Planning Commission
Charter Township of Plymouth, MI

Wednesday, August 19, 2026

Planning Commission Meeting · 6:30 PM · Township Municipal Offices

AGENDA

Remote Viewing
www.bit.ly/PlymouthLiveStreams
Sign up for Notifications
www.plymouthtwp.org/enotify
Current Project Plans
www.plymouthtwp.org/government/departments/community_development/current_projects.php

SCAN ME

Meeting called to order at _____ PM

1. **Roll Call:**

   ____ Dennis Cebulski, Chairperson
   ____ Tim Boyd, Vice-Chairperson
   ____ Stuart Popp, Secretary
   ____ Sandy Groth, Trustee
   ____ Dan Callahan
   ____ Bill Ickes, Trustee
   ____ Ashley Kreuger

2. **Approval of the Agenda:** August 19, 2026

   Moved by: _____ Supported by: _____
   Action Taken: _____

3. **Approval of the Minutes:** July 15, 2026

   Moved by: _____ Supported by: _____
   Action Taken: _____

4. **Approval of the Minutes:** June 17, 2026

   Moved by: _____ Supported by: _____
   Action Taken: _____

5. **Public Comment:** *(for non-agenda items – maximum of three minutes per individual)*

6. Old Business

A.	PC# 2576	Vacant Ann Arbor Road– Conditional Rezoning
	Applicant:	Uldis Vitins, Vitins Engineering
	Address:	Ann Arbor Road and McClumpha Road
	Tax ID(s):	#78-054-99-0015-000
	Zoning:	R-1-H, One Family Residential District (Current) R-1, One Family Residential District (Proposed)
	Action Requested:	Recommendation to the Board of Trustees
	Motion:	Moved by: Support by: Action Taken:

Public Comments & Commissioner Discussion Notes:

7. New Business

A.	PC# 2602	13101 Eckles Road – Administrative Review Major
	Applicant:	Doug Kahan, Premier Realty Michigan, LLC
	Address:	13101 Eckles Road
	Tax ID(s):	#78-025-99-0004-703
	Current Zoning:	IND, Industrial
	Action Requested:	Approval of Fence and Gate Location
	Motion:	Moved by: Support by: Action Taken:

Public Comments & Commissioner Discussion Notes:

8. **Miscellaneous Business / Communication:**
    a. Receive and File: Monthly Planning Report – July 2026
    b. Data Center Discussion
9. **Commissioner Comments**
10. **Adjournment:** Meeting adjourned at _____ PM
    Moved by: _____ Supported by: _____
    Action Taken: _____

Next Regular Planning Commission Meeting: September 16, 2026 at 6:30 PM

The public is invited and encouraged to attend all meetings of the Plymouth Planning Commission.

Planning Commission

Charter Township of Plymouth, MI

PROPOSED MINTUES

Wednesday, July 15, 2026

Planning Commission Meeting · 6:30 PM · Township Municipal Offices

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SCAN ME

Meeting called to order at 6:30 PM

1. **Roll Call:**

	PRESENT	NOT PRESENT	EXCUSED
Chairperson – Dennis Cebulski	**X**		
Vice Chairperson, Tim Boyd	**X**		
Secretary, Stewart Popp	**X**		
Trustee Sandra Groth	**X**		
Dan Callahan	**X**		
Bill Ickes	**X**		
Ashley Krueger	**X**		

2. **Approval of the Agenda:** July 15, 2026

Moved by: Trustee Sandra Groth **Supported by:** Vice-Chairperson Tim Boyd
Action Taken: A motion was made to approve the agenda for the July 15, 2026 Planning Commission Meeting.
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

3. **Approval of the Minutes:** May 20, 2026

Moved by: Chairperson Tim Boyd **Supported by**: Bill Ickes
Action Taken: A motion was made to approve the minutes of the May 20, 2026 meeting, subject to the incorporation of the corrected amendments.

Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye,

Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

4. **Approval of the Minutes:** June 17, 2026

   Moved by: Secretary Stewart Popp Supported by: Vice Chairperson Tim Boyd

   Action Taken: A motion was made to table the approval of the minutes from the June 17, 2026 meeting until the review of those minutes has been completed.

   Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
   Ayes – 7
   Nays – 0
   Motion passed.

5. **Public Comment:** *(for non-agenda items – maximum of three minutes per individual)*

   No public comments were offered.

6. New Business

A. **PC# 2601 — 42345 Ann Arbor Road – ARC Sign Review – Fifth Third Bank**

Applicant:	Kim Allard, Allied Signs, Inc.
Address:	42345 Ann Arbor Road
Tax ID(s):	#78-062-99-0011-000
Current Zoning:	ARC, Ann Arbor Road Corridor District
Action Requested:	Approve the Proposed Sign Package.

Public Comments & Commissioner Discussion Notes:

Liz Hart presented the Ann Arbor Road corridor sign review for the property currently labeled as Comerica Bank.

Proposal includes

• Installing two new monument signs (one on Ann Arbor Road, one on Valley Road) to replace existing monument signs.
• One new wall sign is proposed to replace the existing Comerica wall sign.
• Two directional ground signs are proposed at the Ann Arbor Road and Valley Road entrances; both meet the size requirement of not exceeding 2 sq ft per side (proposed at 1.99 sq ft).
• All proposed signs meet Ann Arbor Road corridor standards.
• North elevation includes the Fifth Third symbol proposed at 17 13/16 inches in height, exceeding the 16-inch standard; Planning Commission approval is required for this deviation.
• The monument sign along Ann Arbor Road will replace the existing pole sign, which will be removed.
• Color details for the monument signs were clarified—only lettering will be illuminated; base elements shown in packet are not part of the sign face.
• Exterior lighting meets ordinance requirements.
• Incidental signs shown in the packet (stop sign, handicap sign, window sign, etc.) are not part of this review but were confirmed to meet ordinance standards.
• Staff recommends approval of the sign package as presented.

Commissioner Bill Ickes asked if there was a specific reason why the sign had to be 17 13/16 inches and not 16 inches?
Bob: They try to keep standard it's all sized for mass manufacturing and so it stays the same throughout all their branches. An early-September opening doesn't leave much time for fabrication, installation, inspections, and any potential revisions.
When will be the removal and installation time for the new fifth third bank sign?
Bob: It will be a quick turn around and installation so the bank can have their opening day September 7th

Moved By: Sectary Stewart Popp **Seconded By:** Vice-Chairperson Tim Boyd

Action Taken: A motion was made to approve 42345 Ann Arbor Rd ARC sign review, Fifth Third Bank, allowing the sign height to be increased to 17 13/16 inches.

Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

B.	PC# 2604	40934 Concept Drive – Parking Addition

Applicant:	DR Group LTD Partnership
Address:	40934 Concept Drive
Tax ID(s):	#78-025-01-0012-301
Current Zoning:	IND Industrial District
Action Requested:	Approve the Tentative Site Plan.

- The proposed building and loading area additions are expected to have minor impacts on the overall site design.
- The new parking lot locations are not anticipated to create barriers or negatively affect surrounding properties.
- The plan introduces an additional 14,166 square feet of impervious surface, increasing total site coverage to approximately 75%, up from 66.5%.
- Four non-heritage trees are proposed for removal. The required replacement is six trees, and the submitted plan exceeds this requirement by providing sixteen replacement trees.
- Staff noted that the caliper of the replacement trees was not specified. As a condition of approval, staff recommends that the applicant submit the caliper information for all replacement trees.
- Staff reported that public services will not be adversely affected by the proposed site plan. Both the Police Department and Fire Department have reviewed the application and provided their approval, indicating no interference with essential public services.
- Spalding DeDecker also recommends approval of the final site plan. Their general comment notes that the applicant must provide a cost estimate for the construction of all underground utilities, paving, and grading as part of the engineering review requirements.
- Wayne County will conduct the review and inspection of the site’s storm drainage facilities as part of their standard permitting process.

Chris Inch Demba Development stated that this is an existing building owned by their company, and a new prospective tenant has specific needs for the additional asphalt parking area and the new overhead doors. Chris acknowledged the City's requirements regarding landscaping, tree caliper specifications, engineering documentation, and utility capacity. He noted that they have already been in contact with their engineers and landscape architects and will have all required information prepared and submitted within the next few days.
Chairman Dennis Cebulski mentioned the replacement trees must have a minimum caliper of 1.5 inches.
Chris Inch Demba Development stated that they had already reviewed the ordinance requirements and confirmed that the project previously specified sixteen 8-foot pine trees. They added that the caliper information for all replacement trees will be included in the updated drawings. For loading and unloading the truck base is probably going to be 15 people working in that general area where the overall capacity of the building is going. Approximately be about 65 workers.
Chairperson Dennis Cebulisk: Where's the new tenant which is great any idea how many people are employed so will be enough to accommodate these 2 additional trucks based?

Chris explained that the new loading area will be used by the incoming tenant, Renewal by Andersen. This area will be designated for loading door walls and windows into service vans. The applicant clarified that this use will not generate an excessive increase in vehicle traffic, as the loading operations are limited and primarily support service-van deployment.

Moved By: Vice-Chairperson Tim Boyd **Seconded By:** Sectary Stewart Popp

Action Taken: A motion was made to approve the 40934 Concept Drive Parking Addition, subject to the conditions outlined in the staff and planner's reports

7. **Public Hearing(s):**

A. PC# N/A Charter Township of Plymouth Master Plan for Land Use
Applicant: Charter Township of Plymouth Planning Commission
Action Requested: Hold Public Hearing for the new Charter Township of Plymouth Master Plan for Land Use.

A motion was made to Open Public Hearing at 7pm.
Moved by: Vice-Chairperson Tim Boyd **Seconded by**: Dan Callahan
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

Eleven individuals, (Nancy Ramlawi, Wendy Harless, Heather Trinkle, Sandy Dodge, Curt Dennis, Chris Robbins, Cindy Morin, Karen Dennis, Mary Pine, David Murray, and David Maben) spoke in opposition to the Master Plan's proposed future land use for the Joy/Lilly corridor, requesting that the area remain designated for residential use.

A motion was made to Close Public Hearing at 7:32pm.
Moved by: Sectary Stewart Popp **Seconded by**: Vice-Chairperson Tim Boyd
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

B.	**PC# N/A**	**Text Amendment to the Zoning Ordinance No. 99, Section 14.2.3(b).(1)** *To establish updated outdoor play standards for child care centers to a fixed minimum standard of 3,000 square feet.*

Action Requested:	Hold Public Hearing / Recommendation to the Board of Trustees to Consider and Approve the Draft Text Amendment

A motion was made to Open Public Hearing at 8:03pm.
Moved by: Vice-Chairperson Tim Boyd **Seconded by**: Dan Callahan
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

Four individuals (Drake Filippis, Daniela Bulmas, Randa Abadeh, and Angela Pritchard) spoke in favor of the text amendment to Zoning Ordinance No. 99, Section 14.2.3(b)(1).
Three individuals (Mary Pine, Bill Pine, and Jay Patel) spoke in opposition to the text amendment to Zoning Ordinance No. 99, Section 14.2.3(b)(1).

A motion was made to Close Public Hearing at 8:29pm.
Moved by: Vice-Chairperson Tim Boyd **Seconded by**: Bill Ickes
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

Action taken: Moved to approve the text amendment to Zoning Ordinance No. 99, Section 14.2.3(b)(1), to establish updated outdoor play standards for child care centers, setting a fixed minimum requirement of 3,000 square feet
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Nay, Dan Callahan – Nay, Bill Ickes – Nay, Ashley Krueger – Aye.
Ayes – 4
Nays – 3
Motion passed.

C.

PC# N/A	**Text Amendment to the Zoning Ordinance No. 99, Section 28.64.1(a)** *To establish updated outdoor play standards for child care centers to a fixed minimum standard of 3,000 square feet.*
Action Requested:	Hold Public Hearing / Recommendation to the Board of Trustees to Consider and Approve the Draft Text Amendment

A motion was made to Open Public Hearing at 8:33pm.
Moved by: Secretary Stuart Popp **Seconded by**: Dan Callahan
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes –

Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

A motion was made to Close Public Hearing at 8:34pm.
Moved by: Vice-Chairperson Tim Boyd **Seconded by**: Sectary Stewart Popp
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

Moved by: Secretary Stuart Popp **Seconded by:** Ashley Krueger
A Motion was made for Text Amendment to the Zoning Ordinance NO.99, Section 28.64.1(A) To establish updated outdoor play standards for child care centers to a fixed minimum standard of 3,000 square feet.
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

8. Miscellaneous Business / Communication:

A. Receive and File: Monthly Planning Report – June 2026

B. Resolution to approve the new Charter Township of Plymouth Master Plan for Land Use, subject to the final approval of the Board of Trustees.
Approved resolution to approve the Master Plan subject to revisions prior to presentation to the Board of Trustees, and subject to the final approval of the Board of Trustees.
Revisions:
1)Northville Road, south of M-14, Change FLU map to reflect zoning changes (Residential Medium Density)
2) Lilley Road Traffic Study - edit to Page 98
3) Add Consent Judgement shadings to FLU map
4) Tree Study/Canopy into Natural Resource Section and Action Plan
5)Lilley Road and Joy road West Corner (Sparrs) change to Res. Medium Density.

Moved by: Trustee Sandy Groth Supported by: Vice-Chairperson Tim Boyd
Action Taken: Approved the resolution to adopt the Master Plan, subject to revisions prior to its presentation to the Board of Trustees, and contingent upon the final approval of the Board of Trustees.

Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

9. Commissioner Comments

No comments were made.

10. **Adjournment:** Meeting adjourned at 8:43 PM
Moved by: Trustee Sandy Groth **Supported by: Bill Ickes**
A motion was made to close the Planning Commission meeting at 8:43pm
Roll Call Vote: Chairperson Dennis Cebulski – Aye, Vice-Chairman Tim Boyd – Aye, Secretary Stuart Popp – Aye, Trustee Sandy Groth – Aye, Dan Callahan – Aye, Bill Ickes – Aye, Ashley Krueger – Aye.
Ayes – 7
Nays – 0
Motion passed.

Next Regular Planning Commission Meeting: August 19, 2026 at 6:30 PM
The public is invited and encouraged to attend all meetings of the Plymouth Planning Commission

PLANNING COMMISSION
PROPOSED MINUTES
June 17, 2026
TOWNSHIP HALL

Called to order at 6:30 PM

1. **Roll Call: PRESENT:** Commissioner Cebulski, Chair
   Commissioner Boyd, Vice Chair
   Commissioner Popp
   Commissioner Ickes
   Commissioner Callahan
   Commissioner Groth
   Commissioner Krueger, Excused
   ALSO PRESENT: Saj McBurrows, Planner with McKenna
   Liz Hart, Planner with McKenna
   Melissa Celani, Engineer
   Paula Jefferson, Recording Secretary
   Tony Chubb, Attorney
   Approximately 10-15 additional people were in attendance

2. **APPROVAL OF AGENDA:** June 17, 2026
   Moved by: Commissioner Boyd and Supported by: Commissioner Groth
   Action Taken: Approve the Planning Commission Agenda for the regular meeting of June 17, 2026.
   All Ayes of those present
   Motion Passed.

3. **Public Comments:**
   Trustee John Stewart, 14956 Maplewood, discussed the joint meeting of the City and the Township in which John Buzuvis and Chuck Curmi listed the growth and development within the City and Township. Trustee Stewart expressed appreciation for the work being done and specifically the Master Plan.

5. Old Business:

A.

PC# 2493	**40700 Ann Arbor Road—Conditional Rezoning Extension**
Applicant:	Ms. Samantha Burgner
Address:	40700 Ann Arbor Road East
Tax ID(s):	#78-064-03-0154-000
Zoning:	OS-ARC, Office Service – Ann Arbor Road Corridor
Action Requested:	90-day Conditional Rezoning Extension Approval
Motion: To Grant 180 Day Extension to Application 2493 to Expire on December 16th, 2026.	**Moved by**: Commissioner Boyd **Support by**: Commissioner Ickes **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.

The applicant # 2493 requested an extension related to the ongoing proceedings in Wayne County Circuit Court concerning a motion to vacate a consent judgment. The Planning Commission previously tabled the request to get feedback from the Township attorney.

Planner Hart discussed the rationale necessary to deny this request. There would need to be cause and findings of fact for a rationale of denial. She expressed that Mckenna staff find no cause for denial and recommended the approval of the extension request.

Commissioner Ickes suggested that due to previous delays with the Court the extension request be extended for a longer period of time. Chairman Cebulski agreed and confirmed with the Applicant there was no objective to the longer extension. Attorney Chubb noted that he finds a 6-month extension is reasonable given the case is pending reassignment and review by a judge in Wayne County.

B.	PC# 2576	Vacant Ann Arbor Road—Conditional Rezoning
	Applicant:	Uldis Vitins, Vitins Engineering
	Address:	Vacant Parcel No. 78-054-99-0015-000 Ann Arbor Road
	Tax ID(s):	#78-054-99-0015-000
	Zoning:	R-1-H, One Family Residential District
	Action Requested:	Recommendation to the Board of Trustees
	Motion: To table application 2576 for up to 3 months for clarification from MDOT/Wayne County/Traffic Engineer regarding traffic restrictions, and possibilities for additional feedback regarding trees.	**Moved by**: Commissioner Boyd **Support by**: Commissioner Ickes **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.

