AGENDA FOR THE
DRESDEN MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 8, 2026
12:00 PM
DRESDEN TOWN HALL

I. DETERMINATION OF QUORUM AND CALL TO ORDER

II. REVIEW AND APPROVAL OF MINUTES

III. NEW BUSINESS

IV. OLD BUSINESS

A. Discussion on potentially adopting zoning regulations pertaining to Data Centers

V. OTHER BUSINESS

VI. CITIZENS COMMENTS

VII. ADJOURNMENT

MEMORANDUM

TO: Dresden Municipal/Regional Planning Commission
FROM: Donny Bunton, Community Planner, NWTDD
DATE: October 1, 2026
SUBJECT: STAFF REPORT ON AGENDA ITEMS

I. DETERMINATION OF A QUORUM AND CALL TO ORDER
II. REVIEW AND APPROVAL OF MINUTES
III. NEW BUSINESS
IV. OLD BUSINESS

A. Discussion on potentially adopting zoning regulations pertaining to Data Centers

The Planning Commission will discuss a previously presented proposal to regulate Data Centers in Dresden through zoning. Per the proposal, Data Centers and Hyperscale Centers would be defined as separate uses and they would, at a minimum, be required to:

- Be zoned M-2 (Heavy Industrial)
- Be located at least 500' (Data Centers) or 1,000' (Hyperscale Data Centers) from the nearest residential structure.
- Have minimum lot sizes of 5 acres (Data Centers) and 20 acres (Hyperscale Data Centers).
- Be setback at least 100' from all of their property lines.
- Provide a noise study and a utility impact study.
- Maintain a noise level beneath the maximum requirement.
- Provide adequate screening (as required by the Planning Commission).

V. OTHER BUSINESS
VI. ADJOURNMENT