

## Howell Township Administration

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**From:** Andrew Bossory [REDACTED]  
**Sent:** Friday, November 21, 2025 9:06 AM  
**To:** Howell Township Administration  
**Subject:** Data Center Vote

Hi Marnie,

Howell resident with my family. Did not make it to the meeting last night re. the data center vote. I hope you can get this message to where it needs to go (pulled the email from the Howell website).

Please extend my thanks to the Board for enacting the moratorium. Please also extend our position that land should NOT be rezoned to permit construction of a data center that will pillage the resources of our community. It sounds like the Board is listening to our community, and not billionaires who could care less about us and our kids. Keep doing the right thing and deny the rezoning and construction request.

Thank you,

Andrew M. Bossory

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Andrew M. Bossory  
Joshi | Attorneys + Counselors  
2433 Oak Valley Drive, Ste. 500  
Ann Arbor, Michigan 48103  
[REDACTED]

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## Moratorium?

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**From** Deb Sumner [REDACTED]

**Date** Tue 11/25/2025 10:37 AM

**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>

Dear Howell Township Representatives,

On Nov. 20th, did the Howell Township board vote to have a moratorium on the proposed DTE data center?

No community representatives who their community has elected should feel pressured not to do their due diligence with the most important priority to "protect their community now & into the future"!

If you are like most people in this Nation, it isn't easy to understand all the pros & cons related to these massive data centers (over 1000 acres), & DTE should not be the source for your due diligence.

Knowledgeable & independent experts need to be reached out to advise all of us about all of the pros & cons related to the building of these massive data centers throughout our Nation & impacting our rural communities environmentally for decades. How many of these data centers are desired in our State of Michigan by DTE & how will their creation affect our Great Lakes State?

As you know, Saline is facing the same pressure & decision as Howell, & yet we must ask ourselves: who is looking at these data centers in a statewide view to determine what is wise for us all & shouldn't our communities be sure not to be making these decisions in a silo but in a statewide collaborative way?

Sincerely,  
Deb Sumner  
Concerned Michigan Resident

## Howell Township Clerk

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**From:** Gabrielle [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:05 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Hi my name is Gabrielle Girardin,

I live at 900 W Marr Rd, Howell, MI 48855. I have lived in Howell my entire 25 years of life.

I am writing as a concerned resident urging you to deny to rezoning request for a data center in Howell Township. Please listen to your constituents who make this city what it is.

Thank you,

Gabrielle

## Howell Township Clerk

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**From:** Susan Hotton [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:28 PM  
**To:** Howell Township Clerk  
**Cc:** Susan Blocker  
**Subject:** 12-08-25 HT Board Meeting-Notice of Public Hearing-Data Center Rezoning

This written comment is for the 12-08-25 HT Board Meeting-Notice of Public Hearing on Data Center Rezoning, please include my comment in the Dec 8, 2025 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.**

Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasized keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston county residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Concerned citizen

Susan Marie Blocker  
4505 Windberry Ln  
Milford MI 48380  
This is Brighton Township in Livingston County

## Howell Township Clerk

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**From:** Bill Blocker [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:32 PM  
**To:** Howell Township Clerk  
**Cc:** Bill Blocker  
**Subject:** 12-08-25 HT Board Meeting- Notice of Public Hearing-Data Center Rezoning

This written comment is for the 12-08-25 HT Board Meeting-Notice of Public Hearing on Data Center Rezoning, please include my comment in the Dec 8, 2025 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.**

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Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Concerned citizen

William G Blocker  
4505 Windberry Ln  
Milford MI 48380  
This is Brighton Township in Livingston County

## Howell Township Clerk

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**From:** robert moore [REDACTED]  
**Sent:** Wednesday, November 26, 2025 3:03 PM  
**To:** Howell Township Clerk  
**Subject:** DATA CENTER & PARCEL 4706-28-400-012

I am a resident of Jonathan's Landing Condominium. I reside at 1304 Dufree Blvd (4706-28-402-002), the first building on the left when you enter the premises. I have been a resident there for over 20 years and this is the first year living in this township that I am extremely disappointed on how business is conducted and lack of transparency. I serve on the association board and to hear that you had authorized the building of a Church that borders on our property (4706-28-400-17) and allowing them to have an easement onto our private drive is ridiculous. No one from your board had sent me as a resident notice that this was taking place since I live less than 350 feet from the proposed site. No one from the Church had come to talk to us, the association board about the conditions that were being done. The only one we heard from is the construction company that brought our attention to this amendment in our Master Deed. Also, the Church doesn't have the money to build this building. I don't want to live next a barren construction site, when you allowed a non established congregation to begin building with the possibility of abandoning the site. Now, you want to rezone the other parcel in front (4706-28-400-016) to become an industrial site, meaning more easements off of our drive. We only have one drive in and out of our condo complex, how are we supposed to indulge increased traffic, non-residents from either parking on our property, and such forth. On top of all this, you approved to put in a data center down the road. I went to the "so-called" informational website, which was extremely vague and presented half baked facts. Do you not care about this community or the residents? Or do you simply just rubber stamp everything with big money attached to it? You as the board have cut out what the other residents think and feel about their living conditions. Do you want a Church and an industrial park built right next door to you? Do you want to put up with the poisoned water that a data center would generate? How does this benefit as a resident? What tax breaks will I get? Who is going to reimburse me when my property value drops? If you decide to proceed with this nonsense, I am sure not just myself but a lot of people would want your resignations for your poor choices. Do the right thing and let us the residents of Howell enjoy living in the rural natural atmosphere instead of making it into a desolate ghetto.