Planner Hart reviewed the conditional rezoning request from R-1-H One Family Residential District to R-1 One Family Residential District on vacant land at the corner of Ann Arbor Road and McClumpha Road. The Planning Commission previously tabled the application in November of 2025 for six months to give the applicant time to address comments. In May of 2026 the Planning Commission approved an extension request of six months.

She reviewed the evaluation which is based on compliance with the conditional rezoning criteria and standards outlined in the Zoning Ordinance. She noted that the proposed thirteen units are far below the number of units that would be allowed in the R-1, and the adjacent roads are designed for moderate to high level traffic volumes. She added that the project advances aging in place goals with ten units proposed as single-story ranches directly supporting master plan directives. She stated that the revised plan preserves an additional twenty-four trees. To address comments the Applicant proposed an increase in stormwater

detention area with visitor parking, added a pedestrian network internally and along McClumpha. She concluded that the Planning Department recommends the Planning Commission recommend approval to the Board of Trustees based on the findings of facts.

She noted that the Applicant's proposed condition #5 is not specific and does not relate to zoning. She suggested tabling the application so that the conditions can be amended to be more specific. She added that condition #4 concerning landscape buffering is already required by Section 26.2 of the Zoning Ordinance, otherwise the remaining conditions are adequate.

Mr. Vitins of Vitins Engineering addressed the Planning Commission. Commissioner Groth inquired if the thirteen lots were proposed based on the size of the development. Mr. Vitins confirmed and indicated he would have preferred the development gone forward with five-to-six lots with the existing zoning through land division, however, the State Highway Department relayed that the development would not be allowed curb cuts onto Ann Arbor Road. He requested the Township help with reducing the speed on Ann Arbor Road. He states that the cost of building roads are much higher than getting access from Ann Arbor Road and McClumpha. Commissioner Groth indicated the road condition is poor and inquired on the working relationship with Wayne County.

Commissioner Ickes brought up the concern of safety and the danger of the intersection. He echoed the request for the speed to be decreased and stated the need for the State's help in the matter. He added concerns about the proposed tree removal on the property.

Commissioner Boyd commented on the removal of most of the trees on a heavily wooded piece of land and the fact that about 85% of the trees and in good-to-fair condition and indicated that in an ideal scenario 85% of the trees on the site should be preserved. Commissioner Boyd requested the Applicant provide written proof of denial of curb cuts onto Ann Arbor Road from MDOT and/or the Township Traffic Engineer. Mr. Vitins confirmed that he will provide a letter. Commissioner Boyd questioned Attorney Chubb on whether MDOT's denial of curb cuts results in an illegal taking. Attorney Chubb stated that if the denial is properly substantiated, he does not believe it rises to a taking.

Commissioner Popp stated that the development is a well thought out plan and appreciates the proposed single story ranches.

Commissioner Callahan agrees that the speed limit on Ann Arbor Road should be lowered.

Public Comments:
Stella Lansky, 46280 Green Valley Court, indicated concerns about the speed and traffic on McClumpha and stated that prior to Planning Commission approval of this kind of development the issue of traffic accommodation on McClumpha should be addressed.

C.	PC# 2593	15000 Ridge Road - Building #4 - Final Site Plan Review
	Applicant:	David Maves, BC Construction Group Inc.
	Address:	15000 Ridge Road – Halyard Ridge Business Park
	Tax ID(s):	#78-006-99-0001-710
	Zoning:	IND Industrial District
	Action Requested:	Approval of Final Site Plan
	Motion: To grant final site plan approval for application 2593 subject to the conditions of the planner's report and with the request to consider adding additional detail to the western third of the elevation that faces Anchor Court.	**Moved by**: Commissioner Boyd **Support by**: Commissioner Groth **AYES**: Commissioners Cebulski, Callahan, Groth, Popp, and Boyd. **NAYS**: Commissioner Ickes. **ACTION TAKEN**: Motion Passed.

Planner McBurrows reviewed the Final Site Plan for 15000 Ridge Road Building #4, which proposed warehouse space and mass grading on a developed 100-acre parcel. She reviewed the evaluation which is based on compliance with the standards outlined in the Zoning Ordinance. She noted that a revised tree survey was provided resulting in the removal of 368 non-heritage trees and 30 heritage trees. It also included a preservation of 250 trees greater in D.B.H than eight inches. She expressed that prior to site plan approval the Applicant must update the number of inches of non-heritage trees removed to 3,952 and total number of D.B.H inches removed to 3,538 on the landscape sheet. She added that as a condition of final site plan approval, no earthwork shall be permitted to the site prior to the verification by the Township of the limits of disturbance and the areas to be preserved, and a survey and

replacement method be provided for the trees that were not surveyed due to heavy foliage cover. She recommended that the trees along the edge of the easements be pushed further from the easement line if feasible. She concluded that the Planning Department recommends Final Site Plan Approval with the two listed conditions and any other from engineering and the Planning Commission.

Engineer Celani echoed the reminder that any landscaping should ideally not be installed within the utility easements unless it is approved by the Township. She added the reminder to secure the relevant permits from Wayne County and the Michigan Department of Environment, Great Lakes, and Energy. She noted engineering approval of the Final Site Plan.

Commissioner Cebulski confirmed with Applicant that they intend to update the D.B.H numbers on the landscape plan.

Commissioner Ickes brought up the concern of tree removal. He thanked the Applicant for saving additional trees but expressed the wish that the Applicant save six additional trees. Mr. Webb with Webb Engineering explained that intention is to mass grade the entire site for the building #4, #2 and #3 and a potential #5.

Commissioner Boyd noted that during tentative site plan review he expressed concern that the elevation of the new building #4, that faces Anchor Court had no architectural detailing. He requested the Applicant consider moving the false windows from the west façade to at least a third of the south elevation. Commissioner Groth and Ickes agree.

6. New Business

A.	**PC# 2599**	**47091 Five Mile Road - Jungle Driving Academy – Special Land Use**
	Applicant:	Chris McCarel, Jungle Driving
	Address:	47091 Five Mile Road
	Tax ID(s):	#78-010-03-0001-000
	Zoning:	IND Industrial District
	Action Requested:	Hold Public Hearing and Approval of Special Land Use
	Motion: Open Public Hearing for Jungle Driving School at 8:06	**Moved by:** Commissioner Boyd **Support by:** Commissioner Groth **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.
	Motion: Close Public Hearing at 8:07	**Moved by:** Commissioner Boyd **Support by:** Commissioner Popp **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.
	Motion: To grant special land use approval for application 2599 based on compliance with stated facts under criteria 2.7 of the Ordinance, findings of fact, the Q&A and that the Applicant submit their state licensing to the Planning Department.	**Moved by**: Commissioner Groth **Support by**: Commissioner Callahan **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.

Planner Hart reviewed the Special Land Use (SLU) application for 47091 Five Mile Road. She indicated that the property is located in the IND district and will require a SLU to operate a driving academy. She explained that the proposed driver education academy will occupy ~2,400 square feet of tenant space, which includes two classrooms and an office. She noted that there are no onsite driving practice, testing, or vehicle maneuvers proposed. She reviewed the criteria for a SLU as laid out in the Review Letter. She described the surrounding land uses, which include some industrial and some commercial. She indicated the proposed use will be less intensive than other permitted uses, and no exterior changes are proposed to the building or the site. She indicated that parking exceeds the Ordinance requirements under the most comparable parking classification. She noted that the applicant must submit proof from the State of Michigan Driver Education Provider Licensing to the Planning Department. Based on the five findings of fact and one conditions as listed in the Planner's Report in the Agenda packet, the Planning Department recommends SLU approval be granted by the Planning Commission.

Mr. Duff with Hillside Investments addressed the Planning Commission. He expressed excitement for the new tenant in the industrial park. He indicated that the proposed use fits the complexion of the park.

Commissioner Boyd noted that the parking lot is not in good condition. He questioned whether there were any plans to upgrade the parking lot paving at any time in the near future. Mr. Duff expressed that there are repairs planned for specific areas but not the whole lot.

Commissioner Ickes questioned how long the Jungle Driving School has been operating. Mr. McCarel, the Applicant, responded that Jungle Driving has been open from approximately 20 years and was founded in Ada, Michigan and is now starting on its franchise development. Commissioner Ickes inquired whether Mr. McCarel is a resident of Plymouth. Mr. McCarel confirmed he has been a resident for 24 years.

Commissioner Popp commented that it is a good idea to be more flexible on some industrial sites because there are a number of vacant buildings.

B.	PC# 2600	47495 Clipper Street – Dance Studio – Special Land Use
	Applicant:	Lynne Taylor Kilgore, LT Jazz
	Address:	47495 Clipper Street
	Tax ID(s):	#78-005-01-0015-304
	Zoning:	IND Industrial District
	Action Requested:	Hold Public Hearing and Approval of Special Land Use
	Motion: Open Public Hearing for LT Jazz at 8:21	**Moved by:** Commissioner Boyd **Support by:** Commissioner Ickes **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.
	Motion: Close Public Hearing at 8:22	**Moved by:** Commissioner Boyd **Support by:** Commissioner Groth **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.
	Motion: To grant special land use approval for application 2600 based on compliance with stated findings of fact and the second and third paragraph of the project overview.	**Moved by**: Commissioner Ickes **Support by:** Commissioner Popp **AYES**: All Ayes of Those Present. **NAYS**: None. **ACTION TAKEN**: Motion Passed.

Planner McBurrows reviewed the Special Land Use (SLU) application for 47495 Clipper Street. She indicated that the property is located in the IND district and will require a SLU to operate a dance academy. She explained that the proposed dance academy will occupy ~9,000 square feet of tenant space, which includes three dance rooms and support spaces with approximately 150 enrolled students. She noted that the proposed facility will introduce regular staff changes and the pick-up and drop off of students. She reviewed the criteria for a SLU as laid out in the Review Letter. She described the surrounding land uses, which include existing recreational uses specifically the USA Hockey arena and a

martial arts training facility that exists within the industrial park. She indicated the proposed use will be less intensive than other permitted uses, and no exterior changes are proposed to the building or the site. She indicated that parking exceeds the Ordinance requirements under the most comparable parking classification. Based on the five findings of fact as listed in the Planner's Report in the Agenda packet, the Planning Department recommends SLU approval be granted by the Planning Commission.

Commissioner Cebulski noted that paragraphs two and three of the project overview is the typical kind of information the Planning Commission is looking for in special land use applications. He also questioned what the age group of the academy is. Mrs. Kilgore responded that the academy starts at age three and goes through adults. She noted that the studio is currently in Downtown Plymouth and has been for 17 years. She explained that her building was sold last year, and the academy needed a new home.

Commissioner Ickes comments that he appreciates the reuse, and it is a great location. He inquired into the size of the existing facility. Mrs. Kilgore provided that the current facility is 4,620 square feet.

5. Miscellaneous Business / Communication:

a. Receive and File: Monthly Planning Report – May 2026

6. Commissioner Comments:

Commissioner Boyd brought up the boards for the Open House event. He recommended several edits to the proposed language.

Commissioner Cebulski questioned whether the Planning Department had received any comments on the Master Plan up to that point. Planner Hart noted that the Planning Department had received at least seven emails. She noted that none of the public comments expressed serious concerns and that some were complimentary.

Commissioner Ickes noted that a number of residents have expressed interest in the possibility of a future dog run being located at McClumpha Township park. He also discussed the issue of a 119-inch heritage tree encroaching on the asphalt at Bradbury as of concern to residents.

Planner Hart recommended July 8th as a study session to cover data centers, childcare centers and the land division act. The Planning Commission recommended reconsidering the need for a study session after the Open House event.

Planner Hart noted that the Gun Club has come to the Planning Department with a State Act, that has been sent to the Township Attorney for review, that allows them to make changes to their site without Township approval. She noted they are adding more ranges and applying for a liquor license. She added that the Planning Department's interpretation of the Act is that the Gun Club would not need to open up the special land use for these changes.

7. Adjournment:

Moved by: Commissioner Groth and supported by Commissioner Popp to adjourn the May 20, 2026, Planning Commission meeting at 8:16PM.
All Ayes
Motion Passed.

MCKENNA

August 19, 2026

Planning Commission
Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

Subject: **#2576: Ann Arbor and McClumpha Road Vacant – Conditional Rezoning (Map Amendment)**
Tax ID No.: #78-054-99-0015-000
Current Zoning: R-1-H, One-Family Residential District
Proposed Zoning: R-1, One-Family Residential District
Written Review #3

Dear Commissioners,

The applicant proposes to conditionally rezone the 4.25-acre parcel at the northwest corner of Ann Arbor and McClumpha Roads to the R-1, One-Family Residential District in order to develop the site as a residential condominium. A corresponding site plan (PC #2581), which proposes to construct 13 detached, single-unit dwellings, known as the Olivewood Estate Site Condominium, has also been submitted by the applicant and is tied to this conditional rezoning request.

The conditions proposed by the applicant are provided in a *Statement of Voluntary Conditions.* A public hearing was held on November 19, 2025, at the Planning Commission meeting, where the application was tabled for 6 months for the applicant to address Planning Commission comments. The Planning Commission tabled the application again in May 2026 for the applicant to address comments. The subject parcel is shown below in red:



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

SITE BACKGROUND

Since 2021, the Township has received two rezoning applications that involve this property. However, both those applications also included a second parcel (a portion of the parcel directly to the north) which resulted in a larger project area of 5.23 acres. Below are details on each application:

	PC #2405: **Towneplace Corner Rezoning (2021)**	PC #2437: **Towneplace Corner Conditional Rezoning (2022)**
Current Zoning	R-1-H, One-Family Residential District	R-1-H, One-Family Residential District
Requested Zoning	R-2-A, Multiple-Family Residential District	R-1, One-Family Residential District
Total # of Units	19 units	24 units (limited to this number, also required a Cluster Housing Option)
Unit Type	Detached, single-unit homes	Attached, single-unit homes (up to four units in one building)
Overall Density	3.63 dwellings / acre	4.58 dwellings / acre
Planning Commission Decision	Recommendation of denial to the Board of Trustees	Recommendation of denial to the Board of Trustees
Board of Trustees Decision	N/A – Application withdrawn prior to their consideration	Denied

Conditional Rezoning Review

The conditional rezoning request has been reviewed for compliance with the Township's Zoning Ordinance, the 2015 Master Plan, and sound planning principles. The following criteria are used to evaluate a rezoning:

CRITERIA #1:

Is the request in accordance with the basic intent and purpose of the Zoning Ordinance? *The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Plymouth Township community. These regulations are designed to secure the most appropriate location and relationships among uses and structures; to limit the overcrowding of land; and to provide adequate light, air, and reasonable access; to facilitate adequate and economical provision of transportation, utilities, education, recreation, and public services and facilities.*

Summary of Findings:

- *The use remains single-family residential: the rezoning does not intensify the use category, only the density.*
- *Purpose statements for R-1-H and R-1 are identical, demonstrating that the proposed district supports the same intended residential character.*
- *All permitted and special uses remain unchanged, ensuring no new or incompatible land uses are introduced.*
- *The rezoning facilitates harmonious, planned development, consistent with the stated ordinance purpose.*

Detail: Ordinance Intent and Purpose Statement. The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts:

The Purpose statement for both the R-1-H and R-1, One-Family Residential Districts are identical (see Article 6):
"*These residential districts are designed to ensure that the development of the designated areas proceeds in a manner consistent with the existing and desired residential character of the Township.* *The four (4) One Family Residential Districts are differentiated, among other factors, by densities and yard requirements as established in Article 20, Schedule of Regulations in order to provide a reasonable balance and variety of single-family living environments.*"

The requested rezoning can be in accordance with the above stated intents of the Ordinance as the proposed use, single-family residential, remains the same.

Detail: Allowable Uses. The permitted uses between the two zoning districts do not change: both districts are governed by Article 6: One-Family Residential Districts. This includes:

Permitted Uses:
• One family dwelling. • Home occupations. • Child and adult residential care facilities. • Public schools offering courses in general education. • Accessory structures and uses customarily incidental to the above permitted uses.
Special Land Uses:
• Municipal facilities, including libraries, community buildings, and municipal parks, playgrounds and other recreational facilities. • Nursing and convalescent homes. • Churches, temples and similar places of worship, and other facilities incidental thereto. • Charter and private schools, including parochial, elementary, intermediate and/or secondary schools. • Public and private recreation areas, uses and facilities including country clubs, golf courses and swimming pools. • Public utility transformer stations, substations and gas regulator stations without service or storage yards. • Mortuaries or funeral homes. • Child and adult residential care facilities. • Bed-and-Breakfast inns. • Veterinary clinics. • Kennels. • Public riding stables.

CRITERIA #2:

Will the proposed amendment further the comprehensive planning goals and policies of the Township and is the proposed amendment consistent with the Future Land Use Map of the Master Plan? If not, is the Plan current and reasonable, or does it need to be updated?

