution is also a threat that can be disruptive and result in hearing loss.
- Cimsit spoke with Dr. Patrick Brody at the University of Dublin and in Ireland there have been increased energy costs for citizens and even blackouts
- German Energy Efficiency Act is a notable model for Livonia and calls for all data centers to have closed loop heat and water systems, frequent energy audits and public reporting on energy use.

Budzinski also read the email from Chamber President Dan West directing interested residents to the packet for the referenced article.

City Attorney Eric Goldstein shared information based on looking into moratoriums and shared proposed ordinance language Council could adopt to clearly define and outline rationale and use (proposed Section 13.16 - Moratoria - attached).

He shared concerns that moratoriums not clearly defined have not held up in court and open the city to lawsuits that would result in costs to city and likely building of a data center. He further explained that moratoriums need to be put in place to evaluate the threat to health, safety and wellness of the public and not to 'buy time' to develop ordinances.

With that in mind, in addition to establishing a zoning ordinance for moratorium language; he also suggested updating current zoning laws to make data centers a special use. He proposed working with Naz Cimsit and Mark Taormina to determine best language. Currently data centers are a permitted use in industrial and commercial areas. It's important to note that data centers currently operate in Livonia as servers and tech use by businesses including the city of Livonia and the intention of proposed regulation/ordinance change is not to impact general business use but specific types of centers that are being shown to impact utility usage and sound quality.

Both of these actions would go to Planning Commission for review and public hearing before going to City Council for the same.

Council members asked clarifying questions to ensure action could be taken swiftly to avoid the creation of a data center in the in-between time.

Councilwoman McDonnell put forward motion to move forward on the proposed Section 13.16 - Moratoria language, to be sent directly to Planning Commission

Council Vice President Brockway put forward motion to move forward on making data centers a special land use in the current ordinance This would also be sent to Planning Commission.

Residents spoke noting the failed moratorium in Saline and sharing that closed loop water systems still use a lot of water.

**The Committee recommends:**

For the Law department to draft the following resolutions:

1. A referral to the Planning Commission to move forward on the proposed Section 13.16 - Moratoria language.
2. A referral to the Planning Commission to make data centers a special land use in the current ordinance.

**Note:** This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of June 15, 2026**

2. The subject matter of limiting the number of gas stations and car washes in the city.  
(CR 04-26)

Discussion on the subject matter of limiting the number of gas stations and car washes in the city began at 7:46pm

Committee Chair Budzinski summaries the outcome of the previous meeting, noting that Council had sought to issue a moratorium on car washes only but with the information provided by City Attorney Goldstein at the prior meeting turned the floor to original motion maker Vice President Brockway.

Brockway asked what alternative actions to limit car washes was available to Council outside of moratoriums.

Goldstein shared that he had prepared to speak on the issue of moratoriums for the meeting, not alternative actions.

City Planning Director Mark Toarmina noted that Livonia has 11 automated car washes, 3 in the pipeline with only 2 likely to be completed.

It was noted that car washes currently require a special waiver use and Councilmembers have discretion on approval/denial as long as they have a reason. Should Councilmembers find a specific item to legislate related to the issue, Planning and Law are prepared to work together to develop language.

A resident spoke on the issue, expressing concerns about the road damage caused by the car wash at Farmington and 8 Mile, while another resident spoke on concerns about the approved car wash at 6 Mile and Fox Drive.

The item remains in committee

The Committee meeting adjourned at 8:05 PM.

**Note:** This item will remain in Committee.

This item is to be placed on the **Regular Meeting Agenda of June 15, 2026**



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Carrie Budzinski, Committee Chair

## Sample ordinance language

### Section 13.16 – Moratoria.

- (1) **Establishment.** The purpose of this Section is to establish the means and reasoning for the creation of moratoria pertaining to specific zoning uses within the City of Livonia.
- (2) **Reasons for creating moratoria.** Where the **City Council** of the City of Livonia **finds** that a particular land use type **potentially threatens the public health, safety or welfare** of the Citizens of the City of Livonia, that this potential threat is **not adequately addressed** by current ordinances, and that **further research** is required as to the threats posed to residents and visitors of the City, the City Council may enact a zoning moratorium via ordinance that **temporarily prohibits the acceptance or approval of applications** for any permits, zoning changes, site plan approvals, or Zoning Ordinance related approvals of any kind for new or modified developments related to such use type. The contemplated moratorium **must be constructed to allow the study of the public health, safety, and welfare concerns**, welcome citizen input, involvement and public debate, and permit full consideration of relevant zoning related issues.
- (3) **Criteria for creating moratoria.** Any moratorium ordinance imposed under this Ordinance **must be accompanied by findings of Council** which establish that Current City ordinances do not sufficiently address **public health, safety and welfare concerns** related to a specific land use type such that **study further of potential new regulations** and ordinance language **is necessary**, and that the particular land use being regulated **has the potential to:**
  - a. **Directly harm the health** of the surrounding neighbors, or harm the health of the public at large **by irreparably damaging the environment** in a manner that may contaminate drinking water, pollute the air, or negatively impact food safety and sanitation; or
  - b. **Directly increase concerns for public safety**, or increase disturbances to the public peace and order in a manner that negatively impacts the City's public safety resources and ability to effectively respond to public safety concerns; or
  - c. **Directly harm the public welfare** or irreparably harm the City's ability to provide basic public services, maintain its critical infrastructure, or allow for future development.
- (4) **Term of Moratorium.** Any moratorium imposed under this Ordinance will remain in effect for **no more than one year** after the effective date of the ordinance, or until amendments to the zoning ordinance are made as a result of the imposed moratorium, whichever comes first. The Council may, by amending the ordinance promulgating a moratorium, extend a moratorium for one additional six-month term upon a finding that the potential threats to public safety, health and welfare remain unabated and that further study is needed to adequately address said threats.

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JUNE 3, 2026 - 7:00PM

NAME

DEPT OR CONTACT INFO FOR NOTIFICATIONS\*

\*PERTAINING THE SUBJECT MATTER OF THIS MEETING

Lauren Dugas-Huller

EU A KED ZIERSKA

Aanca Smith

Gov Affairs

Kevin Aarv

Hana Sakkijha

Brian Dye

Matt Hanchon

Naz Cinsil

Tera Hurn

Selma Pan

FRANK BETZEL

MARY BETZEL

BRAD SQUIRE

Hassan Elhajj Hassan

Mawa Kouyouma

Lynn Mills