Robert Moore

## Howell Township Clerk

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**From:** Laurie Goethe [REDACTED]  
**Sent:** Wednesday, November 26, 2025 4:06 PM  
**To:** Howell Township Clerk  
**Cc:** Laurie Goethe  
**Subject:** data center

Hi,

I'm writing a public comment for the record to voice that I do not approve of rezoning AG land to RT for a data center. This goes 100% against the master plan which the Planning Commission & Livingston County board also agreed with and voted to deny recommendation for the rezoning. A data center should not even fall in RT this is an Industrial level project with diesel generators, etc in near proximity to residents. It was said by a board member at the meeting on Nov 20th that he believes that property owners have the right to do what they want with their property. I'm sure if you look at the township rules and regulations that is simply untrue. Also, an owner rights to do what they want stop when that action imposes on another property owner's rights. People bought houses planned their lives invested money into their homes based on current zoning and a high desire of the community as a whole to stay small and rural in nature. This would be putting an industrial like facility smack dab in a rural area and destroying the right of neighbors to their inherent right given to them by GOD to have safe harbor. Yes, the property owner has a right to sell his property but not one that will completely alter forever the community and lives of many it impacts. The developer states they want to be good neighbors. Good neighbors don't ask board members to sign NDA's, keep details secret (aka trade secrets) which is just to not divulge the negative downsides until it's too late. The details were purposely kept quiet until days before the meeting on September 23rd they knew the majority of community would not support this and the best chance was to sneak it in before people started to find out and it was already approved. These billion dollars companies do not care about our community and do everything in darkness and only paint such a bright picture where everything is just sunshine and roses no need to worry about a thing. Money is not everything I would keep things status quo the tradeoff is not worth it. If you approved this the data center would be the largest taxpayer, will you just let them, come in here and do as they want? Your little \$1000 fines will mean nothing to them. Will they be monitored and regulated heavily to make sure they are not harming the environment? Are we going to let these billion-dollar companies come in buy our land and push us around? What is the board doing to protect the community? Can you assure the community that their safety, welfare and personal financial lives will be protected? If you can't be 100% assured that these data centers will not dry up our wells, cause health damage, and won't raise our utility bills, drop our home values then you must vote no. Will each of you be personally liable if you vote to approve and our wells dry up, and our property values go down? If you vote to approve this monstrosity you should all, be personally liable to all of us for the negative impacts your decisions could cause the residents. You are our voice and it's pretty clear from the majority that they don't want this in the community. You can purchase land, but this land is on rent to us all and there is only one true owner and that is creator who entrusted us as stewards to care for the land, water, air and all the natural resources that are given to us all. The land, animals, trees, plants, soil is all part of the ecosystem that we were given to manage for all to use not for greed of a few. If we wanted to live in city be near industrial facilities we would have chosen to live there, we choose Howell for the quiet peaceful rural community which is upheld by the master plan. It was very disappointing to see how the township board seemed to care more about one owner's property and rights and potential tax dollars then protecting our community. This facility will bring no value to the community no real jobs, but recent studies show that AI is taking jobs. It takes more jobs away then the 30 jobs required for the tax breaks, AI is going to be the worst thing to ever happened to the planet and the human race in general. What this will bring is our resources drained, grid overwhelmed. We really don't know the full pictures of list of other negative impacts as there have been no long-term studies on impacts just a rush to build one after another. They said lead, smoking, glyphosate was safe until it wasn't. We should slow down and do proper environmental studies. Let's be honest there is not enough water, electricity for all these data centers they want to build all over the county. The question I ask is are we going to protect these resources for the human race that GOD create this earth for (tree of life) or AI (anti life). There are people all over sounding the alarm they we cannot meet the demands for AI and keep the with current demands. Will these data centers steal the resources from us? Who will get priority if the grid goes down and can't keep up with demand? How can you say our electric rates won't go up when every community that has a data center have all seen rate increase up to 20%. I keep hearing promises that it won't burden us but that is simply untrue and not the norm that is occurring. People near these facilities have stated they can't drink the water, their wells are dry. I personally know someone who lives near on in TN their electric bills went up they hear humming sounds all the time 24/7. Everywhere you look it's the opposite of what the developer tries to sell. Will the data center be required to report water usage? Will they be required to pay for environmental monitoring? There have been

concerns raised about PFA's in the water how will you assure us the water will be safe? Will the data center be required to report electric usage? It's been reported that data centers get negotiated bulk rates cheaper than residents? How will they pay their fair share and how can we be assured it won't raise our rates?

Trading our farmland and grassland habitat to turn on the lights in an AI data center will go down as one of the biggest mistakes humans have ever made. Please don't allow Howell to be part of the biggest mistake. The land will be forever ruined by a data center pollution not to mention the stripping of all natural resources we diligently want to protect for us today and future generations to come ever made.

I urge you to listen community uphold the master plan and do the right thing for the community and vote no.

Laurie Goethe  
121 Amos Rd  
Howell



## Howell Township Clerk

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**From:** Heather Gardner [REDACTED]  
**Sent:** Wednesday, November 26, 2025 6:38 AM  
**To:** Howell Township Clerk  
**Subject:** Written Comment for 12/8/25 Board Meeting - Notice of Public Hearing - Data Center Rezoning

Good morning, my name is Heather Gardner and I reside at 2523 Ravine Side N, Howell, MI 48843. We moved to this house last year after only a short 2 year hiatus from the Howell area in Pinckney. We lived in downtown Howell for almost 8 years previous and decided to move back after our hiatus, feeling that this was a good community to raise our children. Little did I know within a year our water supply and other bills and resources would be in jeopardy of rate hikes, possible limits and even contaminations, making this a place I would not want to risk raising a family.

This written comment is for the Dec 8 Public Hearing on data center rezoning. This comment should be included in the Dec. 8 meeting packet, please. Thank you.

Like many others, I am a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. At the core of what's going on, despite the information provided of positive versus negative effects, it remains true that rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It also does not align with the Future Land Use map, which identifies these specific parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and, obviously many more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

It is very clear how the residents stand on this matter. We can continue to outline the adverse effects, we can continue to point out how this goes against our master plans and we will- it is up to you to be the voice of your people. Do what is right for your community and deny this zoning request.

**Respectfully submitted,**

**Heather (Clark) Gardner, MOT, OTR/L**

## Howell Township Clerk

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**From:** Lauren Prebenda [REDACTED]  
**Sent:** Wednesday, November 26, 2025 6:39 AM  
**To:** Howell Township Clerk  
**Subject:** Formal Invitation: Community Info & Action Event

Hello Sue,

I am writing to formally invite the Howell Township Board and Planning Commission to the **Data Center Community Info & Action Event on Wednesday, December 3rd at 6:30PM** (doors open at 6pm). Could you please share this invitation with the board and planning commission members?

We will have some great expert speakers on financial, environmental, and other impacts of data centers on local communities, a Q&A segment, and an opportunity to engage and meet the speakers and other community members following the event.

Please see our event registration page for more information here: <https://bit.ly/data-center-info>

Thank you and I hope to see the board and planning commission members there!

Lauren Prebenda  
[REDACTED]

Note: While registration is not required, it is encouraged so that we can appropriately plan for seating, handouts, and volunteer staffing. Event is organized and hosted by Livingston County Residents for Responsible Development, a community-run social welfare organization.