Summary of Findings:

- *The Master Plan emphasizes preserving and enhancing positive living environments. The project delivers low-impact, compatible single-family homes in a predominantly residential area.*
- *The Future Land Use Map calls for 1–3 units/acre; the proposed 3.29 units/acre is slightly above but still within the "low-to-intermediate density" intent, especially given: adjacency to major roadways and the existence of similar smaller-lot developments nearby.*
- *Traffic impacts will be minimal: 13 units is far below the R-1 maximum (32 units) and the adjacent roads (Ann Arbor and McClumpha) are designed for moderate-to-high traffic volumes.*

- *The project advances aging-in-place goals—at least ten (10) units will be single-story ranches, directly supporting Master Plan directives for senior-friendly housing.*
- *The parcel's location at a signalized or high-capacity intersection makes it appropriate for slightly higher residential density than interior lots.*
- *A tree survey is completed, although tree preservation recommendations are offered to better align with the Master Plan's environmental goals.*

Detail: Master Plan Goals. When evaluating a rezoning request, the Township considers not only the Master Plan's Future Land Use map, but also the goals and strategies of the Plan. One such Master Plan goal is to guide the development of Plymouth Township in a manner which will create, preserve, and enhance the positive living environment of the community. In this respect, the single-family character of the area will be maintained by the proposed conditional rezoning.

Detail: Master Plan Future Land Use. The existing land use, current zoning, and 2015 Master Plan Future Land Use designations for the subject site and surrounding parcels are detailed in the table below:

Property	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Single-Family Residential	R-1-H, Single-Family Residential	Residential Low-Intermediate Density *(1 to 3 dwellings per acre)*
North	Single-Family Residential		
South	Institutional (mortuary)		
East	Institutional (church)	R-1-S, Single-Family Residential	
West	Single-Family Residential	R-1-H, Single-Family Residential	

The 2015 Future Land Use map designates the subject site as "low to intermediate residential", which intends for densities of 1-3 dwelling units per acre. The proposed density for the subject site (at 13 units) is 3.29 dwelling units per acre, which slightly exceeds this amount.

With 13 homes, the site would generate a minimal traffic impact on the surrounding road system: Ann Arbor Road is classified as a Major Thoroughfare and State Trunkline and McClumpha Road is a Collector Road, both of which are designed to accommodate moderate to high volumes of traffic.

Detail: Aging-In-Place. The Master Plan states the importance of recognizing that the Township's population is maturing and encourages senior housing developments. The Project proposes aging-in-place friendly units – one of the applicant's voluntary conditions is that at least ten of the dwellings will be developed as ranch homes. This furthers another goal of the Master Plan, which is to "encourage a variety of housing types and residential living environments to accommodate a range of ages and incomes".

Detail: Woodland Preservation. The Master Plan also advises that "*the existing wooded areas of the Township are limited in number and area… these areas are significant to the image of the Township and should be incorporated into future developments*". A tree survey has been completed by the applicant; a

total of 405 trees have been inventoried. The tree survey also breaks down the proportion of each species present, with a majority of trees identified as invasive species.

It was recommended that greater efforts be made to preserve the number of trees onsite and that this is incorporated into a revised layout plan. The revised layout preserves 24 additional trees and the applicant has added a condition that states they will try to preserve more trees as finalized site plans are done.

CRITERIA #3:

Is the proposed zoning consistent with the zoning classification of surrounding land?

Summary of Findings:

- The project's design (detached single-family homes) mirrors the existing, surrounding development pattern.
- Although the R-1 District can allow a greater number of units, the applicant voluntarily limits the site to 13 units, making the actual density less intense than permitted and supporting compatibility.
- New England Corners across the intersection is a very similar comparison development in: housing type (detached condominiums); density (2.99 du/acre); and visual/architectural character. This supports the idea that small, clustered single-family sites are appropriate at this intersection.

Detail: Surrounding Land Use Patterns. The proposed R-1 District can be consistent with the zoning classification of the surrounding parcels, all of which are zoned the R-1-H or the R-1-S Districts. The project provides detached single-unit dwellings, which are consistent with the surrounding single-unit residential districts and land use patterns.

The R-1 District permits up to 6 dwelling units per acre, which under conventional zoning could permit up to 25 dwelling units (based solely on the acreage of the subject site). However, this is a *conditional* rezoning, which limits the maximum number of dwellings to be developed to 13 units.

Detail: Comparison Development. As a corner parcel at this intersection, the design and development of the site is anticipated to be slightly different than smaller, interior residential lots in the area.

A parcel for comparison is the site located diagonally opposite of the subject parcel (southeast corner of Ann Arbor Road and McClumpha). This residential development, "New England Corners", consists of ten, detached single-unit condominiums. The parcel is zoned the R-1-S District and with a site area of 3.34 acres, the built density is 2.994 dwelling units per acre. This is an attractive development that integrates nicely at this intersection and the redevelopment of the subject parcel in a similar fashion could be considered a complimentary addition to this area.

CRITERIA #4:

Could all requirements in the proposed zoning classification be complied with on the subject parcel?

Summary of Findings:

- All dimensional standards of the R-1 District (lot area, width, setbacks, height, coverage) are met and/or exceeded.

- Infrastructure requirements can be addressed to deliver an enhanced neighborhood: Stormwater detention can be redesigned to allow greater open space; the pedestrian network can be added / extended; and tree protection can be improved through layout refinements.

Detail: Dimensional Standards. The subject site can meet the dimensional standards of the R-1 zoning district, as noted in the table below.

Zoning Standard	R-1-H District Requirements	R-1 District Requirements	Proposed	Notes
Min. Lot Area	21,780 square feet	7,200 square feet	Ranges: 7,218 to 10,425 square feet	--
Min. Lot Width	120 feet	60 feet	Ranges: 60 to 100.04 feet	--
Max. Lot Coverage	15%	25%	25% maximum	-
Max. Height	35 feet, 2.5 stories	35 feet, 2.5 stories	At least ten units will be single-story	-
Min. Livable Floor Area	1,450 square feet	1,050 square feet	1,050 square feet	-
Min. Yard Setbacks:				
Front	35 feet	25 feet	25 feet	-
Side	10 feet	5 feet	5 feet	
Side (total of two)	20 feet	16 feet	16 feet	
Rear	50 feet	50 feet	50 feet	

Detail: Misc. Zoning Standards. Other zoning ordinance requirements are not shown to be met on the site plan, and will be reviewed during the site plan review process, pending approval of the conditional rezoning. The previous submittal was called out for not incorporating sidewalks along Ann Arbor Road and McClumpha, as well as internal sidewalks. The revised submittal includes a sidewalk along McClumpha, and an internal sidewalk system.

The Planning Commission requested the applicant provide a letter from the Michigan Department of Transportation (MDOT) in regards to allowing individual driveway access onto Ann Arbor Road. In an email from the Andrea Jones with MDOT states that “due to the proximity to the intersection and limited property frontage, the site only qualifies for one access onto Old M-14 (Ann Arbor Road) which is to be a right-in/right-out design.”

Conclusions

PROCESS

As a conditional rezoning request from the R-1-H, One-Family Residential District to the R-1, One-Family Residential District, the Planning Commission has the following available motions:

- *Recommendation of approval to the Board of Trustees for the conditional rezoning; or*
- *Recommendation to the Board of Trustees for denial of the conditional rezoning; or*
- *Table the application.*

With approval or denial, the Commission must specify the findings of fact which the decision is based upon.

RECOMMENDATION

It is recommended that the conditional rezoning to the R-1 One-Family Residential District at the northwest corner of Ann Arbor Road and McClumpha (PC#2576) be recommended for approval to the Board of Trustees, based on the following findings of fact:

(a) The proposed rezoning aligns with the intent of the Zoning Ordinance to protect the public health, safety, and welfare, and to promote orderly land use. The applicant has proposed a number of voluntary conditions to further this intent.

(b) The proposed amendment is consistent with the Goals and Objectives of the 2015 Master Plan.

(c) The rezoning does not grant the applicant any unfair advantage. The proposed development will still be required to meet all applicable zoning, design, and site plan requirements.

(d) The amendment will not result in unlawful exclusionary zoning.

(e) The proposed zoning will be consistent with the zoning classification of adjacent land.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA



Liz Hart, Senior Planner

August 6, 2026

Charter Township of Plymouth
9955 N. Haggerty Road
Plymouth, MI 48170

RE: **Olivewood Estate Site Condominium**
Conditional Rezoning Request – Proposed Conditions

To Whom It May Concern,

As the owner of this property, I am submitting the following conditions in support of my request for a conditional rezoning of the property located at the northwest corner of Ann Arbor Road and McClumpha Road. The tax identification number of the parcel is R78-054-99-0015-000.

1. We are committing to the proposed lot layout shown on the site plan drawings prepared by Vitins Engineering with a revision date of May 14, 2026 with minor adjustments, if needed, based on the final site plan/engineering review. We do not want to place a road on the north property line which would impact the adjacent property owner. Since the road is near the center of the property smaller lot sizes are needed. A total of 13 lots are proposed and additional parking and open space area is provided east of the proposed detention pond.

2. We are committing to not having driveway access directly to McClumpha Road and Ann Arbor Road.

3. We will construct mostly ranch style homes in the development with some custom homes where a ranch house is not feasible. We are committing to building a minimum of ten (10) ranch homes in the development.

4. Landscape buffers will be provided to screen the adjacent property north of this development and along the Ann Arbor Road frontage. Landscape buffers will be in an easement as shown on the site plan drawings prepared by Vitins Engineering dated May 14, 2026.
5. Owner's surveyor will try to save additional trees when plot plans are prepared for individual lots. Tree removal for construction of roads and utilities shall be coordinated with Plymouth Township's Department of Public Works staff. Trees within the building envelope will only be removed following approval of the plot plan for each lot. Replacement trees will still be provided per the approved site plan.

These conditions are proposed to ensure that the development remains compatible with the surrounding land uses and is consistent with Plymouth Township's zoning ordinance. Thank you for your review and consideration of this request.

Sincerely,

Bandali Hosari
37547 Schoolcraft Road
Livonia, MI 48150

Outlook

RE: Olivewood Estates Preliminary MDOT Review

From Jones, Andrea (MDOT) <JonesA34@michigan.gov>
Date Thu 8/6/2026 10:23 AM
To Uldis Vitins <vitins@umich.edu>
Cc Planning Dept <planning@plymouthtownshipmi.gov>; Martin, Carol <cmartin@plymouthtownshipmi.gov>; Ben Hosari <ben.expressgc@gmail.com>

2 attachments (13 MB)
Hosari C1 Site R-1-H Parallel.pdf; Olivewood Estate (5-14-2026).pdf;

EXTERNAL EMAIL

Uldi,

MDOT has the following comments based on recent meeting discussions and previously provided plans:

Site development of individual residential approaches to Old M-14 (“Hosari….”).

- Due to the proximity of development to the intersection and the limited property frontage, the development will only qualify for one access point to Old M-14 which is to be right-in/right-out (RIRO) design.

Site development of residential neighborhood with one street approach to Old M-14 (“Olivewood….”)

- Recommend placement of the RIRO approach be moved further east to align with the existing approach on the south. This would help eliminate conflicts with the existing guardrail.
- Recommend construction of curb and gutter along the entire property frontage.
- Construction of sidewalk to be as directed by the municipality.
- If the proposed approach impacts the existing guardrail the following will need to be considered/addressed:
    - Any proposed guardrail installations and modifications would have to be properly designed using MDOT guardrail design guidelines and criteria.
    - Use standard MDOT guardrail features and pay items (e.g., MDOT guardrail types, approach terminals, guardrail anchorages, etc.).
    - Identify the guardrail types and features using appropriate pay items (e.g., Guardrail Approach Terminal, Type 2M; Guardrail, Type MGS-8, 108 inch Post; etc.).
    - There are limits on the guardrail flare rate, so you cannot flare guardrail at any angle. The exact location where the new guardrail will connect to existing guardrail needs to be specified, and it needs to be ensured that the new guardrail can be connected to the existing guardrail (i.e., the two guardrails, existing and proposed, need to be compatible at the connection point).
    - There appears to be a sanitary manhole near the guardrail, and a sanitary sewer will be located under the guardrail. Will these features impact the proposed guardrail?
    - Plans need to clear demonstrate that the proposed guardrail design can adequately shield all roadside hazards within the clear zone.
    - All guardrail design work would have to be done by a prequalified designer that can do guardrail design work, and the construction would have to be done by a prequalified

guardrail contractor.

Once you have completed plans, please work with the property owner to have the permit application and plans formally submitted through the MDOT Construction Permit System for further review. Let me know if you have any additional questions.
Thank you.

Andrea Jones
Utility & Permit Technician
MDOT
Michigan Department of Transportation
Taylor Transportation Service Center
Office | 6510 Telegraph, Taylor, MI 48180
(313) 375-2400(Office) **| (313) 643-0650(Cell)**

From: Uldis Vitins <vitins@umich.edu>
Sent: Thursday, August 6, 2026 9:10 AM
To: Jones, Andrea (MDOT) <JonesA34@michigan.gov>
Cc: Planning <planning@plymouthtwp.org>; Martin, Carol <cmartin@plymouthtwp.org>; Ben Hosari <ben.expressgc@gmail.com>
Subject: Olivewood Estates Preliminary MDOT Review

CAUTION: This is an External email. Please report suspicious emails via the "Report to Abuse" button in Outlook

Good morning Andrea,

Please include Plymouth Township in the email distribution list.

Thank you!

Uldi

Uldis G. Vitins, P.E.
VITINS ENGINEERING
44275 Brandywyne
Canton, Michigan 48187-2105

Phone: (734) 453-3460

Major Administrative Review
Charter Township of Plymouth, MI

MEMORANDUM

To: Building Department
From: Community Development Department (Planning & Zoning)
Subject: Plymouth Industrial Center Driveway & Gate, Review #1
Date: August 19, 2026

Address:	13101 Eckles Road
Zoning:	IND, Industrial District

Recommendation:

- ☐ Approved as Presented
- ■ Partially / Conditionally Approved
- ☐ Denied
- ☐ Additional Information / Revised Plans Requested

Notes / Conditions:

- Please update Sheet 5 to reflect the fence height of 6ft.
- The proposed fence/gate is placed closer to the street than the established front building line. The applicant has notified with the intent to go to Planning Commission for approval of the fence/gate. The approval of administrative review is conditional to the approval of Planning Commission of the proposed location of the fence/gate.

Project Summary

The proposed site plan is for the construction of an access drive along Eckles Road and a new internally located gate. The subject property is zoned the IND Industrial District and currently contains existing industrial buildings. The access drive and gate shall comply with the requirements of Article 19: IND Industrial District and Article 24: Parking Requirements, Layout, Standards, and Offstreet Loading and Unloading.

Vehicular Access & Circulation

The proposed access drive is located along Eckles Road and will be the third access drive to the site from Eckles Road. As per Section 24.11, additional driveways may be permitted for larger sites where additional driveways are needed to adequately accommodate traffic and to provide a second means of access for public safety. Driveways shall be located so as to minimize the interference with the free movement of traffic, to provide adequate sight distance, and to provide the most favorable driveway grade.

Parking

The proposed access drive will result in the removal of an estimated 3-4 truck parking spaces. Mckenna staff do not anticipate the removal of these spaces adversely affecting the existing parking conditions on the property. Aerials of the site show that there are empty spaces and plenty of spaces available for trucks to continue to park on the property.

Corner Visibility and Clean Vision Zones

As per Section 28.25, no wall, fence, planting or other obstruction shall obstruct or interfere with traffic visibility at any street intersection. The proposed layout meets the clean vision zone requirements and the area is unobstructed and shall remain clear permitting clear visibility for pedestrians and motorists.

Fencing

The proposed fence is a six (6) feet high fence with two (2) heavy duty hydraulic barrier aluminum gate arms. As per Section 19.4.8.(l)1, the maximum height of a protective or security fence shall be six (6) feet. The proposed fence is proposed to be six (6) ft above grade and three (3) ft below grade and complies with Ordinance requirements. As per Section 19.4.8.(l), no fence shall be built closer to the street than the front setback line provided no fence shall be built closer to the street than the established front building line along said street or in front of the building closest to the street on the fences premises. <u>The proposed fence/gate is placed closer to the street than the established front building line. The applicant has notified with the intent to go to Planning Commission for approval of the fence/gate. The approval of administrative review is conditional to the approval of Planning Commission of the proposed location of the fence/gate.</u>

Preservation of Site Features

A landscape plan including a tree inventory of existing trees to be removed has been provided on Sheet 11. The Landscape Plan, Sheet 11 indicates the removal of seven (7) non-heritage trees and one (1) heritage tree. The site is required to replace 43” D.B.H removed as per Section 26.9.2e replacement trees shall be provided. The proposed site plan exceeds the minimum requirements for replacement with 45” D.B.H replaced through the provision of 10 Lucas Columnar Hornbeam trees (3” caliper) and 5 Green Spire Linden (3” caliper).



MCKENNA

Planning & Zoning Report

Plymouth Township, MI

July 2026

McKenna provides assistance to the Township, applicants, and public regarding zoning, planning and economic development matters, including weekly on-site office hours.

Contact your Township Planning and Zoning Team: Laura Haw, AICP, NCI; Liz Hart, AICP; and Saj Elle McBurrows at: planning@plymouthtownshipmi.gov

View current projects on the Township's website at: https://www.plymouthtwp.org/government/departments/community_development/current_projects.php

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the Township, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active development projects; yellow highlighting indicates new updates for the month.

PROJECT # / NAME / ADDRESS	SCOPE	CURRENT STATUS / NEXT STEPS
#2459 Plymouth Exchange	Site plan for a spec. industrial building at the southeast corner of Five Mile and Napier.	A one-year extension was granted by the Planning Commission on November 20, 2025. Final Stamp submitted and under review.
#2482 Penske Trucking	Site plan for a trucking facility at 40111-40251 Schoolcraft Road. The Commission granted final site plan approval, with conditions, on September 20, 2023.	Applicant has submitted for Final Stamp; under review.
#2493 40700 Ann Arbor	Conditional rezoning request from the OS-ARC District to the ARC District (existing office building) for a car wash.	The Planning Commission considered the application on November 19, 2025, and again tabled the project until May 17, 2026. The Planning Commission tabled the extension request on May 17, 2026 and on June 17, 2026 granted another extension for 180 days.
#2502 41661 Plymouth	Site development plan for the Hillside Overlook residential PUD at the former Courthouse Grille site.	The Board of Trustees granted final PUD approval on November 12, 2024. The applicant received approval from the Board of Trustees in March of 2026 for an amendment to their current Brownfield Plan. Applicant to submit for Engineering review and then Final Stamp.

PROJECT # / NAME / ADDRESS	SCOPE	CURRENT STATUS / NEXT STEPS
#2533 46200 N. Territorial	Application for a residential lot split.	Under administrative review.
#2534 14760 Northville	Administrative site plan review for Sarafund Auto on Northville Road.	Applicant to submit a full plan set for review.
#2550 9133 and 9195 Canton Center	Site development plan review for the Plymouth Farms Cluster Housing Option (CHO).	The Planning Commission recommended final site development plan approval to the Board of Trustees on June 18, 2025. The Board approved the agreement on June 23, 2026. Applicant has submitted for Final Stamp; under review.
#2556 N/A - Schoolcraft	Site development plan for the Plymouth Flex PUD. The Planning Commission recommended final site development plan approval to the Board of Trustees on July 16, 2025.	The Board of Trustees granted final PUD approval on November 11, 2025. Applicant to submit for Final Stamp.
#2557 42345 Ann Arbor	Site plan amendment for parking lot and landscaping changes to the existing Comerica Bank property.	The Planning Commission granted approval on May 21, 2025. Submitted for Final Stamp, under review. The applicant is seeking a variance.
#2558 13101 Haggerty	Conditional rezoning to the IND, Industrial District at the NW corner of Plymouth and Haggerty Roads.	The applicant has decided not to move forward. File Closed.
#2560 40441 Ann Arbor	Site plan application for the proposed Chevrolet Corvette Dealership. Special land use approval granted on April 16, 2025, contingent on site plan approval	The Planning Commission granted Tentative and Final Site Plan approval on March 18, 2026. Applicant to finalize plans and submit for Final Stamp when ready.
#2568 Five Mile Vacant	Site plan for a car wash facility (El Car Wash).	The Planning Commission granted final site plan approval on February 18, 2026. Applicant to finalize engineering and submit for Final Stamp when ready.
#2571 45140 N. Territorial	Lot split for a residential property, Praise Baptist Church.	Approved June 9, 2025. File closed.
#2576 Ann Arbor Vacant	Conditional rezoning request for a vacant property at the northwest corner of Ann Arbor and McClumpha Roads for Olivewood Estates.	The Planning Commission held a public hearing on November 19, 2025, and tabled the application for up to six-months. On June 17, 2026 the Planning Commission tabled the application for up to six-months for the applicant to address additional comments. Planning Commission to consider on August 19, 2026.

PROJECT # / NAME / ADDRESS	SCOPE	CURRENT STATUS / NEXT STEPS
#2581 Ann Arbor Vacant	Site plan application, in conjunction with a conditional rezoning request (PC# 2576).	Under review; to be considered by the Planning Commission at a future date.
#2582 Powell Vacant	Cluster Housing Option (CHO) review for a residential parcel on Powell Road for 11, detached, single-unit dwellings, called “Hidden Enclave”.	The Planning Commission held a public hearing on December 9, 2025, and tabled the application for up to one-year. The Planning Commission reviewed revision on March 18, 2026 and tabled the application. The Planning Commission reviewed the revised application on April 15, 2026, and recommended denial to the Board of Trustees, the Board will consider this request when the applicant decides to move forward.
#2584 Five Mile Vacant	Administrative site plan application for the spine road for the planned industrial park along Five Mile Road.	Under administrative review.
#2585 Five Mile Vacant	Site plan application for the Michigan Schools & Government Credit Union along Five Mile.	Planning Commission approved tentative and final site plan on January 21, 2026, with conditions. Final Stamp to be submitted when applicant is ready.
#2587 46441 Five Mile	Site plan application for an expansion to the existing parking lot at the Rayan Center.	The Planning Commission reviewed and approved the tentative site plan on April 15, 2026. The applicant to resubmit for final site plan approval when ready.
#2589 Five Mile Vacant	Site plan application for Tractor Supply.	Applicant has decided not to move forward. File closed.
#2590 49500 Techne	Site plan application for Unit #8 of the Ridge 5 development.	Planning Commission gave tentative site plan approval on February 18, 2026, with conditions. The applicant to resubmit for final site plan approval when ready.
#2591 49755 Techne	Site plan application for Unit #3 of the Ridge 5 development.	Planning Commission gave tentative site plan approval on February 18, 2026, with conditions. The applicant to resubmit for final site plan approval when ready.
#2591 49655 Techne	Site plan application for Unit #2 of the Ridge 5 development.	Planning Commission gave tentative site plan approval on February 18, 2026, with conditions. The applicant is to resubmit for final site plan approval when ready.
#2593 15000 Ridge	Site plan application for new warehouse building.	The Planning Commission granted final site plan approval on June 17, 2026. Applicant to finalize engineering and submit for Final Stamp when ready.

PROJECT # / NAME / ADDRESS	SCOPE	CURRENT STATUS / NEXT STEPS
#2596 655 Ann Arbor Rd.	Major Administrative Review for Dunkin.	Planning Commission tabled the application for six (6) months to allow the applicant to respond to comments. The Planning Commission will review again on September 16, 2026.
#2597 655 Ann Arbor Rd.	ARC sign review for Dunkin.	Planning Commission tabled the application for six (6) months to allow the applicant to respond to comments. The Planning Commission will review again on September 16, 2026.
#2598 9133/9155 Canton Center Rd.	Lot combination application.	Under administrative review. File Closed
#2599 47091 Five Mile Rd.	Special Lane Use for Driving Academy.	Planning Commission approved on June 17, 2026. File Closed.
#2600 47495 Clipper St.	Special Land Use for a Dancing Academy	Planning Commission approved on June 17, 2026. File Closed.
#2601 42345 Ann Arbor Rd.	ARC sign review for Fifth Third Bank	Planning Commission to review July 15, 2026. File Closed.
#2602 13101 Eckles	Administrative Review Minor for a new access drive and fencing/gate.	The Planning Commission will review the fencing and gate access on August 19, 2026. The access drive is under administrative review.
#2603 49950 Ann Arbor Rd.	Lot line modification.	Under administrative review.
#2604 40984 Concept Dr.	Site Plan Review for a parking lot addition and building modification.	Planning Commission approved on July 15, 2026. Under review with Engineering.
#2605 9285 Elmhurst Ave.	Lot split.	Under administrative review. File closed.
#2606 9835 N Haggerty Rd.	ARC sign review for Michigan Prosthetic Dentistry.	Approved as presented administratively due to consent judgement amendment. File closed.

PROJECT # / NAME / ADDRESS	SCOPE	CURRENT STATUS / NEXT STEPS
#2607 Vacant Property N. Territorial and M-14	Tentative site plan for a multi-family development, Andover Village Apartments.	Planning Commission to review at a date to be determined when the applicant is ready.
#2608 45150 Polaris Court	Administrative Minor Review for façade changes to an existing building in the IND, Industrial District.	Administratively approved in August 2026. File Closed.
#2609 47659 Halyard Drive	Site Plan Amendment for Delta Electronics.	Planning Commission to review on September 16, 2026.
#2610 235 N. Sheldon Road	Administrative Minor Review for Chase Bank ATM canopy.	Under administrative review.

MCKENNA

Memorandum

TO:	Planning Commission Charter Township of Plymouth 9955 N. Haggerty Road Plymouth, MI 48170
FROM:	Liz Hart, AICP; Saj Elle McBurrows
SUBJECT:	**Data Centers; Follow up on Planning Commission Discussion**
DATE:	August 19, 2026

While data centers have existed for several decades, widespread smart phone usage, recent advancements in artificial intelligence and the increased popularity of cryptocurrency have resulted in a need for larger and more intensive facilities to house the servers and other hardware that powers the internet.

Site selection professionals tend to look for communities that have both available land and infrastructure. Since Plymouth Township fits that description, it is possible that the Township will get a request for a large-scale data center.

An informational memo about data centers was presented to the Planning Commission by McKenna at the June Planning Commission Work Session. The purpose of this memo is to provide further information and answer the Planning Commission's questions that came from the June work session.

WHERE DATA CENTERS ARE CURRENTLY PERMITTED IN THE TOWNSHIP

Under the current Township Zoning Ordinance, data centers are listed as permitted uses in two zoning districts by right, the Technology and Research, TAR District, and the Office Research, OR District.

The following table identifies the dimensional requirements of the OR and TAR zoning districts, which is necessary to review when identifying potential parcels for development.

Schedule of Regulations, Sec. 20.1

ZONING DISTRICT	MINIMUM LOT AREA		MAXIMUM LOT COVERAGE IN PERCENT	MINIMUM YARD REQUIREMENTS IN FEET		
	AREA IN SQ. FT.	WIDTH IN FEET		FRONT	SIDE	REAR
OR	20,000	100	50	40	25	50
TAR	20,000	100	50	40	25	50

POSSIBLE DEVELOPABLE LAND

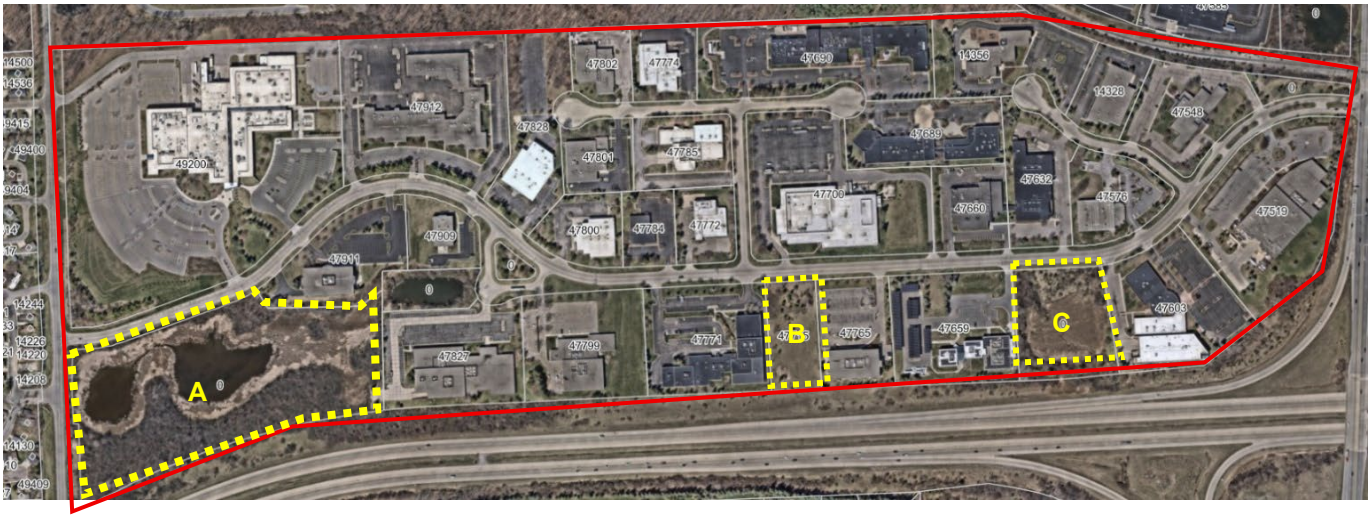
Vacant land in the Industrial District as well as existing land that can be developed and whether they would support Enterprise/edge data centers (small scale) and/or Colocation/hyperscale data centers (large scale).

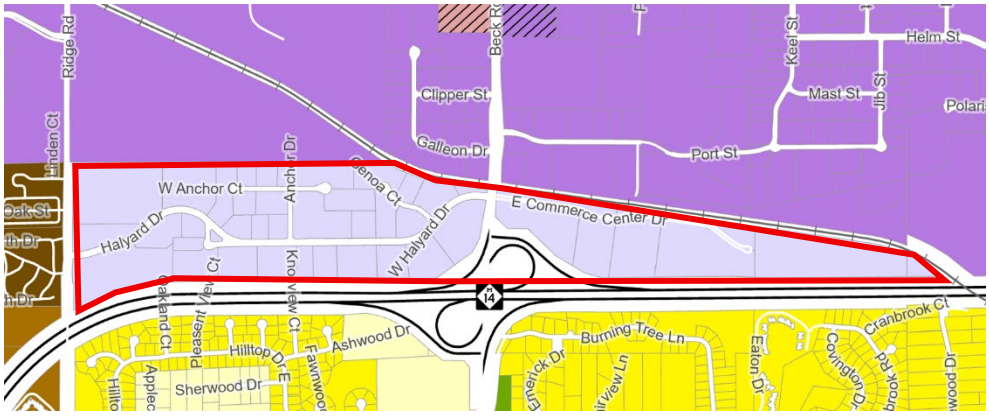
GRAND RAPIDS
124 East Fulton Street
6th Floor, Suite B
Grand Rapids, Michigan 49503
O 616.226.6375
F 248.596.0930
MCKA.COM

The following parcels identified are locations within the Township that fall under the OR, Office Research and TAR, Technology and Research districts. Parcels outlined in the yellow-dashed line are vacant, which could potentially serve as a location suitable for a data center development.

The tables below are for each parcel, and details zoning district, parcel acreage, and if it can be used for small-scale or large-scale data centers. It is important to keep in mind that these are general assumptions based on parcel characteristics, and not a guarantee that a data center can or will be permitted on each such parcel.

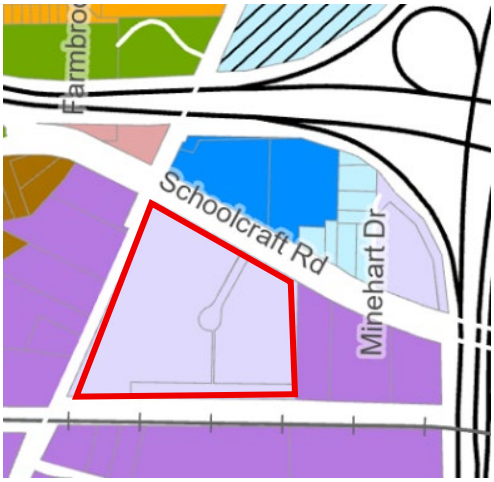
Zoning:	TAR, Technology and Research		
Developable land:	Yes		
Parcel:	**A**	**B**	**C**
Parcel Sizes:	15.06 ac	2.0 ac	3.82 ac
Can it be used for Enterprise/edge data centers (small scale)?:	Yes	Yes	Yes
Can it be used for Colocation/hyperscale data centers (large scale)?:	Yes	No	No





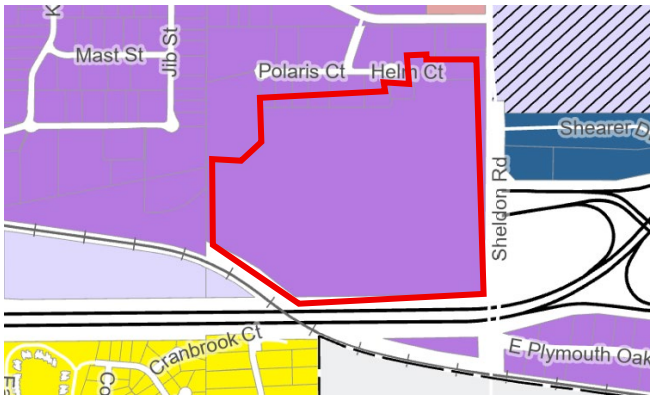
Zoning:	TAR, Technology and Research	
Developable land:	No	
Parcel:	**A**	**B**
Parcel Sizes:	18.44 ac	8.71 ac
Can it be used for Enterprise/edge data centers (small scale)?:	Yes	Yes
Can it be used for Colocation/hyperscale data centers (large scale)?:	No, unless vacant/existing use ceases	No, unless vacant/existing use ceases





Zoning:	IND, Industrial
Developable land:	Yes
Parcel Sizes:	98.957
Can it be used for Enterprise/edge data centers (small scale)?:	Yes, part of the site has the potential to be repurposed.
Can it be used for Colocation/hyperscale data centers (large scale)?:	Yes, part or all of the site has the potential to be repurposed.