## Howell Township Clerk

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**From:** Lisa Fetters [REDACTED]  
**Sent:** Wednesday, November 26, 2025 7:11 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting- Notice of Public Hearing - Data Center Rezoning

Dear Howell Township Board Members-

I am writing as a concerned resident of Howell Township. I have lived in Howell Township with my family for more than 12 years. I moved to Livingston County from Oakland County to raise my family in a community who embraces the rural and agricultural lifestyle. I contributed feedback to the Howell Township Master plan and am part of the 86% of respondents that indicated preservation of open space was very important.

Today, I am urging all of the Township Elected Board Members to deny the rezoning request submitted by Stantec Consulting on behalf of Randee, LLC for the purposes of a data center in Howell Township. Rezoning these parcels in question does not align with the Howell Township or Livingston County Master Plans. Both of these plans emphasize the importance of keeping the area rural. The rezoning does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for those reasons and more.

I was one of the thousand Howell Township members who have attended the meetings and spoken against this rezoning and how this change will impact our neighbors and community.

Deny the rezoning request, if you do, know that I and the community will stand with you.

Sincerely,

Lisa Fetters

5501 Fisher Road

Howell Township, MI 48855

## Howell Township Clerk

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**From:** Trisha Jordan [REDACTED]  
**Sent:** Wednesday, November 26, 2025 8:09 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025HT Board meeting

I, Trisha Jordan at 4900 N Burkhart Rd, Howell, MI 48855 want to go on record that we do NOT want this data center 1.4miles from our home! This would force us to have to sell our forever home we just bought 2 years ago after getting married. We have 4 kids,4 dogs, & 5 chickens we'd have to rehome. Please listen to our community and do the right thing!

## Howell Township Clerk

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**From:** Joell Maddox [REDACTED]  
**Sent:** Wednesday, November 26, 2025 8:18 AM  
**To:** Howell Township Clerk  
**Subject:** 12-8-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Joell Maddox  
5683 Fisher Road  
Howell, MI 48855  
[REDACTED]

## Howell Township Clerk

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**From:** C Lo [REDACTED]  
**Sent:** Wednesday, November 26, 2025 8:43 PM  
**To:** Howell Township Clerk  
**Cc:** Frances  
**Subject:** Please vote against data center rezoning

I'd like my comment counted as a vote against the data center in Howell. I'm a Howell resident. The land being requested for rezoning is currently zoned for agriculture. The residents invested in the relative area deserve to have their investment protected by the board. The ground water demands of the data center will threaten local wells causing the residents who trust their board to speak for them unnecessary expense and property devaluation.

The big corporations should pay for their water consumption to a municipality that can supply them from existing capacity. Corporations shouldn't be allowed to pull free water from the ground maximizing their profits and upsetting local water tables and devaluation of property.

Please do not allow Howell agriculture land to be rezoned for data centers.

Chris Longe  
4735 Chestnut Springs Dr, Howell, MI 48843

## Howell Township Clerk

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**From:** rachel dzirnis [REDACTED]  
**Sent:** Wednesday, November 26, 2025 10:41 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Rachel Sova 2715 Starlite Dr Howell MI 48855

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.



## Howell Township Clerk

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**From:** Steve [REDACTED]  
**Sent:** Wednesday, November 26, 2025 10:58 AM  
**To:** Howell Township Clerk  
**Cc:** Steve Metikosh  
**Subject:** 12-08-2025 Data city Rezoning hearing

Good morning my name is Steve Metikosh and I reside at 900 W. Marr in Howell Township.

I've lived in Livingston County since 2002 spending three years in Brighton than 15 years in Genoa Township and moving to our current residence in late 2024 We moved here to get away from subdivision living have a small piece of land 4 acres that allow us to be more in nature with our beautiful surroundings.

We are against the rezoning of agricultural property to allow for it to be research in technology or anything other than what the master plan states, Please do not do this and listen to your constituents. We do not want to lose our nature, our resources, or have any large corporation build here.

I beg of you for my family, my future grandchildren, and all of the residents of Howell Township in Michigan please to rezoning.

Sincerely, and with Deep motion, I appreciate your consideration

Steve Metikosh  
[REDACTED]

900 W. Marr Road  
Howell Twp.

Sent from my iPhone

## Howell Township Clerk

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**From:** marcia snover [REDACTED]  
**Sent:** Wednesday, November 26, 2025 11:06 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center

Good Day

I just want to give my thoughts on this Data Centered. I have been here over 30 years . I move out here to enjoy the peace and quiet enjoy the beautiful of our Township.I totally do not agree with center coming to our township .

Sincerely,  
Marcia Snover  
84 Harmon Rd  
Howell Twp mi  
48843

## Howell Township Clerk

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**From:** Angela Barbash - family account [REDACTED]  
**Sent:** Wednesday, November 26, 2025 11:58 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Hi,

My name is Angela Barbash, I live at 4211 Crandall Rd., within two miles of the location of this rezoning request. I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Twp.

This rezoning request is not congruent with the Twp or County Master Plans and it creates undue hardship for neighboring properties, including property depreciation, risks to water, air, sound, and light quality, and goes directly against the spoken will of Twp residents. **We are urging you to DENY this rezoning request.** We did not pick up and leave a neighborhood after 20 years that bordered an industrial wasteland to have the rural life we chose be turned into what we left behind.

Please include my comment in the Dec. 8th meeting packet.

Thank you,  
Angela

## Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** Gail Hay [REDACTED]  
**Sent:** Wednesday, November 26, 2025 11:59 AM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Subject:** 12-08-2025 Howell Township Board Meeting - Notice of Public Hearing - Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - *please share this email with all members of the Howell Township Board of Trustees ahead of the December 8 vote and include my comment in the Dec. 8 meeting packet.*

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

### **TO OUR HOWELL TOWNSHIP TRUSTEES,**

There's an old saying: **"None of us is smarter than all of us."**

It means that no single person—**no matter how many one-on-one conversations they've had or how confident they feel—can outweigh the collective wisdom, lived experience, and judgment of the community they serve.**

And that is exactly what's unfolding here.

When thousands of residents show up to meetings, comment online, sign petitions, knock on doors, join forums, read FOIA documents, analyze plans, and dedicate their nights and weekends to understanding a proposal...

That is not a fringe group.

That is not a handful of angry neighbors.

That is not political noise.

**That is the collective intelligence of Howell Township speaking loudly and consistently.**

Residents aren't protesting because it's trendy. We're not showing up because we enjoy conflict. We're not pushing back because we "don't understand" technology.

We show up because we live here. We raise families here. We invest our finances and our futures here. And frankly, we have shown up in numbers that no developer presentation can compete with.