Sources:

iRecruit. (2026, June 13). Colocation vs hyperscale: Key differences. https://www.irecruit.co/insights/colocation-vs-hyperscale-key-differences

Powell, P. (n.d.). Hyperscale vs. colocation: Go big or go rent? IBM Think. https://www.ibm.com/think/topics/hyperscale-vs-colocation

HOW ENTERPRISE/EDGE DATA CENTERS MIGHT BE REGULATED/ALLOWED AS AN ACCESSORY USE

Enterprise data centers are centralized, private facilities for a single organization, while edge data centers are smaller, strategically located facilities designed to reduce latency and improve local network performance.

A data center can be considered an accessory use when it is secondary, subordinate, and incidental to a primary use on the same property, supporting the main operations without dominating the site. Smaller-scale or microdata centers can function as accessory uses to commercial or industrial operations, offering localized computing capacity without requiring a standalone facility. Municipalities may allow these uses under industrial or commercial zoning categories, provided they meet performance and compatibility standards.

As referenced later in this memo, one neighboring community, Superior Township, allows for scenarios such as these. While data centers are a permitted conditional use in the manufacturing district, the Zoning Ordinance also permits them in more districts as an accessory use.

Plymouth Township may choose to permit data centers and data processing servers as an accessory use on existing or proposed sites. For example, for a large industrial facility or a large office building, individual data servers can be installed on site, such as in the basement or rooftop of the building, or in the rear of the site. The data servers could be used privately as data storage for the building tenants or rented to outside entities.

Any data servers or processing equipment will be subject to the relevant use standards of the Zoning Ordinance. Therefore, the Township can mandate that any accessory data servers receive necessary approvals before they are installed, follow setback requirements, adhere to noise ordinances, fire code, and safety measures.

Sources:

Chester County Planning Commission, & Montgomery County Planning Commission. (2026, April). Data center ordinance guide (Version 1.0). https://www.chescoplanning.org/UandI/DataCenters/pdf/DataCenterOrdinanceGuide.pdf

Cumberland County Planning Department. (2025, January 16). Planning for data centers [White paper]. Cumberland County, Pennsylvania. https://www.cumberlandcountypa.gov/DocumentCenter/View/52834/Data-Centers-White-Paper-Final-1-16-25

DCS Content Team. (2021, July 28). Understanding data centers: Edge vs. enterprise. Hexatronic Data Center Solutions. https://hexatronicdatacenter.com/en/knowledge/understanding-data-centers-edge-vs.-enterprise

Gavrilovic, V. (2023, September 19). Enterprise vs. edge data center: Which is right for you. vXchnge. https://www.vxchnge.com/enterprise-vs-edge-data-center/

WHAT SURROUNDING COMMUNITIES ALLOW DATA CENTERS, AND IN WHAT ZONES, AND HOW DO THEY REGULATE THEM?

The following table identifies some surrounding communities, if data centers are a permitted use in their zoning ordinances, in which zoning districts, and the regulations.

Municipality	Are Data Centers Permitted?	Permitted Zoning Districts:	How do they Regulate Data Centers?
Northville Township	No	-	-
Salem Township	No	-	-
Howell Township	Yes	Permitted: RT, Research and Technology District RSC, Regional Service Commercial District	No use specific regulations.
Livonia	Yes	Permitted with Waiver Land Use: C-2, General Business District C-3, Highway Services District Permitted: M-L, Manufacturing Limited District M-1, Light Manufacturing District M-2, General Manufacturing District	No use specific regulations.
Westland	Yes	Permitted: I-1, Light Industrial I-2, General Industrial OB, Office Business CB-1, Low Intensity Commercial Business CB-2, Shopping Center Commercial CB-3, General Commercial CCD, City Center District FORD, Ford Road Overlay	No use specific regulations.
Canton Township	Yes	Permitted: O-1, Office District LI-R, Light Industrial Research District LI, Light Industrial District GI, General Industrial District SLU: Corporate Park Overlay District	No use specific regulations.

Superior Township	Yes	Permitted - Conditional Land Use:
		• Data Centers and Data Processing Centers, Large-Scale
		  ○ PM, Planned Manufacturing District
		• Data Centers and Data Processing Centers, Small-Scale
		  ○ PM, Planned Manufacturing District
		Permitted - Conditional Land Use accessory to an approved principal use:
		• Data Centers and Data Processing Centers, Accessory
			Specific Use Regulations for Data Centers includes Purpose and Intent, Applicability, Definitions, Districts Permitted, Dimensional Standards, Site and Design Standards, Use

		• NC, Neighborhood Commercial District • VC, Village Commercial District • PSP, Public/Semi-Public Services District • MS, Medical Services District • PM, Planned Manufacturing District	of Consultants and Cost Recovery, Monitoring and Reporting, and Decommissioning.

HOW ARE OTHER COMMUNITIES UPDATING THEIR ORDINANCES TO REGULATE DATA CENTERS?

Northville Township
Northville's Ordinance does not currently regulate data centers. After being presented with a conceptual proposal for one in October 2025, the Planning Commission held an initial discussion on whether Northville Township should amend its zoning ordinance to allow data centers, which are not currently a permitted or special land use.

The developer had presented a conceptual proposal for a mid-scale regional data center near the DTE Nitro substation, highlighting its relatively modest size, closed-loop cooling system, and potential economic investment, but the Township Planner outlined the zoning, infrastructure, design, noise, environmental, and tax issues that would require further study before any Ordinance changes could be considered. Additionally, the Commissioners expressed significant concerns about compatibility with nearby residential development, limited job creation, long-term viability, noise, visual impacts, electrical infrastructure, and uncertain tax benefits.

The Commission took no action and the Township's current strategy is to leave data centers out of the Ordinance altogether, thereby essentially prohibiting. They are not concerned about the possibility of future applications for data centers because of the Township's limited land area.

Salem Township
Salem Township's Zoning Ordinance does not currently address data centers, and no ordinance updates have been made to date. The Planning Commission held a discussion on a draft Zoning Ordinance Amendment for data centers on January 26, 2026; however, the meeting minutes do not provide further detail on the discussion. It is unconfirmed whether the Township currently has any pending data center applications or whether a formal ordinance draft is actively in progress.

Canton Township
Canton Township's Zoning Ordinance currently permits data centers in the O-1, LI-R, LI, and GI districts, as well as in the Corporate Park Overlay District as a special land use. In February 2026, the Township Board proactively adopted a 12-month moratorium on new data centers (not in response to a specific proposal) to allow time to study best practices and update its zoning regulations, which staff noted were outdated and did not adequately address the impacts of modern data center facilities.

By May 2026, the Planning Commission had begun reviewing draft ordinance language, with discussion focused on establishing clear definitions and enforceable standards addressing noise (including low-frequency noise), water and power consumption, pollution, infrastructure capacity, tax revenue, and appropriate siting for compatibility with surrounding uses. It is unconfirmed whether the Township has received any data center applications to date, and the status of the draft ordinance amendment was not confirmed beyond what was discussed in the May 2026 meeting minutes.

Livonia
Livonia's Ordinance currently allows data centers as a permitted use in their M-L, M-1, and M-2 districts, and allows them as a waiver use in their C-2 and C-3 districts. The City has not yet received any applications, but they expect that they will in the future and want to be prepared, so they are currently in the process of drafting an Ordinance Amendment for data centers and they plan to bring the draft before the Planning Commission sometime in September or October 2026.

The current draft of the data center Ordinance Amendment focuses on regulating all large water users (not limited to data centers), land use compatibility (relegating them to industrial districts), and energy consumption (they are still in the process of researching how to regulate this).

Howell Township
Howell Township's Ordinance currently permits data centers in their RT and RSC districts. In September 2025, the Township began formally evaluating data centers and drafting an amendment to the Ordinance to define the use, following a proposal to rezone more than 1,000 acres of agricultural land to RT (research and technology) to accommodate a large data processing campus.

After extensive public input and review of Planning Commission concerns regarding consistency with the Master Plan, infrastructure demands, environmental impacts, and compatibility with surrounding land uses, the Commission recommended denial of both the rezoning and text amendment. The Township subsequently established a Data Center Resident Research Committee (RRC) and a sub-committee of the Planning Commission including three Planning Commission members and members of the RRC.

The Planning Commission adopted a temporary moratorium on new data center applications, and, after the original proposal was withdrawn, shifted its focus to developing a regulatory framework. Throughout late 2025 and into 2026, the Planning Commission, Data Center subcommittee, and RRC researched best practices and drafted ordinance standards addressing issues such as appropriate zoning, setbacks from residential areas, noise, utilities, site design, backup power, environmental considerations, and long-term operational requirements.

Creating the draft ordinance was a complicated and time-consuming effort because of the enormous amount of resident input and involvement, but it is currently awaiting an update from the legal team after eight weeks of legal review. The primary tool for restricting the location of data centers will be a new High Impact Land Use Overlay Zone.

The subcommittee presented a draft of the Ordinance to the Planning Commission on May 12, 2026. That draft includes the following definitions and standards.

Howell Township Draft Data Center Ordinance

Definitions:

- 1/2 Octave Band Analysis
- Air Chiller
- Battery Energy Storage Systems (BESS)
- Closed Loop Cooling Systems
- Cooling Tower (Open-Circuit Cooling Tower, Closed-Circuit Cooling Tower, Mechanical Draft)
- Computer Room Air Conditioners
- Cryptocurrency Mining Facility
- Data Processing
- Data Center (Ancillary, Minor, Medium, Major, Campus)
- Decibel (Decibel-dBA, Decibel-dBC, Decibel-dBZ)
- Direct Liquid Server Cooling
- Direct-to-Chip Cooling
- Dry Cooler
- Equipment Cooling
- Facility Cooling

- Generator
- High Impact Land Use
- Hydrogen Fuel Cell
- Infrasound
- Liquid Immersion Cooling
- Megawatt
- Octave Band
- Power Usage Effectiveness (PUE)
- Renewable “Green” Hydrogen
- Electrical Substation
- Sensitive Receptors
- Standalone Modular Data Center / Cryptocurrency Mining Facility
- Subject Parcel
- Tonal Noise
- Total Power-Usage Effectiveness (TUE)
- Water Usage Effectiveness (WUE)

Standards for High-Impact Land Uses:

The following standards would apply to high impact land uses including all types of data centers Ancillary, Minor, Medium, Major, and Data Center Campuses, and cryptocurrency mining facilities. These would be permitted only in the (new) High Impact Land Use Overlay District.

1. Districts Permitted
2. Dimensional Standards and Siting Requirements
3. Application Requirements
4. Site, Design, and Use Standards
5. Sustainability and Energy Use Requirements
6. Security and Emergency Access
7. Construction Phase Requirements
8. Decommissioning
9. Monitoring and Compliance Requirements

Data Center Ordinance Enforcement: Recommended Violation Penalty Structure

Additionally, a report prepared by the Township’s Resident Research Committee from March 20, 2026, also provides a recommended penalty structure for Ordinance violations. The report recommends that a four-tier penalty schedule be accompanied by six essential companion provisions:

1. Performance Bond Direct Draw (Non-Negotiable)
2. Treble Damages for Water Violations
3. Attorney’s Fees Provision
4. Annual Escalation Clause
5. Sunset Review Trigger
6. Non-Disclosure Agreement Prohibition

What are the state tax incentives that make data center development in the State so desirable?

The following text is provided from the Data Center Guidebook – Graham Sustainability Institute, University of Michigan:

"For the past decade, the state of Michigan has offered a state-level sales and use tax exemption for "qualified" data centers, with new legislation adopted in 2024 aimed primarily at attracting hyperscale or "enterprise" data centers. The policies governing the sales and use tax exemption are from three key pairs of laws:

- Effective December 23, 2015, **PA 251 and 252 of 2015** added Michigan Compiled Law (MCL) 205.54ee and MCL 205.94cc to Michigan's General Sales Tax Act and Use Tax Act to create sales and use tax exemptions through December 31, 2035, for the sale, use, or consumption of data center equipment for qualified data centers. Under these Acts, a "qualified data center" is "facilities of one or more buildings located in Michigan that are owned or operated by an entity whose primary business is operating a data center for itself and colocated businesses; the entity must also receive 75% or more of its revenue from unaffiliated colocated businesses." The Acts required the creation of 400 new data center-related jobs by January 1, 2022, and 1,000 by January 1, 2026. Data center-related jobs include "jobs created at qualified data centers, by colocated businesses, and by contractors making improvements to realty that constitute a qualified data center."
- Effective February 13, 2020, **PA 29 and 30 of 2020** amended MCL 205.54ee and MCL 205.94cc to establish reporting obligations for sales and use tax exemption claims regarding the sale or purchase of data center equipment. Under these Acts, persons seeking exemptions in a particular calendar year must file Form 5726 by January 31 of the following year. Form 5726 requires information on the sales or purchase price of all exempt equipment, and any information needed by the Department of Treasury to calculate School Aid Fund revenue loss as a result of tax exemption claims.
- Effective April 2025, **PA 181 and 207 of 2024** amended MCL 205.54ee and MCL 205.94cc to extend the original tax exemption period from 2035 to 2050 (and to 2065 for data centers built on brownfields), and to establish a new "enterprise data center" facility type that must meet more stringent requirements compared to "qualified data centers" to receive tax exemptions. In August 2025, the Michigan Strategic Fund (MSF) published formal implementation guidelines for the new amendments, including related to clean energy, water, and green building standards. Since then, several organizations have submitted comments to the MSF Board requesting changes, particularly related to the interpretation of the clean energy requirements, asking for that standard to be applied from the outset of the data center's operations rather than a future date.

"While both incentive categories have job-creation requirements, their other requirements vary considerably. While smaller, non-hyperscale data centers may only meet the definition of a "qualified" data center, many of the current larger data center development proposals may meet both definitions. Notably, while "enterprise" data centers have many more requirements than "qualified" data centers, the certification process provides greater certainty for developers because the certificate is granted by MSF before they purchase the equipment. By contrast, the "qualified" data center incentive is provided by the retailer at the point of sale, but subject to a Treasury audit which introduces some risk that the exemptions may have been invalid. It is difficult to determine which of the two exemptions data center developers will seek."

Sources:

Notice Regarding Data Center Exemption . (2016, March 14). State of Michigan Department of Treasury. https://www.michigan.gov/treasury//media/Project/Websites/taxes/Notices/Data_center_exemption_notice.pdf?rev=e6f7d971f9bd4eccba3f208b3fe9d862&hash=DF4CBADC90F299058E7F2F3358A823A2

Notice: Report for qualified data center exemptions - form 5726 . (n.d.). Retrieved from https://www.michigan.gov/treasury/reference/taxpayer-notices/notice-report-for-qualified-data-center-exemptions-form- 5726

Enterprise Data Center Sales & Use Tax Exemption . (2025, August 26). Michigan Economic Development Corporation. https://www.michiganbusiness.org/globalassets/documents/data-center/enterprise_data_center_information.pdf

Enterprise Data Center Sales & Use Tax Exemption . (n.d.). Michigan Economic Development Corporation. https://www.michiganbusiness.org/services/data-centerreitissuegulate/

2025-11-13 letter to msf re data center tax exemption guidelines . (n.d.). Retrieved from https://www.documentcloud.org/documents/26285411-20.25-11-13-letter-to-msf-re-data-center-tax-exemption-guidelines/

Lyijynen, N. (2025, December 11). Comments on data center generation » mieibc . MIEIBC. https://www.mieibc.org/comments-on-data-center-generation/

University of Michigan Graham Sustainability Institute. (2026, February). Data center guidebook: What Michigan local governments should know about data centers [PDF]. University of Michigan. https://graham.umich.edu/media/files/Data-Center-Guidebook-2026-02-06.pdf

NOISE IMPACTS

How much noise does a data center make?

Data center noise varies significantly based on facility size, equipment type, and site conditions, but the most concerning sources are typically emergency generators (loud intermittent noise), cooling towers, chillers, and dry coolers (loudest continuous noise), and transformers/substations (continuous low-frequency noise that travels long distances).

Continuous vs. intermittent noise

Continuous Noise

Continuous noise is the noise that remains stable and constant over a given period, such as traffic noise or machinery that operates without interruption. It is typically measured in decibels using a Type 1 precision sound level meter. While generally less disruptive than intermittent noise, continuous noise can be a nuisance if it exceeds certain levels. The State of Michigan's Noise Ordinance sets specific noise limits for different areas (residential, commercial, industrial), but they typically range from 50 dB during the day to 45 dB at night for residential areas.

Intermittent Noise

Intermittent noise is characterized by sudden, brief, and loud bursts of noise, such as train horns or construction-related noise. For intermittent noise, measurements that capture both the intensity and frequency of individual noise events are most effective. The Sound Exposure Level (SEL/LAE) measures the total sound energy of a single event, while Day-Night Average Sound Level (Ldn) and Day-Evening-Night Level (Lden) are commonly used for regulatory purposes because they apply additional weighting to evening and nighttime noise, when people are more sensitive to disturbance. Intermittent noise can be highly disruptive, especially for sleep or concentration. It is correlated with increased stress, annoyance, and sleep disturbances, and the unpredictability of intermittent noise can cause the body to be in a constant state of anticipation.

Noise by equipment type

The table below summarizes the primary noise sources at a data center, their typical noise levels, and key characteristics. While the decibel levels provide a rough estimate, the actual levels may vary significantly based

on the types of equipment used, the location and topography of the site, and the noise mitigation efforts undertaken.

Noise Source	Type of Noise	Typical Decibel Range at Source	Typical Decibel Range at Property Line	Notes
Server Cooling Fans	continuous	70 - 80	Not typically audible outside the building	Server fans are loud indoors but are largely contained within the building envelope.
HVAC / Air Handling Units (AHUs)	continuous	75 - 90	40 - 55	Continuous broadband noise from supply fans and rooftop units; usually one of the dominant exterior sources.
Cooling Towers / Chillers / Dry Coolers	continuous	80 - 100	45 - 65	Typically the loudest continuously operating equipment. High-speed fans can also generate tonal, low-frequency noise.
Substations / Transformers / Switchgear	continuous	60 - 75	30 - 50	Continuous low-frequency hum. Modern transformers with shielding generally become a minor contributor at property lines.
Battery Energy Storage Systems (BESS) / Battery Cabinets	continuous	55 - 75	35 - 50	Primary noise comes from cooling fans and HVAC associated with battery cabinets. Similar to industrial HVAC equipment.
Generators	intermittent	95 - 115	50 - 70	Normally operate only during outages or routine testing. Often the loudest intermittent source.
Service Vehicle Traffic	intermittent	70 - 90 (passing truck)	40 - 60	Traffic volumes are generally low because data centers employ relatively few workers; deliveries and maintenance visits are periodic rather than continuous.

Key takeaways:

- **Generators** are the single loudest source but operate infrequently (regulation typically focuses on limiting testing duration and timing)
- **Cooling equipment** (towers, chillers, HVAC) is the dominant continuous noise source and runs constantly, making it the primary driver of ongoing background noise.
- **Transformers** are quieter but their low-frequency hum travels farther than their decibel levels may suggest.
- **Server fans and battery systems** are generally not significant off-site noise concerns.

Low-frequency noise

Low-frequency noise generally refers to sound between 20 and 200 Hz. Low-frequency noise is an important consideration for data centers because many of their major mechanical and electrical systems (particularly

cooling equipment, transformers, and generators) produce sound in the low-frequency range. Low-frequency noise travels farther, is less effectively blocked by buildings and barriers, and can be perceived as more intrusive, especially in otherwise quiet environments.

Low-frequency noise has longer wavelengths, causing it to:

- Spread more uniformly in all directions
- Diffract (bend) around buildings, walls, and other obstacles more effectively than high-frequency sounds
- Transmit through building materials more easily than higher-frequency sounds

Noise mitigation measures

The effectiveness of noise mitigation measures depends on interrupting the path between the noise source and the receiver. The most effective means of noise mitigation are setbacks, acoustic walls, and building orientation / equipment placement, while topography and landscaping can contribute to mitigation but are generally less effective. A combination of multiple noise mitigation measures would be most effective.

- **Setbacks:** Increasing distance is one of the most effective mitigation tools (sound drops roughly 6 dBA every time distance from the source doubles). Industrial zones commonly require 100-200 feet from residential property lines, while data center campuses often negotiate 500-1,500 feet.
- **Acoustic walls / barriers:** Can reduce sound levels by 5-10 dBA, but must be continuous, sufficiently tall, and long enough to block line-of-sight to be effective; gaps for driveways or utilities reduce effectiveness.
- **Building orientation & equipment placement:** Positioning generators, cooling equipment, and transformers away from residential areas, using the building itself as a sound barrier, can substantially reduce off-site noise.
- **Topography:** Natural or constructed berms can reduce noise but require significant land area; elevated sites can project sound farther.
- **Landscaping:** Provides a modest benefit on its own and is most effective when paired with berms or acoustic walls.

Preparing an acoustic study

An acoustic study is conducted to determine whether a proposed development is likely to comply with applicable noise regulations and to identify mitigation measures if necessary. For a data center, the study evaluates all significant mechanical and electrical equipment that could contribute to off-site noise.

Typical factors considered include:

- **Equipment inventory:** All significant noise sources are identified, including cooling towers, chillers, air handling units, transformers, backup generators, battery storage cooling systems, pumps, and vehicle traffic.
- **Manufacturer sound data:** Acoustic performance data provided by equipment manufacturers (typically expressed as sound power or sound pressure levels) are used as the basis for modeling.



- **Site layout:** The location and orientation of buildings, mechanical yards, rooftop equipment, substations, generators, and loading areas are evaluated because they influence how sound dissipates.
- **Setbacks and surrounding land uses:** The study considers the distance between equipment and nearby receptors such as homes, schools, parks, or businesses.
- **Topography and existing barriers:** Hills, berms, buildings, sound walls, and other features that may block or redirect sound are incorporated into the analysis.
- **Environmental conditions:** Wind direction, temperature, humidity, and atmospheric conditions can influence sound propagation and may be considered.
- **Existing ambient noise:** Baseline sound measurements are typically collected before development to establish existing daytime and nighttime noise conditions.
- **Combined operation of equipment:** Rather than evaluating each piece of equipment individually, the study models the cumulative sound produced when multiple systems operate simultaneously.
- **Noise mitigation measures:** If predicted sound levels exceed ordinance limits, the study evaluates measures such as acoustic enclosures, silencers, sound walls, equipment relocation, or increased setbacks.

Most studies use computer modeling software to predict future sound levels at nearby receptors and compare those levels with municipal or state noise standards. After construction, many jurisdictions require verification testing to confirm that actual noise levels match those predicted during design.

How sound is measured

Environmental noise is most commonly measured in A-weighted decibels (dBA). The A-weighting scale adjusts measurements to reflect how the human ear perceives sound, giving less emphasis to very low and very high frequencies. Nearly all municipal noise ordinances specify limits in dBA.

Because data centers operate continuously, Leq is generally the most important metric for evaluating routine operations, while Lmax may also be used to evaluate emergency generator testing or other intermittent events.

The table below presents other metrics that may be used depending on the purpose of the study:

Metric	Description	Typical Application
dBA	Instantaneous A-weighted sound level	Spot measurements
Leq	Equivalent continuous sound level over a specified time period	Most environmental and industrial noise studies
Lmax	Maximum sound level recorded	Intermittent events (e.g., generator testing)
SEL (LAE)	Total sound energy from a single event normalized to one second	Individual noise events
Ldn	24-hour average with a 10 dB nighttime penalty	Community noise assessments
Lden	24-hour average with evening and nighttime penalties	International environmental assessments

How data center noise is measured

Environmental noise studies for data centers focus on noise received outside the site, typically at the property boundary and nearby sensitive land uses.

Typical measurements include:

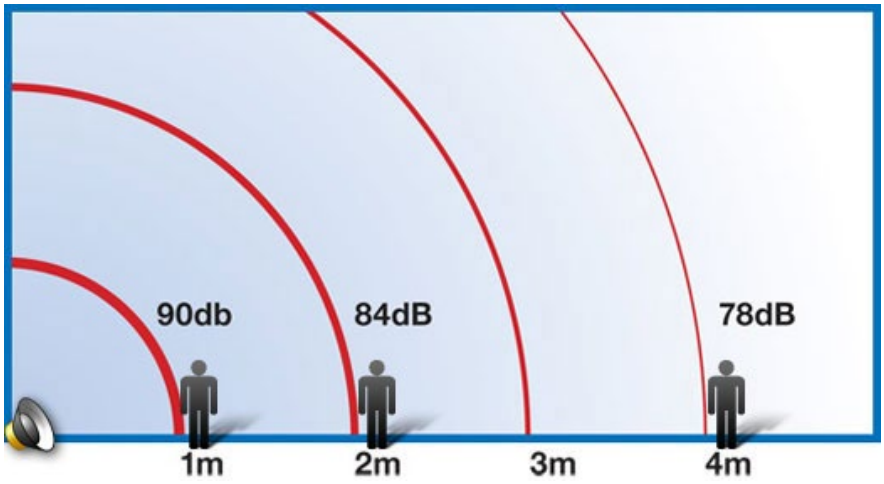
- Property line measurements to demonstrate compliance with local noise ordinances.
- Nearest residential receptors, schools, parks, or other sensitive locations.
- Daytime and nighttime monitoring, since many jurisdictions apply more restrictive nighttime standards.
- Baseline measurements before development to establish existing ambient conditions.
- Operational measurements after construction with major equipment operating under representative conditions.
- Octave-band or one-third octave-band analysis, which helps identify tonal or low-frequency noise from equipment such as cooling fans or transformers.

Data centers are typically evaluated based on the combined noise from all operating equipment, rather than individual pieces of equipment. The resulting sound level is then compared with the applicable property-line limit.

How sound dissipates over distance

Sound naturally decreases as it travels away from its source. Sound decreases by 6 dBA when the distance from the source is doubled (illustrated below). This reduction occurs because the sound energy spreads over an increasingly large area (geometric spreading).

Graphic: Sound dissipation over distance (6 dBA rule)



Source: https://www.extron.com/calculators/inverse-square-law/

The table below illustrates the degree of difficulty of reducing sound levels measured in dBA. While small reductions (5 dBA – 10 dBA) are relatively easy using normal mitigation measures, larger reductions (15 – 20 dBA) are more difficult.

Reduction in Sound Level	Reduction in Acoustic Energy	Degree of Difficulty to Obtain Reduction
5 dBA	70%	Simple
10 dBA	90%	Attainable
15 dBA	97%	Very Difficult
20 dBA	99%	Nearly Impossible

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Environmental Impact Report: 1000 De Anza Residential Project. (June, 2025). https://files.ceqanet.lci.ca.gov/299629-2/attachment/oKuYBsV7OlH-Gyw7tzHOMSdNY0i6eQ4xpTWs3gUMoaLrM8kI4AnJFv7BtYNeyuJEYjyVRYNC1iadZ2GP0

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Highway Traffic Noise Analysis and Abatement Policy and Guidance. (n.d.). https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide05.cfm

Howell Township Draft Data Center Ordinance. (May 12, 2026). Packet-5.12.26.pdf

WHAT ARE THE DECIBEL LEVELS FOR EACH TYPE OF DATA CENTER AND HOW CAN SOUND BE MEASURED BEYOND PROPERTY LINES AND BE MITIGATED?

“Data center noise impacts vary by facility, time of day, proximity to residential areas, and technology use. Like other industrial facilities, data centers emit high- and low-frequency sounds. In an interview with EESI, Kyle Hart of the National Parks Conservation Association stated that because data center noise spans multiple frequency ranges, particularly in the low-frequency range, it is difficult to measure with a decibel meter and without reliable measurements it is difficult to enforce local noise ordinances for nearby residents.”

While individual servers are not especially loud, the compounding effect of thousands or tens of thousands of servers in a computing warehouse can raise noise levels to 96 decibels.

The number of generators per facility depends on the data center's size. As data centers grow larger, the number of generators per center increases, along with their generation capacity and size. With more and larger generators comes a louder rumbling, which can be disruptive to residents and wildlife living near these facilities. Noise levels from industrial-sized diesel generators can reach up to 105 decibels, as noisy as a jet flying overhead.

Unlike emergency diesel generators that run only during testing or emergencies, off-grid turbines operate 24/7 to power the data center, which leads to uninterrupted noise in surrounding areas. Cooling towers, a major source of noise from gas-fired power plants, can emit up to 70 dBA within 400 feet.

***Sources**:*

B105 Country. (n.d.). Data center noise concerns. https://b105country.com/data-center-noise-concerns/

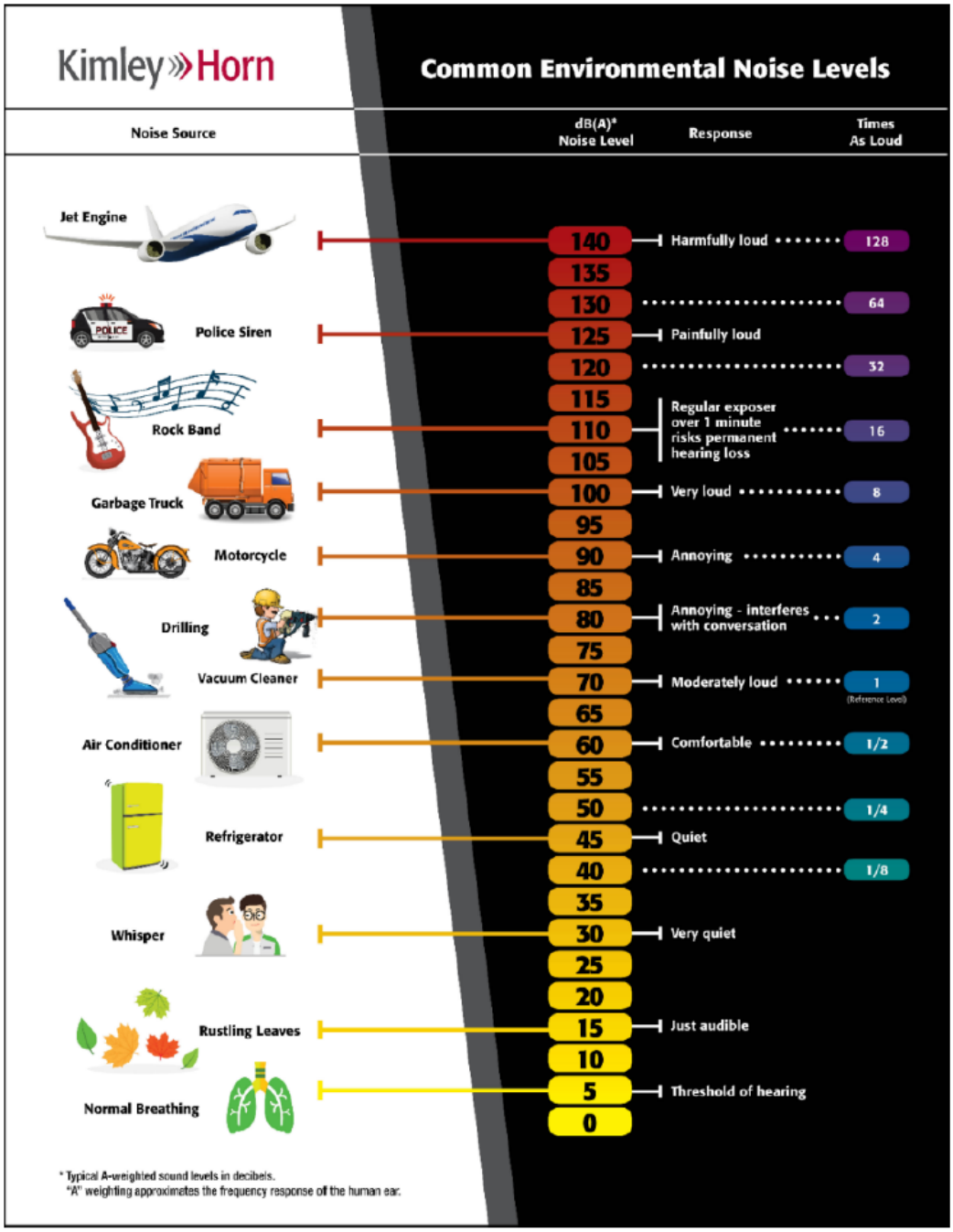
Environmental and Energy Study Institute. (n.d.). Communities are raising noise pollution concerns about data centers. EESI. https://www.eesi.org/articles/view/communities-are-raising-noise-pollution-concernsabout-data-centers

Kimley-Horn, Engineering, Planning, and Design Consultants

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Graphic: Common Environmental Noise Levels in Decibels



WATER

How water data use?

USE

much does a center

Water use varies significantly by facility depending on cooling technology, climate, and size. The most water-intensive systems are evaporative cooling towers, which remove heat by evaporating water, while the least water-intensive are dry coolers and closed-loop glycol systems, which use little to no water during normal operation.

High-water vs. low-water cooling systems

High-water cooling systems remove heat by evaporating water into the air, meaning most of the water is consumed during the cooling process rather than being discharged to the sewer system.

- **Cooling towers:** The most water-intensive method; uses water to dissipate heat, replace evaporated "make-up water," and periodically discharge concentrated minerals ("blowdown"). Large hyperscale facilities may consume tens to hundreds of millions of gallons annually.
- **Direct evaporative cooling:** Uses outside air and evaporative cooling (spray misters); consumes less electricity than mechanical chillers but requires significant water during warm weather.
- **Adiabatic cooling:** Operates as a dry cooler most of the year, using water only during high-temperature periods; substantially reduces annual water use compared to conventional cooling towers.

Low-water cooling systems use little or no water to cool equipment, but they typically require more electricity to operate.

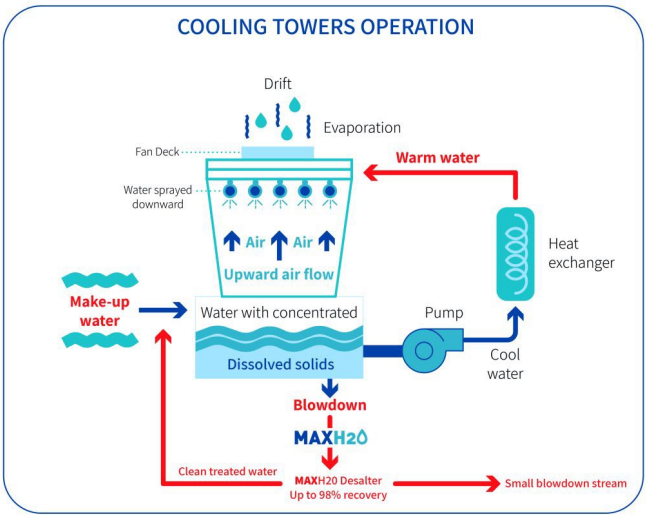
- **Air-cooled chillers / dry coolers:** Dissipate heat entirely through fans and heat exchangers, with little to no water use and no blowdown, but higher electricity consumption, larger equipment footprints, and potentially more fan noise.
- **Closed-loop glycol systems:** Circulate a water / glycol mixture through sealed piping, requiring only occasional makeup water and producing little to no wastewater.
- **Liquid cooling:** Increasingly common for AI servers; removes heat by circulating a liquid coolant near the computer servers. Overall water usage depends on whether this method is paired with a high-water cooling system.