I want to gently remind the Board of one important truth:

Developers are salespeople. Their job is to sell a project.

Your job is to weigh truth, impact, integrity, and public will.

Given that, it is fair to ask—respectfully—whether the Board has truly been shown the full picture. Did you see the actual design?

Were you given the same documents the public had to FOIA for?

Are you as “in the loop” as you believe, or were you only shown what a developer wants you to see?

I’m not asking these questions to insult anyone—I’m asking them because every resident watching this process sees the disconnect. And it’s becoming harder to believe that the community’s overwhelming voice is being heard when every meeting is filled to capacity with opposition and every online conversation shows the same.

We, the residents of Howell Township, are not your adversaries.

We’re your neighbors, the people who elected you, the people who trusted you to represent our collective wisdom—not just the perspectives of a few people behind closed doors.

So as we approach the next critical step, I hope you’ll remember:

You are not just deciding on a development.

You are deciding whether you stand with the voices of thousands of residents or the sales pitch of a multi-billion dollar corporation.

Respectfully,

**We are asking you to choose the people.**

Gail Hay 3240 Warner Road, Howell, MI

## Howell Township Clerk

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**From:** Gail Hay [REDACTED]  
**Sent:** Wednesday, November 26, 2025 11:59 AM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Subject:** 12-08-2025 Howell Township Board Meeting - Notice of Public Hearing - Data Center Rezoning

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That is not political noise.

**That is the collective intelligence of Howell Township speaking loudly and consistently.**

Residents aren't protesting because it's trendy. We're not showing up because we enjoy conflict. We're not pushing back because we "don't understand" technology.

We show up because we live here. We raise families here. We invest our finances and our futures here. And frankly, we have shown up in numbers that no developer presentation can compete with.

I want to gently remind the Board of one important truth:

Developers are salespeople. Their job is to sell a project.

Your job is to weigh truth, impact, integrity, and public will.

Given that, it is fair to ask—respectfully—whether the Board has truly been shown the full picture. Did you see the actual design?

Were you given the same documents the public had to FOIA for?

Are you as “in the loop” as you believe, or were you only shown what a developer wants you to see?

I’m not asking these questions to insult anyone—I’m asking them because every resident watching this process sees the disconnect. And it’s becoming harder to believe that the community’s overwhelming voice is being heard when every meeting is filled to capacity with opposition and every online conversation shows the same.

We, the residents of Howell Township, are not your adversaries.

We’re your neighbors, the people who elected you, the people who trusted you to represent our collective wisdom—not just the perspectives of a few people behind closed doors.

So as we approach the next critical step, I hope you’ll remember:

You are not just deciding on a development.

You are deciding whether you stand with the voices of thousands of residents or the sales pitch of a multi-billion dollar corporation.

Respectfully,

**We are asking you to choose the people.**

Gail Hay 3240 Warner Road, Howell, MI

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12-08-2025 Howell Township Board Meeting - Notice of Public Hearing - Data Center Rezoning

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**From** Gail Hay [REDACTED]  
**Date** Wed 11/26/2025 11:59 AM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>  
**Cc** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

This written comment is for the Dec 8 Public Hearing on data center rezoning - *please share this email with all members of the Howell Township Board of Trustees ahead of the December 8 vote and include my comment in the Dec. 8 meeting packet.*

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

TO OUR HOWELL TOWNSHIP TRUSTEES,

There's an old saying: **"None of us is smarter than all of us."**

It means that no single person—**no matter how many one-on-one conversations they've had or how confident they feel—can outweigh the collective wisdom, lived experience, and judgment of the community they serve.**

And that is exactly what's unfolding here.

When thousands of residents show up to meetings, comment online, sign petitions, knock on doors, join forums, read FOIA documents, analyze plans, and dedicate their nights and weekends to understanding a proposal...

That is not a fringe group.

That is not a handful of angry neighbors.

That is not political noise.

**That is the collective intelligence of Howell Township speaking loudly and consistently.**

Residents aren't protesting because it's trendy. We're not showing up because we enjoy conflict. We're not pushing back because we "don't understand" technology.

We show up because we live here. We raise families here. We invest our finances and our futures here. And frankly, we have shown up in numbers that no developer presentation can compete with.

I want to gently remind the Board of one important truth:



Developers are salespeople. Their job is to sell a project.

Your job is to weigh truth, impact, integrity, and public will.

Given that, it is fair to ask—respectfully—whether the Board has truly been shown the full picture. Did you see the actual design?

Were you given the same documents the public had to FOIA for?

Are you as “in the loop” as you believe, or were you only shown what a developer wants you to see?

I’m not asking these questions to insult anyone—I’m asking them because every resident watching this process sees the disconnect. And it’s becoming harder to believe that the community’s overwhelming voice is being heard when every meeting is filled to capacity with opposition and every online conversation shows the same.

We, the residents of Howell Township, are not your adversaries.

We’re your neighbors, the people who elected you, the people who trusted you to represent our collective wisdom—not just the perspectives of a few people behind closed doors.

So as we approach the next critical step, I hope you’ll remember:

You are not just deciding on a development.

You are deciding whether you stand with the voices of thousands of residents or the sales pitch of a multi-billion dollar corporation.

Respectfully,

**We are asking you to choose the people.**

Gail Hay 3240 Warner Road, Howell, MI

## Howell Township Clerk

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**From:** Lynn Havener [REDACTED]  
**Sent:** Wednesday, November 26, 2025 6:31 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Lynn Havener  
1143 Callaway court  
Howell, MI 48843  
Clerk@howelltownshipmi.org

I ask that my written comment be added to the meeting packet!

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

## Howell Township Clerk

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**From:** Jethro Heap [REDACTED]  
**Sent:** Wednesday, November 26, 2025 10:01 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more. Howell Township and Livingston County residents have been very clear in speaking out against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered thousands of signatures to stop this rezoning. Your constituents are asking you to listen to them and to Deny this rezoning request. If you do so, we will stand with you if the applicants retaliate with legal action.

Board members who vote to approve this rezoning will be publicly stating that the input from their constituents and the planning commissioners do not matter and that those board members interests and allegiance lie elsewhere.

Please include this statement in the public comment section of the meeting packet.