Wastewater impacts

Wastewater generation depends primarily on the cooling technology used:

- Cooling tower facilities generate wastewater through blowdown (removal of circulating water that may contain concentrated amounts of minerals), water treatment chemicals, and periodic cleaning. While volumes are much lower than total water consumption, utilities should still confirm adequate sewer capacity.
- Dry cooling/closed-loop systems produce very little industrial wastewater, making sanitary sewer demand comparable to a small office building.

Graphic: Cooling tower operation and blowdown



Source: https://ide-tech.com/en/blog/the-critical-role-of-blowdown-management-in-cooling-tower-operations/

Public water capacity concerns

In Michigan, concerns about data center water use are typically less about regional water availability and more about whether local infrastructure can accommodate a large new industrial user. Southeast Michigan is served by the Great Lakes Water Authority (GLWA), which draws from Lake Huron and the Detroit River and has substantial regional treatment and transmission capacity, but data centers can place significant added demand on these systems.

Common infrastructure concerns include:

- Capacity of local distribution systems and transmission mains
- Peak day/peak hour water demand
- Water treatment and pumping capacity
- Available wastewater collection and treatment capacity
- Maintaining adequate service and fire protection for existing customers
- Impacts on future residential/commercial growth

Michigan also regulates large water users at the state level: large groundwater withdrawals are subject to review under Part 327 of the Natural Resources and Environmental Protection Act (NREPA), and public water system expansions require state approval through EGLE. Facilities served by municipal systems generally rely on the utility to confirm capacity, and utilities increasingly require detailed engineering analysis before committing service.

While GLWA-served areas of Southeast Michigan currently have significant treatment capacity, recent data center discussions in communities like Lyon, Saline, and Ypsilanti show that local infrastructure capacity is typically the primary planning concern. Several communities have responded by delaying approvals, adopting temporary moratoriums, or requiring additional technical review of water and wastewater impacts.

Water demand documentation requirements

Some model ordinances require applicants to demonstrate that adequate utility infrastructure exists before approval. Requirements include:

- **Water Demand Analysis:** Average daily, maximum daily, and peak hourly demand; annual consumption; and cooling technology assumptions
- **Utility Capacity Letters:** From water, wastewater, and/or regional utility authorities, confirming available capacity and any required infrastructure upgrades or off-site improvements
- **Engineering Reports:** Hydraulic modeling, water main analyses, wastewater capacity studies, infrastructure impact assessments, and emergency water supply evaluations

Sources:

Innovative Solutions in Cooling Tower Blowdown Water Treatment. (July 7, 2024). https://ide-tech.com/en/blog/the-critical-role-of-blowdown-management-in-cooling-tower-operations/

Project Flex Water Usage Memorandum. (January 7, 2026). 2026-01-08 Water Usage Memorandum.pdf

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MCKENNA

Data Center Draft Ordinance

August 19, 2026

1. **Purpose and Intent.** The purpose of this section is to establish reasonable standards for the placement, design, and operation of data centers within Plymouth Township. Data centers require significant utility infrastructure, high levels of security, and specialized building features that may create unique land-use impacts. These regulations are intended to:

   A) Ensure compatibility with surrounding land uses;

   B) Protect public health, safety, and welfare;

   C) Manage impacts related to noise, air quality, water quality, hazardous waste, lighting, and utility demand.

2. **Definitions.**

   A) **DATA CENTER.** A facility consisting of one or more buildings used primarily for the storage, management, processing, and transmission of digital data, and which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility sub-stations, and other associated utility infrastructure to support operations.

   B) **DATA CENTER SUB-STATION.** A high-voltage electric system facility used to switch generators, equipment, and circuits or lines in and out of a system, change AC voltages from one level to another, or change alternating current to direct current or direct current to alternating current. Data center sub-stations may only be constructed in conjunction with a data center facility.

3. **Submittal Requirements.** In addition to the site plan submittal requirements specified in Section 29.6 and 29.7, any applications for data centers must also be provided with:

   A) An Environmental Impact Statement in accordance with Section 28.5.

   B) Written verification from electric and water (if applicable) utilities that adequate capacity is available.

   C) A sound study in accordance with subsection (4) of Section 28.5.

   D) A vibration impact study in accordance with subsection (5) of Section 28.5.

   E) A hazardous waste plan in accordance with subsection (10) of Section 28.5.

   F) A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles (Section 28.7) and addressing stormwater management, which is subject to Wayne County Drain Commission and Plymouth Township review and approval.

   G) A water feasibility study in accordance with Section 28.7.

   H) An operations agreement in accordance with subsection (X).

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

I) A Thermal Impact Mitigation Plan including, at a minimum, strategies for waste heat reuse or dissipation and vegetative or green roof and/or site design to offset urban heat island effects. The Plan must be prepared and certified by a professional engineer. The Thermal Impact Mitigation Plan shall be subject to review and comment by Plymouth Township. The Township shall have the right to require supplemental or amended plans based upon comments by Plymouth Township prior to approval.

J) A decommissioning and site restoration plan in accordance with Section X.

K) A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Plymouth Township Board. The escrow account is used to cover all costs and expenses associated with the review process, which costs can include, but are not limited to, review fees of the Plymouth Township Attorney, Plymouth Township Planner, and Plymouth Township Engineer, as well as any reports or studies which Plymouth Township anticipates will be required during the review process for the application. At any point during the review process, Plymouth Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses associated with the review process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within fourteen (14) days after receiving notice, the Township will cease the review process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant.

L) A plan for resolving complaints from the public or other property owners concerning the construction and operation of the data center, which is subject to Plymouth Township's review and approval.

M) A fire protection plan that satisfies the Plymouth Township Fire Department or other local fire department serving the property, which at a minimum identifies the fire risks associated with the 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.

N) A transportation plan for construction and operation phases, including any applicable agreements with the Wayne County Roads Division and Michigan Department of Transportation, which is subject to Plymouth Township's review and approval.

O) An attestation that the applicant/operator will indemnify and hold Plymouth Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the data center, which is subject to Plymouth Township's review and approval.

P) 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 Wayne 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 Plymouth Township considers the application.

Q) Any additional information or documentation requested by the Planning Commission, Plymouth Township Board, or other reviewing entity. The aforementioned requirement may require additional

entity approvals through local law and ordinance, the State of Michigan, the County of Wayne, and federal approval. Plymouth Township may hire subject matter experts to determine if such approvals have been met. All requirements, inspections, and reviews shall be paid for by the applicant; said review cost may include Plymouth Township attorney fees.

4. Site Design Standards

A) **Setbacks.** Data center structures must be provided with a five-hundred (500) foot setback from all adjacent property lines and rights-of-way.

B) **Screening.** All buildings, ground level mechanical and electrical equipment, power generators, water cooling and storage facilities, utility sub-stations, and other associated utility infrastructure shall be completely screened from view from road rights-of-way and adjacent parcels by use of a berm and greenbelt buffer.

1) The minimum height of the berm shall be ten (10) feet.

2) The berm shall be improved with a greenbelt buffer consisting of a mixture of trees, including deciduous and evergreen trees, shrubs, and natural grasses in accordance with Section 26.11 subsection (2).

a) If forest or hedgerows exist where screening or buffering is required, it must be preserved to the maximum extent practicable and supplemented with new plantings where necessary to provide the desired screening or buffering.

b) The developer shall provide a written statement from a certified arborist or landscape architect to confirm an expectation that the plantings achieve an opacity at full foliage of eighty percent (80%) within five (5) years after planting and that plant spacing is appropriate to support a healthy screen at plant maturity.

c) A break in, and/or tapering of berms may occur at vehicular access points subject to the approved site plan. Where a vehicular access point is located across the street from any portion of a residential district or residential use, the vehicular access drive path shall be designed to screen the view of structures and parking areas that are visible from the residential district or residential use.

d) Screening and buffering must be installed as early in the development process as possible. Landscaping shall be maintained for the life of the project. Final approvals will not be granted if screening and buffering requirements are not installed in accordance with the approved site plan.

C) **Pedestrian and Bicycle Facilities.** Sidewalks and/or trails for pedestrian and/or bicycle access with a minimum width of eight (8) feet shall be provided, at a minimum, along any side of a public road that abuts the property upon which the data center is located, as required by Plymouth Township Engineer.

D) **Fencing.** Any fencing proposed with a data center must comply with Section 26.10. Any fencing proposed must be located as close as possible to the facility to ensure that any natural wildlife corridors are maintained to the maximum extent possible.

E) **Lighting.** Lighting proposed for the Data Center must be in compliance with Section 28.8.

5. **Performance standards.** These performance standards for data centers are intended to mitigate potential detrimental effects on adjacent properties. All applications for site plan approval must be accompanied by a registered engineer's certification that the use complies with all of the performance standards. If, after occupancy of the structures, continuous or frequent (even if intermittent) violations of the performance standards occur, and after notice is given, bona fide and immediate corrective work is not performed which successfully prevents the violation(s) from reoccurring, the Building Official or their designated representative may suspend or revoke the Certificate of Occupancy. The Certificate of Occupancy will be reinstated after the operator demonstrates to the Building Official's satisfaction that operation of the facilities is able to conform to these requirements. In addition to gaining compliance with Section 28.5, Section 29.7 and Article XXX Administration, the applicant must also demonstrate compliance with the following:

   A) **Noise.** All applications must include a sound study that is prepared by a qualified engineer with experience in environmental acoustics. The purpose of the detailed study is to assess the impact of all noise sources and determine the appropriate layout, design, and control measures. The study must include:

      1) Name and qualifications of the person(s) who measured the decibel levels.

      2) Equipment used.

      3) Location of the noise measurements depicted on a scaled site plan. The points of measurement shall be at all property lines and generally at the points on those property lines most susceptible to noise from the applicable equipment.

      4) List of all air handlers, generators, and other mechanical devices that are included in the sound evaluation, including manufacturers specifications.

      5) Time and duration of measurements.

      6) Predicted decibel levels measured at each property line for three scenarios:

         a) All mechanical and electrical equipment required for normal operation at 100% load.

         b) Generator testing and maintenance.

         c) Emergency scenario with all generators, mechanical equipment, and electrical equipment operating at 100%.

      7) When multiple buildings are proposed on the site plan application, the study must include sound levels for each phase of building construction to ensure that the sound levels are met during all phases of buildout.

      8) Summary of the results and recommended control measures.

      9) A statement attesting to the accuracy of the information provided and a guarantee that the project proponent will not run their equipment at a more intense or noisier state than when they made the measurements.

   Within six (6) months of the date of occupancy of any completed data center development, and biennially thereafter, actual sound levels for scenarios listed under Section 28.5 subsection (4) above must be measured by a qualified engineer with experience in environmental acoustics and a final sound

level report must be submitted to Plymouth Township for review and approval. If actual sound levels exceed the maximum sound pressure levels listed in Section 28.5 subsection (4), corrective actions must be completed no later than ninety (90) days from the date of the submission of the report.

B) **Vibration.** Ground mounted mechanical equipment shall be mounted on a vibration dampening platform or other suitable device to decouple the equipment from transferring vibration to the ground. No vibration may be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the property line; nor may any vibration produce a particle velocity of two (2) inches per second measured at or beyond the property line. All applications must include a vibration impact study that is prepared by a qualified individual with experience in vibration analysis.

Within six (6) months of the date of occupancy of any completed data center facility, and biennially thereafter, actual vibration levels must be measured by a qualified individual and a vibration report must be submitted to Plymouth Township for review and approval. If vibration levels exceed the maximum listed, corrective action must be taken as soon as reasonably possible but no later than ninety (90) days from the date of the submission of the report.

C) **Hazardous Waste Plan.** All storage and/or processing of hazardous materials and waste shall comply in all respects with state and federal law and regulations and the requirements of the Michigan Department of Environment, Great Lakes and Energy, Wayne County, and any other applicable agency. Storage and/or processing of hazardous materials and waste shall not commence until all necessary permits have been obtained and copies of such permits have been provided to Plymouth Township. Any changes to the operation of the facility that affects hazardous waste material must be approved by Plymouth Township.

Prior to operating, the applicant/operator shall submit a Hazardous Waste Plan for review by Plymouth Township and Plymouth Township Fire Department. The applicant/operator shall describe the nature of the storage and processing of hazardous materials and waste. At a minimum, the Hazardous Waste Plan shall contain:

1) A hazardous materials inventory (batteries, fuels, coolants, etc.).

2) A detailed description of any proposed cooling systems, including water usage, emissions, and wastewater discharge.

3) Proposed safety measures and protocols to prevent the spread of hazardous materials outside of designated containment areas.

4) Procedures in the event that hazardous materials or waste are released and have the potential to damage persons, property or the environment.

5) Verification that all electronic waste generated by the operation will be recycled by a licensed electronic waste recycling firm.

D) **Drain Tile Inspections.** The operator must inspect all drain tiles at least once every three (3) years using a robotic camera, with the first inspection occurring before the data center is in operation. The operator must submit proof of the inspection to Plymouth Township. The operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to Plymouth Township. Plymouth Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

E) **Water Feasibility Study.** Every application for a data center requires a water feasibility study. At a minimum, the water feasibility study shall include:

1) A description of the proposed plan to obtain water required for the data center, including whether the water would be taken from groundwater or surface water, whether private or public utilities are proposed, and indicating the volume of water required. The description shall specify if non-potable or recycled water is proposed to be used.

2) An analysis identifying the impact on private utility systems located on adjacent or nearby properties up to one (1) mile away from the proposed data center.

3) If water is proposed to be from public sources, the applicant shall demonstrate that the public source has the capacity to provide water for the proposed data center or if infrastructure or facilities improvements would be required.

4) If water is proposed to be from private sources, the applicant must also include:

a) Calculations of the projected water needs of the data center during normal operations and at peak operations.

b) A geologic map of the area with a radius of at least one (1) mile from the property.

c) The location of all existing and proposed wells within one (1) mile of the site, with a notation of the capacity of all high-yield wells.

d) A determination of the long-term safe yield of groundwater based on the geologic formation(s) underlying the site.

e) A determination of the effects of the proposed water supply system and water discharge system on the quantity and quality of water in nearby wells and bodies of water.

f) A statement of the qualifications and the signature(s) of the person(s) preparing the study.

g) The applicant shall provide an analysis of the impact of stormwater discharged from the proposed data center and the impact on groundwater, surface water or other water sources.

h) An annual report documenting total, seasonal, and peak water volumes used over the preceding year, together with an updated determination of the long term safe yield of groundwater based on the geologic formations underlying the site. The report shall include an evaluation of groundwater drawdown, recovery, and cumulative impacts from existing and proposed withdrawals; potential effects on nearby wells, and the quantity, quality, and temperature of groundwater and any discharged water. The report shall also document groundwater monitoring results, assess compliance with applicable water quality standards, and identify any adaptive management measures necessary to prevent adverse impacts to local water resources.

i) The applicant shall also provide information regarding any review(s) conducted by the Michigan Department of Environment, Great Lakes and Energy.

F) **Water Conservation.** Data centers shall be designed, constructed, and operated to minimize water consumption and impacts on groundwater resources through the use of commercially available and technically feasible water conservation measures. Cooling systems shall utilize closed-loop cooling

technology or another technology demonstrated by the applicant to provide equal or greater protection of groundwater resources, water conservation, and environmental quality. Open-loop groundwater cooling systems and once-through cooling systems are prohibited unless the applicant demonstrates by clear and convincing evidence that the proposed system will have no greater adverse impact on groundwater resources, neighboring wells, surface waters, or the environment than a closed-loop system, as determined by the Plymouth Township Board based upon competent, material, and substantial evidence.

G) **Electrical or Magnetic Fields.** Electric fields and magnetic fields must be in compliance with the 2020 International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for Limiting Exposure to Electromagnetic Fields, as amended. Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare, including but not limited to interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted.

6. **Generators.** Any generators used in conjunction with a data center must be located within an enclosed building with necessary ventilation to reduce impacts of noise and emissions to surrounding areas. Additionally, generators must comply with the following standards:

   A) Generators must meet or exceed Tier 4 or equivalent emission standards as defined by the United States Environmental Protection Agency (EPA).

   B) Unless backup generators are supplying backup electrical supply during a power outage, backup generators may operate between the hours of 9:00 am and 5:00 pm, Monday through Friday, excluding holidays. Curtailment of power supply or voluntary shutdown of power is not considered to be a power outage.

   C) Generator testing shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday. Only one (1) generator per building, or the minimum number necessary to meet operational standards, may be tested at a time and for a period not to exceed sixty (60) minutes, unless federal or state law, rule or regulation, or utility company restrictions prevent testing during such time.

7. **Fuel Storage Tanks**. Any fuel storage tanks used in conjunction with a data center must comply with the following standards:

   A) For the purposes of this section, fuel storage includes the storage of all petroleum bases fuels, natural gas liquids, biofuels, and liquids derived from other hydrocarbon sources.

   B) On-site fuel storage shall comply with all state and local fire codes.

   C) The storage tank shall be placed above ground with a capacity not to exceed Twenty-thousand (20,000) gallons.

   D) Only one (1) storage tank is permitted per data center building.

   E) The storage tank shall be located a minimum of one-hundred (100) feet from a well.

   F) The storage tank shall be governed by the International Building Code 2021 as amended concerning storage tanks, and the National Fire Protection Association 30, as amended.

   G) Storage tanks shall have one-hundred-percent (100%) catchment basin, or double-walled containment, and a spill protection overfill alarm.

H) The storage tank must have a minimum setback of five-hundred (500) feet from all property lines and rights-of-way.

I) Storage tanks must meet all applicable State of Michigan and federal regulations for above ground storage tanks.

8. **Sub-stations.** Any sub-stations used in conjunction with a data center may only be constructed for the purpose of providing power to a data center facility, and only when a data center facility has received site plan approval from the Planning Commission and adheres to the rules, regulations, and procedures applicable to nongovernmental electric sub-station use.

9. **Utilities & Infrastructure.** Prior to receiving site plan approval, the applicant shall provide written verification from electric and water (if applicable) utilities that adequate capacity is available and assurances that the use will not cause electrical interference or fluctuations in line voltage on and off the operating premises. All power transmission or other lines, wires, or conduits from a 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 sub-station.

10. **Liaison.** Upon request by Plymouth Township staff after issuance of the Certificate of Occupancy, the operator of a data center must provide a liaison between the hours of 8:00 am and 10:00 pm EST each day to respond to complaints about noise, vibration, glare, and other nuisances emanating from the data center.

    A) Contact information shall be posted on the Plymouth Township website.

    B) Upon operation of the data center, Plymouth Township shall notify and provide contact information for the facility liaison to property owners within five-hundred (500) feet of the facility.

11. **Extraordinary Events.** If the data center experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the operator must notify Plymouth Township within twenty-four (24) hours after said incident.

12. **Operations Agreement.** Prior to issuance of any building permit, the applicant shall execute an Operations Agreement, in a form approved by the Plymouth Township Attorney, which shall be maintained in full force and effect for the duration of operation of the data center.

    A) At a minimum, the Operations Agreement shall:

        1) Identify the legal owner of the property, the facility operator, and any property management company responsible for day-to-day operations;

        2) Designate a primary and secondary twenty-four (24) hour emergency contact, including names, business addresses, telephone numbers, and electronic mail addresses;

        3) Identify the individual(s) authorized to receive notices and communications from Plymouth Township on behalf of the owner and operator;

        4) Acknowledge the owner's and operator's continuing obligations under this ordinance, including all decommissioning, restoration, maintenance, environmental compliance, and financial assurance requirements;

5) Acknowledge the obligation to continuously maintain all required financial assurance in accordance with this ordinance;

6) Acknowledge that all obligations imposed by this ordinance survive cessation of operations until all decommissioning, restoration, environmental remediation, and other applicable requirements have been completed to Plymouth Township's satisfaction; and

7) Include such additional information as Plymouth Township reasonably determines necessary to administer, interpret, implement, and enforce this ordinance.

B) The owner shall certify on an annual basis that the Operations Agreement remains current and that all contact information is accurate. Failure to timely provide the required annual certification shall constitute a violation of this ordinance.

C) If the owner or operator is not a Michigan entity, a registered Michigan agent authorized to receive legal notices and service of process on behalf of the owner and operator shall be designated.

13. Decommissioning, Site Restoration and Financial Assurance. The purpose of this section is to ensure that every data center approved pursuant to this ordinance is properly decommissioned upon abandonment, discontinuance, or cessation of operations; that the property is restored in a safe, stable, and environmentally sound condition suitable for future lawful development; and that all costs associated with decommissioning, demolition, environmental remediation, restoration, enforcement, and reclamation are borne solely by the owner and operator rather than Plymouth Township or its taxpayers. The provisions of this section are intended to protect the public health, safety, welfare, natural resources, groundwater, public infrastructure, and financial interests of Plymouth Township.

A) **Decommissioning Required.** Any data center subject to this ordinance shall be completely decommissioned whenever an event requiring decommissioning occurs under this section.

1) All decommissioning shall be completed in accordance with the approved Decommissioning Plan, this ordinance, the approved site plan, all conditions of the special land use approval, applicable Plymouth Township approvals, and all applicable federal, state, county, and local laws and regulations.

2) Except as expressly approved in writing by the Plymouth Township Board following recommendation from the Planning Commission, no building, structure, foundation, utility infrastructure, hazardous material, equipment, or improvement associated with the data center shall remain on the property following completion of decommissioning.

B) **Events Requiring Decommissioning.** Unless otherwise approved in writing by Plymouth Township Board, decommissioning shall commence upon the earliest occurrence of any of the following:

1) The data center is abandoned.

2) The certificate of occupancy is revoked and not reinstated within one hundred eighty (180) days.

3) The special land use approval expires or is revoked.

4) Construction ceases for one hundred eighty (180) consecutive days without written authorization from Plymouth Township.

5) The owner or operator provides written notice of its intent to permanently discontinue operation of the facility.

6) The Plymouth Township s determines, after notice and an opportunity to be heard, that the facility has been abandoned or permanently discontinued.

C) **Determination of Abandonment.** In determining whether a data center has been abandoned or permanently discontinued, Plymouth Township may consider any competent, material, and substantial evidence, including, but not limited to:

1) Cessation of commercial operations.

2) Removal of primary servers, computing equipment, or other essential operating equipment.

3) Permanent disconnection or termination of electrical, water, telecommunications, or other utility services necessary for operation.

4) Failure to maintain required permits, licenses, approvals, or financial assurance.

5) Failure to maintain the property in accordance with Plymouth Township approvals.

6) Removal of security personnel or security systems.

7) Deterioration of buildings, structures, or equipment indicating permanent discontinuance.

8) Written statements or public announcements by the owner or operator indicating permanent closure.

9) Failure to respond to Plymouth Township notices concerning the operational status of the facility.

10) Failure to maintain any required insurance.

11) Any other objective evidence demonstrating that the facility is no longer operating as an active data center.

Temporary shutdowns for maintenance, repairs, equipment replacement, utility interruptions, force majeure events, or other temporary operational interruptions shall not constitute abandonment provided the owner demonstrates to Plymouth Township's satisfaction a bona fide intent to resume normal operations within a reasonable period of time.

D) **Time for Completion.** Unless a longer period is approved by the Plymouth Township Board for good cause shown, complete decommissioning and site restoration shall be completed within twelve (12) months after the occurrence of an event requiring decommissioning. The Plymouth Township Board may require interim milestones for demolition, removal, environmental remediation, grading, restoration, and reclamation to ensure orderly completion of the work.

E) **Required Decommissioning Activities.** Unless otherwise approved in writing by the Plymouth Township Board, decommissioning shall include complete removal from the property of all buildings, structures, improvements, equipment, and appurtenances associated with the data center, including, but not limited to:

1) Buildings and accessory structures.

2) Foundations, foundation piers, foundation walls, concrete slabs, footings, and underground structural components.

3) Air handlers, cooling towers, chillers, HVAC systems, heat exchangers, and associated equipment.

4) Generators, generator buildings, switchgear, transformers, substations constructed solely for the facility, electrical equipment, and associated infrastructure.

5) Battery energy storage systems, batteries, battery cabinets, battery foundations, and associated equipment.

6) Fuel storage tanks, piping, pumps, valves, containment systems, monitoring systems, and related appurtenances.

7) Communications equipment, fiber infrastructure serving only the facility where practical, security equipment, surveillance systems, lighting, poles, fencing, gates, guard structures, and signage.

8) Underground utility infrastructure constructed solely for the operation of the facility, unless Plymouth Township determines that specific improvements should remain for future lawful development.

9) Hazardous materials, hazardous waste, petroleum products, coolants, lubricants, chemicals, electronic waste, and all regulated materials.

10) Parking areas, loading areas, paved surfaces, retaining walls, utility pads, equipment pads, and other improvements not intended to remain as part of an approved future development.

11) All debris, refuse, demolition materials, and other waste generated by decommissioning.

All materials shall be recycled, reused, transported, treated, or disposed of in accordance with all applicable federal, state, county, and local laws. No material shall be buried on the site unless specifically authorized by applicable law and approved in writing by Plymouth Township.

F) **Site Restoration.** Following completion of demolition and removal activities, the property shall be restored to a safe, stable, and environmentally sound condition suitable for future lawful industrial or other permitted development. At a minimum, site restoration shall include:

1) Removal of all demolition debris and waste materials.

2) Restoration of natural drainage patterns and stormwater management facilities.

3) Stabilization of disturbed soils.

4) Replacement of topsoil where necessary.

5) Restoration or replacement of damaged drain tile systems and underground drainage infrastructure.

6) Restoration of disturbed road rights-of-way and public infrastructure damaged during construction, operation, or decommissioning.

7) Grading sufficient to eliminate unsafe conditions, erosion hazards, and ponding.

8) Establishment of permanent vegetative cover utilizing native or Plymouth Township-approved plant materials.

9) Remediation of contaminated soils, groundwater, surface water, wetlands, or other environmental conditions caused by or resulting from the construction, operation, maintenance, or decommissioning of the data center, in accordance with all applicable federal and state environmental laws.

10) Restoration of the site in a manner that will not create adverse impacts upon adjoining properties, public infrastructure, drainage systems, or natural resources.

G) **Financial Assurance.**

1) Prior to issuance of any building permit, the applicant shall provide financial security in accordance with Section 29.13 of the Plymouth Township Zoning Ordinance in an amount not less than one hundred twenty-five percent (125%) of the total estimated cost of complete decommissioning, demolition, removal, disposal, environmental investigation and remediation, site restoration, engineering, legal, administrative, consultant review, code enforcement, contractor mobilization, inflation, reclamation, and all other costs reasonably anticipated to be incurred by Plymouth Township if required to complete the decommissioning of the data center.

2) The estimated decommissioning cost shall be prepared by a licensed professional engineer or other qualified professional acceptable to Plymouth Township with demonstrated experience in demolition and decommissioning cost estimating. Plymouth Township may retain an independent engineer or other consultant, at the applicant's expense, to review or prepare an independent estimate of decommissioning costs. Plymouth Township Board shall determine the amount of required financial security after considering all submitted estimates.

3) Acceptable financial security shall consist of cash escrow, an irrevocable automatically renewing letter of credit, or another form of financial security approved by the Plymouth Township Board upon recommendation of the Plymouth Township Attorney. Self-bonding, unsecured corporate guarantees, or other unsecured financial commitments shall not satisfy this requirement.

4) No building permit shall be issued and no construction shall commence until the required financial security has been accepted by Plymouth Township.

5) The required financial security shall not expire, be cancelled, or be materially modified without at least ninety (90) days' prior written notice to Plymouth Township

H) **Maintenance and Adjustment of Financial Assurance.**

1) The required financial security shall remain continuously in effect until the Plymouth Township Board, upon recommendation of the Plymouth Township Engineer, determines that all decommissioning, restoration, environmental remediation, and reclamation required by this ordinance have been satisfactorily completed.

2) The adequacy of the financial security shall be reviewed by Plymouth Township at least every two (2) years and may be reviewed more frequently whenever Plymouth Township determines that demolition costs, inflation, changes in facility size, changes in environmental conditions, changes in

applicable laws, or other relevant factors have materially affected the estimated cost of complete decommissioning.

3) If Plymouth Township determines that the existing financial security is no longer sufficient, the owner shall provide additional financial security within thirty (30) days after written notice by Plymouth Township.

4) Failure to continuously maintain the required financial security shall constitute a violation of this ordinance and may result in enforcement proceedings, suspension or revocation of permits or approvals as authorized by law, or any other remedy available to Plymouth Township.

I) **Independent Final Certification.** Upon completion of all decommissioning activities, the owner shall submit to Plymouth Township written certifications under seal prepared by:

1) A licensed professional engineer certifying that all demolition, removal, restoration, grading, and reclamation have been completed in accordance with the approved Decommissioning Plan and this ordinance; and

2) Where environmental remediation or hazardous materials were involved, a qualified environmental professional certifying that all required environmental investigation, remediation, disposal, and restoration have been completed in accordance with applicable federal and state laws and regulations.

Plymouth Township may require independent verification of any certification submitted under this section at the owner's expense.

J) **Plymouth Township Inspection and Acceptance.**

1) Completion of decommissioning shall be subject to inspection and written acceptance by the Plymouth Township Board upon recommendation of the Plymouth Township Engineer and any other consultants retained by Plymouth Township.

2) Plymouth Township may require correction of any deficiencies identified during inspection prior to acceptance of the completed decommissioning.

3) No financial security shall be released until the Plymouth Township Board issues written acceptance of completed decommissioning.

K) **Plymouth Township Completion Upon Default.**

1) If the owner or operator fails to timely commence or complete decommissioning required by this section, Plymouth Township may, after providing reasonable written notice and an opportunity to cure, enter upon the property and perform, or cause to be performed, all work reasonably necessary to complete demolition, removal, environmental remediation, restoration, reclamation, and any other work required by this ordinance. Plymouth Township may utilize the financial security provided pursuant to this section to pay for such work.

2) If Plymouth Township's costs exceed the amount of the financial security, Plymouth Township may pursue any remedy authorized by law to recover its remaining costs, including engineering, environmental consulting, legal, administrative, inspection, contractor, restoration, enforcement, expert witness fees and court costs.

3) The remedies provided by this section shall be cumulative and shall not preclude Plymouth Township from pursuing any other remedy authorized by law.

L) **Post-Decommissioning Responsibility.** Plymouth Township's acceptance of completed decommissioning, release of financial security, approval of site restoration, or issuance of any Plymouth Township approval shall not relieve the owner or operator from responsibility for conditions arising out of or relating to the construction, operation, maintenance, or decommissioning of the data center that are discovered after decommissioning, including, but not limited to, environmental contamination, hazardous materials, buried structures, underground utility infrastructure, drainage failures, or latent defects. Upon written notice from Plymouth Township, the owner or operator shall promptly investigate and remediate such conditions to the extent required by applicable federal, state, and local law.

M) **Discovery of Latent Conditions.**

1) If, after completion of decommissioning, Plymouth Township discovers a latent condition caused by or resulting from the construction, operation, maintenance, or decommissioning of the data center, including but not limited to buried foundations, underground structures, abandoned utility infrastructure, hazardous materials, contaminated soil, groundwater contamination, abandoned fuel systems, improperly abandoned wells, drainage failures, or any other condition adversely affecting the public health, safety, welfare, natural resources, or the environment, Plymouth Township may require the owner or operator to investigate and remediate such condition to the extent permitted by applicable law.

2) If the owner or operator fails to complete the required investigation or remediation within the time specified by Plymouth Township, the Township may undertake the work and recover all reasonable costs incurred, including engineering, environmental consulting, legal, administrative, contractor, inspection, enforcement, and court costs through any remedy authorized by law.

N) **No Waiver.** Inspection of the property, approval of the Decommissioning Plan, acceptance of completed decommissioning, release of financial security, issuance of a certificate of completion, issuance of any permit, or failure by Plymouth Township to enforce any provision of this ordinance shall not constitute a representation or warranty by Plymouth Township that the property is free of latent defects, environmental contamination, buried improvements, hazardous materials, or other conditions caused by or resulting from the construction, operation, maintenance, or decommissioning of the data center, nor shall any such action waive or limit Plymouth Township's right to require compliance with this ordinance or pursue any remedy authorized by law.

O) **Partial Decommissioning.** If one or more buildings, structures, generators, battery energy storage systems, cooling facilities, or other major components of a data center are permanently removed from service while the remainder of the facility continues to operate, Plymouth Township may require decommissioning and site restoration of the discontinued portions of the facility in accordance with this section, including adjustment of the required financial assurance to reflect the remaining operational facilities.

14. **Successors and Assigns.** The obligations imposed by this ordinance shall be binding upon the applicant, property owner, operator, all successors, assigns, transferees, lessees, receivers, trustees, any person or entity acquiring ownership by deed, assignment, merger, foreclosure, receivership, bankruptcy, or operation of law, and every subsequent owner or operator of the property. No transfer of ownership or operational control shall relieve any person or entity of obligations that accrued prior to the transfer.

15. **Assumption of Obligations.** Prior to or contemporaneously with any transfer of ownership or operational control of a data center, the proposed successor owner or operator shall execute an Assumption of Continuing Obligations Agreement, in a form approved by the Plymouth Township Attorney, expressly accepting all obligations imposed by this ordinance and any Plymouth Township approvals. Execution of the Assumption Agreement shall be required before Plymouth Township recognizes the transfer for zoning compliance purposes

16. **Joint and Several Responsibility.** The property owner and facility operator shall be jointly and severally responsible for compliance with this ordinance.