Erin Heap  
504 Lake St.  
Howell, MI 48843

## Howell Township Inspector

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**From:** Joell Maddox [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:50 PM  
**To:** Howell Township Inspector  
**Subject:** 12-08-2025 - HT Public Hearing - Proposed Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Joell Maddox  
5683 Fisher Road  
Howell, MI 48855

[REDACTED]  
Sent from my iPhone

## Howell Township Clerk

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**From:** Allison Standring [REDACTED]  
**Sent:** Thursday, November 27, 2025 5:19 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Hi, my name is Allison Standring. I live at 841 Oakwood Dr howell mi 48843.

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LL for the purposes of a data center in Howell Township.

Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation.

Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

In addition it would hike up utility rates for the township and for all surrounding areas. This is not good for the communities who already have a lot of people struggling.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

## Howell Township Clerk

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**From:** Marty Kuub [REDACTED]  
**Sent:** Thursday, November 27, 2025 6:09 AM  
**To:** Howell Township Clerk  
**Subject:** Opposition to Rezoning Agricultural Land to RT and Strong Conditions on Proposed Data Center

**Martin Kubiak**  
**5221 Owosso Rd**  
**Fowlerville, MI 48836**  
[REDACTED]

**November 21, 2025**

**To:**  
Howell Township Board  
3525 Byron Rd  
Howell, Michigan 48855

**Subject: Opposition to Rezoning Agricultural Land to RT and Strong Conditions on Proposed Data Center**

Dear Members of the Howell Planning Board,

I am writing as a concerned resident and steward of Livingston County's rural character. I strongly insist you to:

1. **Deny any proposal to rezone productive agricultural land to RT.**  
Farmland is a finite resource—essential for local food production, natural habitat, and our community's pastoral identity. Once rezoned and paved, it is lost forever.
2. **Require the applicant to post a \$5 billion Performance Bond** to cover full remediation costs for any potential contamination or destruction of our precious groundwater or soil resources—plus **10× penalties** to ensure accountability. If the proposed data center pollutes wells, alters drainage, or damages the natural environment, they must bear the full financial and legal burden. As well as their successors in ownership. They cannot be trusted to honor any written commitment.
3. **Mandate full inspections and testing of every private well and water system** across Livingston County—at the applicant's expense—prior to construction, during operation, and after decommissioning. This is essential to protect public health and preserve trust in your oversight. Residents who have made this their home cannot endure the expense to prove harm or damage.
4. **Recognize that data centers are typically short-term uses.** Once decommissioned, the land may be left covered in impermeable surfaces, rendering it unsuitable for future agricultural use. Your decisions today will define Howell's legacy. Will we leave behind degraded land and an industrial footprint—or preserve a thriving, sustainable community for future generations?

By approving this rezoning without these protections, the Board risks irreversible environmental harm and community destruction. I urge you to stand firmly with residents by denying the application or imposing these stringent terms of approval.

Thank you for your service, and for carefully weighing the long-term consequences of this proposal which is against the will and wellbeing of our community.

Respectfully submitted,

**Martin Kubiak**

## Howell Township Clerk

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**From:** linda [REDACTED]  
**Sent:** Thursday, November 27, 2025 6:10 AM  
**To:** Howell Township Clerk  
**Cc:** Ken  
**Subject:** Re-zoning hearing, Stantec/Randee LLC

Here are my comments for the Board to include on the public record for December 8, 2025:

The Township Board already knows the right thing to do is VOTE NO. Comments are no longer even necessary and all of you know it. Stop your abuse and corruption immediately. You all know exactly what I'm referring to so I will not explain any further. Just know any and all of the Board who vote against the will of the people will face lawful consequences.

Sincerely,  
Linda Bullard  
Livingston County, MI



## Howell Township Clerk

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**From:** Stephanie Hays [REDACTED]  
**Sent:** Thursday, November 27, 2025 7:05 AM  
**To:** Howell Township Clerk  
**Cc:** Stephanie Hays  
**Subject:** 12/8/2025 Howell Township Board meeting- Notice of public hearing- Data Center Rezoning

Hello My name is Stephanie Hays. I am a resident of the Village of Fowlerville and Handy Township. My address is 605 S. East St Fowlerville, MI 48836. I can be contacted through my email address haysstephanie@sbcglobal.net. I respectfully request that my written comment be placed in the meeting packet for the December 8th meeting regarding above mentioned rezoning.

I am writing you today to urge the Howell Township Board to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a Data Center in Howell Township. Rezoning the land in question does not align with Howell Township or Livingston County Master plans. Both these plans, provide clear statements for the desire to keep our land rural. Rezoning, also does not align with the Future Land Use map. This map identifies this land as Agricultural Preservation. Both the County Planning Commissions and Township voted unanimously to recommend to you to DENY this request for the above mentioned reasons and more.

Thousands of Livingston county residents have spoken out against this rezoning and the request for a Data center. We have shown up. We have signed petitions. We request and received a moratorium. Rezoning this area of land would negatively impact surrounding neighbors and our quality of life. I choose to live in a rural community. I did not choose to live near a Data Center which has been proven to negatively impact water, air quality and our prolific wildlife community.

PLEASE do the right thing. PLEASE show up for us. DENY this rezoning request. I will stand with you with that decision.

Respectfully, Stephanie Hays

## Howell Township Clerk

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**From:** Kristi Wolfe [REDACTED]  
**Sent:** Thursday, November 27, 2025 7:49 AM  
**To:** Howell Township Clerk  
**Subject:** No to AI Data Center

Please reconsider building the AI data center. As a resident of Brighton, here are my concerns:

Because data centers are resource-heavy and large-scale, the effects can ripple beyond just the immediate area. Some concerns neighbors have raised (and which often apply to surrounding towns) include:

**Increased Strain on Utilities & Environmental Resources:** Data centers often use large amounts of electricity and sometimes water (for cooling). That could strain local utilities or raise concerns about resource allocation even for nearby towns — especially if water or energy infrastructure is shared.

**Environmental & Air Quality Concerns:** If backup generators (often diesel-based) or inefficient cooling are used, there could be emissions that affect air quality over a wider area.

**Noise, Light, and Landscape Changes (During Construction and Operation):** Construction involves heavy equipment, trucks, more traffic. Even after completion, cooling systems and generators (if used) can produce low-frequency hums or noise that can travel beyond the immediate block.

**Impact on Community Character / Environment:** Large industrial-type facilities — especially if built on farmland or green space — may alter the rural/suburban character, which many nearby residents value for quality of life.

**Limited Long-Term Local Jobs Compared to Land Use:** While there may be many jobs during construction, long-term staff needs tend to be relatively small compared to the size of the facility. So the economic benefit may not match the scale of land converted or resources used.

Thank you,  
Kristi Wolfe

7858 River Run Dr, Brighton, MI 48116

## Howell Township Clerk

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**From:** Cheryl Powell [REDACTED]  
**Sent:** Thursday, November 27, 2025 8:11 AM  
**To:** Howell Township Clerk  
**Subject:** Deny the data center rezoning

I am asking as part of the community to please deny the rezoning request for the data center. The members of the board are appointed to represent the people of the township and over and over again we have voiced our concerns and pleaded for the board to deny letting these big data centers in where they will ruin everything that the people have moved here for. You have to know, once they are here and the land and water are destroyed, there is no fixing it. Please do the right thing and deny the rezoning and keep our community rural.

Thank you  
Cheryl powell

## Howell Township Clerk

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**From:** Cheryl Powell [REDACTED]  
**Sent:** Thursday, November 27, 2025 8:47 AM  
**To:** Howell Township Clerk  
**Subject:** 12-8-2025 HT Board Meeting -Notice of Public Hearing- Data Center Rezoning

My name is Cheryl Powell and I live at 1757 County Farm Rd, Howell, MI 48843.

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident of Livingston County urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

## Howell Township Clerk

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**From:** Joshua Lienhardt [REDACTED]  
**Sent:** Thursday, November 27, 2025 9:10 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center

As a resident of Howell Michigan, I am writing to express my support in NOT accepting the proposed Data Center deal.

It seems quite obvious to me and most of our residents that this is a bad deal for the city of Howell and it's residents.

With plenty of data to show the radical increase burden placed upon residents in dozens of ways greatly outweighs the benefits. That is a one sided deal that the residents don't receive comparable compensation for the burden placed upon them.

We have watched our small town grow ever so big and now are entertaining an enormous data center deal ? Frankly even the entertainment of such proposal is irresponsible.

Our leaders are sworn to work for the interest of their constituents , and it is clear that this deal minimally benefits their constituents while at the same time placing many burdens and hardships on them.

I will certainly not be voting for anyone's reelection who participated in voting for the approval of this data center knowing all of this. From witnessing the public outcry of this deal as well as easy and amateur research of the burdens of dozens of other small towns accepting similar deals, it is clear any leader voting for the deal is incompetent at best and maliciously benefitting at worst.

I hope my expressed concern finds our city leaders well and is taken into consideration.

Regards,  
Joshua Lienhardt

## Howell Township Clerk

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**From:** Elizabeth Woodall [REDACTED]  
**Sent:** Friday, November 28, 2025 12:18 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident of Marion Township in Howell urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Sincerely,

Elizabeth Woodall

1880 County Farm Rd.

Howell, MI 48843  
[REDACTED]

## Howell Township Clerk

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**From:** Kevin Wetzel [REDACTED]  
**Sent:** Sunday, November 30, 2025 2:48 PM  
**To:** Howell Township Clerk  
**Subject:** Fwd: 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Howell Township Board Members,  
Please include my comments herein with the December 8, 2025 meeting packet.

The rezoning of this parcel of property falls squarely against the Master Plan and Future Land Use Map for Livingston County. The elected officials assigned the duty of providing our zoning documents went to great lengths to make certain that a Master Plan was in place to protect the community from overwhelming and destructive property development so that agricultural land and personal property values would be least impacted while promoting fiscally sound growth in our community.

This rezoning does not align with the goals of the Master Plan, or the interests of the residents of our community. This type of large, invasive development will destroy the landscape, natural resources, and it will also destroy the possibility of this land being utilized for production of food and well water for decades into the future.

Progress and changes in the lives of communities is a natural state and it is welcomed when it benefits the citizens of the community. The negative results of destruction of property, loss of revenue and property values makes this development one that *should not be allowed in this location, or any agriculturally zoned property*. There are industrial sites in large cities like Detroit that are already zoned and have power and water that are more in line with this kind of industrial / high tech use. I suggest that the developers look to those locations for this project.

I implore the Township Board to vote against this development in our beautiful community.

Sincerely,

Kevin Wetzel  
390 Natanna Drive  
Howell, MI 48843

## Howell Township Clerk

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**From:** M Lang [REDACTED]  
**Sent:** Sunday, November 30, 2025 10:35 AM  
**To:** Howell Township Clerk  
**Subject:** Say NO to Rezoning the VanGilder Farmland

Marcella Lang  
6380 W Grand River  
Fowlerville, MI 48836  
[REDACTED]

Dear Township Board Members,

Please say NO to rezoning the VanGilder farm land or allowing a Data Center anywhere in Howell Township! Your decision will not only impact Howell Township, it is in violation of the Great Lakes-St. Lawrence River Basin Water Resources Compact. . **Groundwater is considered the 6th Great Lake and it is protected according to the Compact.** Michigan is one of the Great Lakes states that signed an agreement to conserve and protect Great Lakes water. The **December 8, 2008 Compact gives extensive protections to Great Lakes water because it treats Groundwater, Surface Water and Great Lakes Tributaries as a Single Ecosystem.** The rapid growth of Data Centers in all 8 states violates the Compact's water conservation agreement. I sent an email to The Great Lakes Compact Council and other activist groups this weekend asking them to get involved. State and local communities that violate the Great Lakes Compact, may face penalties, including fines and orders to restore any environmental damage caused by the violation. Lake Michigan and Huron lake levels have rapidly decreased this year and the cause must be investigated. Please see lake level pictures at the link below. If you care about Michigan's future then say NO to data centers here, there or anywhere. There is a huge no data center movement happening across the nation and either you are with us or you will be replaced.

Pictures of Lake Michigan Water Level

<https://www.mlive.com/weather/2025/11/lake-michigan-and-lake-huron-continue-to-drop-boulders-now-showing-at-traverse-city-beach.html>

Thank You

Marcella Lang



## Howell Township Clerk

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**From:** Chelsea Clark [REDACTED]  
**Sent:** Wednesday, November 26, 2025 1:45 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

**This written comment is for the Dec. 8, 2025 Public Hearing on data center rezoning - please include my comment in the Dec. 8, 2025 meeting packet.**

Good morning, my name is Chelsea Clark-Root and I reside at 223 Kuhn Street Gregory MI. Although I am not a resident of Howell township, I am a resident of Livingston County, as well as a small business owner that does reside in Howell, Lash Levity LLC 809 East Grand River Ave. Howell MI.

My husband and I moved to Gregory in 2018 with the intention of rural living, while remaining relatively close to where we work. On this beautiful property we grow and preserve our own food and raise our own poultry. This property is our sacred space, a place we come to relax and take refuge from all the chaos in this world. A place we know we are safe to drink from the water hose, a place where little bare feet can run and play. A place that we have poured our hearts and souls into. A place that in return provides us with food to nourish our bodies and minds. A place where we honor the traditions of our past, present and future. This past summer we were married on this property, and what an incredible honor it was to be in this picturesque landscape instead of a brick and mortar building, or in earshot of the low hum that can be heard for miles around a data center. Our home is approximately 20 miles away from the proposed location of this data center. Upon research I have learned local residents that live within a 20-30 mile radius (of their data center) have seen a 200%-300% increase in their energy bill since the data center became active in their area. As the owner of an old farm house my current energy bill is roughly \$500/month from October to March. If this data center were to be allowed, and our energy bill increased to roughly \$1500+ per month, we would be forced to sell our home, as that is more than half of my monthly income.

This is one of the many terrors brought on by a data center being built on our natural resources, as I am sure many of you know, without farms, there is no food. If the water becomes contaminated not only will crops suffer, our animals will too, our brothers, sisters, mothers and fathers. Members of this council, and your children

All at risk because of a data center that brings about 40 maintenance jobs to Livingston County, years of construction and light pollution before anything ever gets turned on... in a place where thousands of people live, raise their families and work.

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or the Livingston County Master Plans, both which emphasize keeping the area rural.

It does not align with the Future Land Use map, which identifies these parcels as Agricultural

**Preservation.** *[the act, process, or result of preserving something: such as the activity or process of keeping something valued alive, intact, or free from damage or decay, preservation of state parks/monuments, preservation of an old tradition. Merriam Webster Dictionary]*

Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Please, for the love of everything good in this world, do the right thing.  
Deny this rezoning request.  
If you do so, we will stand with you.

*"True courage is being afraid, and going ahead and doing your job anyhow, that's what courage is." General Norman Schwarzkopf Jr.*

**Respectfully submitted,  
Chelsea Clark-Root  
Owner/Operator Lash Levity LLC**

## Howell Township Clerk

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**From:** Linda Klais [REDACTED]  
**Sent:** Friday, November 28, 2025 1:30 PM  
**To:** Howell Township Clerk  
**Subject:** 12/08/2025 Board Meeting Public Hearing Data Center Rezoning

From Linda/Alan Klais  
2521 Bowen Rd.  
Howell Twp., MI 48855

Please add comment to the meeting packet.

Writing this note because we are concerned residents regarding this Data Center. Strongly urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purpose of a data center in Howell Twp.

It does not fit in with our master plan which is to keep it rural and Agricultural Preservation. The Township Planning Commissions voted unanimously to recommend to you DENY this request for several reasons.

We have spoken against it and will continue to do so. This Meta based Co. has enough money to purchase land that is already zoned for their intended use.

Alan & Linda Klais  
Howell Twp., MI

## Howell Township Clerk

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**From:** Hillary Morrison [REDACTED]  
**Sent:** Friday, November 28, 2025 11:13 PM  
**To:** Howell Township Clerk  
**Subject:** Rezoning for the Data Center

Hello my name Hillary Morrison. I'm a citizen of Howell. I live here with my family of 5 plus our dog. We all are against the rezoning of any land in Livingston County for a Data Center. We all are aware of the company not fully divulging information. At the last meeting people were outraged by this fact. The community at large is against this. You all are supposed to be representing the people of Howell not some corporation out for their own gain, benefit and interests. These data centers do not bring jobs but in return they ruin the community. The pollute our water. Home prices decrease. And much more. There are many videos online showing how citizens of other communities are in despair now that they let a data center in.

Saline is fighting as well as the Traverse City area but at least Traverse City area were smart and so no. Please learn from them. WE DO NOT WANT THIS IN OUR COMMUNITY EITHER!!

Listen to the people who live here not some hot shot lawyer who only has a corporation's interest in mind. They don't or won't live near a data center neither should we.

The fact that they want to reroute our Grand River is disturbing. And the fact that we actually have to write, call or show up in large numbers to beg you all not to allow a data center here is beyond comprehension - why must we fight so hard against something that will do so much damage to our lives, economy, and environment. You all should not have let it even get this far. Shame.

Please respect your neighbors and friends. Vote No on the Data Center.

Thank you -  
Hillary Morrison

## Howell Township Clerk

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**From:** Jill Sparrow [REDACTED]  
**Sent:** Friday, November 28, 2025 11:38 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Dear Madam/Sir,

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned resident URGING YOU TO DENY the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Thank You,

Jill Sparrow  
217 N. Michigan Ave  
Howell, MI 48843

## Howell Township Clerk

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**From:** amy clark [REDACTED]  
**Sent:** Saturday, November 29, 2025 2:13 PM  
**To:** Howell Township Clerk  
**Cc:** Amy Clark  
**Subject:** 12-8-25 HT Board meeting Data Center Rezoning

Amy Clark  
5101 W Lovejoy Rd  
Fowlerville, MI. 48836  
Cohoctah Township

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

I am writing as a concerned resident in Livingston County urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township. Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

I do not see one single benefit this data center will bring to our community. All I can see are the harmful impacts it will bring with it. We never asked anyone to store all of our data, never asked for AI to take over every aspect of our lives, we are dumbing down generations and generations who never have to think critically or creatively because now we have AI to do it for them. We won't be able to find work in our degree earned fields because AI doesn't need to be paid a wage. They just get paid with our land, air, water, to store all the data we never asked for.

Please stop this madness.

Respectfully  
Amy Clark

Sent from my iPhone

## Howell Township Clerk

---

**From:** Todd Kozakiewicz [REDACTED]  
**Sent:** Saturday, November 29, 2025 6:33 AM  
**To:** Howell Township Clerk  
**Subject:** Deny the data center rezoning request.

To all at the township,

My family lives in Cohoctah township, yet only 1.75 miles from proposed data center site. We are in total opposition to the data center. This is far too much facility in one spot that WILL have devastating impacts on the water, property values and lives of very hard working residents. The only right vote is for the residents, and NO to the data center. As has been stated, will NOT give up the fight! There's far too much at stake.

Todd Kozakiewicz  
6205 Raddatz Rd.  
Fowlerville Mi  
[REDACTED]

## Howell Township Clerk

---

**From:** lisa kozakiewicz [REDACTED]  
**Sent:** Saturday, November 29, 2025 6:00 PM  
**To:** Howell Township Clerk  
**Subject:** Data center

My name is  
Lisa Kozakiewicz  
6205 Raddatz Road  
Fowlerville MI 488836  
Cohoctah township

I do NOT want the Data center. I have lived in Livingston county since 1972, in Howell township 1991-2003 and Cohoctah township since 2003 ( less than 2 miles from the proposed monstrosity). My husband and I have worked hard to build and maintain a home in a rural setting and now it's being threatened by a greedy family and a board that seems unwilling to vote it down. Put it to the Livingston county people and let us decide.

IT'S NOT TOO LATE TO DO THE RIGHT THING!

[Yahoo Mail: Search, Organize, Conquer](#)



## Howell Township Clerk

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**From:** CAROL MESK [REDACTED]  
**Sent:** Saturday, November 29, 2025 9:23 PM  
**To:** Howell Township Clerk  
**Subject:** Proposed Data Center in Howell, Mi.

My name is Carol A Mesk, 3195 Shadow Brook Lane, Pinckney, Mi.  
My husbands name is Kenneth Mesk, 3195 Shadow Brook Lane, Pinckney

Howell Township Board:

We are writing to object to the building of the Data Center in Howell, MI.

We are homeowners, and we are raising concerns about electric costs, water usage, and noise pollution. There is no transparency. This project discussion should be stopped immediately. Again these huge corporations (Meta) is trying to take over the land and resouces, and we strongly object.

Thank you, Carol and Kenneth Mesk.

## Howell Township Clerk

---

**From:** [REDACTED]  
**Sent:** Saturday, November 29, 2025 9:29 AM  
**To:** Howell Township Clerk  
**Subject:** NO DATA CENTER

My name is Ashley Nolff and I am a resident in Green Oak township, 8298 Twilight Dr., Brighton, MI. This is not in my township but it will absolutely affect me and all surrounding areas. Data centers are depleting natural resources, ruining cities, and only benefit the already rich. Take a look at how united this county is; NOBODY WANTS THIS. It is the representatives jobs to REPRESENT us. Not line their own pockets, not sign back door NDAs, not to disregard what we want. Represent us and do what is best for the county. This is not what is best for the county. Do NOT allow this data center to continue.

Sent from [Proton Mail](#) for iOS.

## Howell Township Clerk

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**From:** Corinne Burghardt [REDACTED]  
**Sent:** Saturday, November 29, 2025 11:55 AM  
**To:** Howell Township Clerk  
**Subject:** Data Center

Dear Township of Howell,

I am writing to express my strong opposition to the proposed rezoning from Agricultural/Residential to Research and Technology of the large parcels between Howell and Fowlerville. I am a concerned resident of Fowlerville and believe that this development would have significant negative impacts in and around our community, environment, resources, and overall quality of life. I currently live Approximately 1 mile from the proposed location of the data research center at 4741 Emerald Vally Loop, Fowlerville.

Many of us came to this rural area and built homes and decided to raise our families in cities like Fowlerville and Howell with intentions of small-town feel.

We purchased our home five years ago wanting to raise our young family here. The farmland attracted so many growing families to the community based on the farmland being designated for Agricultural/Residential. Why can we not keep it that way? Van Gilder's have a right to sell their land; however, it should be developed based on what it is zoned for. I would much rather see the large parcel stay as farmland, but if that is not possible then develop the land as designated and make it residential. A data center is not wanted by the community.

I understand that Data Centers say they can generate significant property revenue which can fund public education and emergency services. However, Governor Whitmer signed legislation (Senate Bill 237 / House Bill 4906) to provide sales and use tax exemptions for qualified data centers in the state of Michigan. This law would extend tax breaks through 2050.

With this Bill being passed how can this be good for our community?

The claim that the data center will provide well-paying jobs for local residents is misleading. While it's true that construction will create some high-paying jobs, these positions are temporary and only last for the duration of the building phase. Once the data center is operational, the number of long-term jobs will be minimal, mostly consisting of janitorial and security roles, which are often outsourced. Although these jobs are important, they do not match the high salaries that have been promoted.

I moved to this area and decided to raise my family here because I loved the community and its agriculture history. Please do not take away and change the landscape of our beautiful community. I don't want to be forced to leave the community where I started raising my family. My current home, my kids continuing their education in Fowlerville Schools (which is also less than 2 miles from the proposed data center) are at stake if you pass and rezone the land for Research and Technology.

Thank you for your time and consideration.

Many thanks,

Corinne and Chris Burghardt

## Howell Township Clerk

---

**From:** Kaylyn Brunskole [REDACTED]  
**Sent:** Saturday, November 29, 2025 4:20 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

To whom it may concern:

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned Livingston County resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

These centers have not been shown to bring long-term sustainable jobs to the area and have resulted in increased electricity, noise, water, and traffic pollution to communities nearby with residents left struggling to fight for basic access to safe drinking water against billionaires. The lack of informed decision making by leaders in this community and data analysis of existing centers is incredibly disappointing. Existing centers show minimal long-term investment is gained and worth the losses the community faces. Allowing billionaires and large corporations to ruin our finite resources for a few measly short-term jobs is not an investment in our communities future - it is complacency for monetary gain of few.

## Howell Township Clerk

---

**From:** Kaylyn Brunskole [REDACTED]  
**Sent:** Saturday, November 29, 2025 4:23 PM  
**To:** Howell Township Clerk  
**Subject:** Fwd: 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

To whom it may concern:

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned Livingston County resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

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Thank you,  
Kaylyn Brunskole  
9952 Willow Oak Dr  
Brighton, MI 48116

## Howell Township Clerk

---

**From:** Kallena Rea [REDACTED]  
**Sent:** Saturday, November 29, 2025 9:57 AM  
**To:** Howell Township Clerk  
**Subject:** Data Center

Dear Township of Howell.

I am writing to express my strong opposition to the proposed rezoning from Agricultural/Residential to Research and Technology of the large parcels between Howell and Fowlerville. I am a concerned resident of Fowlerville and believe that this development would have significant negative impacts in and around our community, environment, resources, and overall quality of life. I currently live Approximately 1 mile from the proposed location of the data research center at 4549 Emerald Vally Loop, Fowlerville. We also have 20 acres of land a mile and a half away from the proposed location where we planned on building our retirement home in the future.

Many of us came to this rural area and built homes and decided to raise our families in cities like Fowlerville and Howell with intentions of small-town feel. We currently built our home three years ago this December wanting to raise our family here. The farmland attracted so many growing families to the community based on the farmland being designated for Agricultural/Residential. Why can we not keep it that way? Van Gilder's have a right to sell their land; however, it should be developed based on what it is zoned for. I would much rather see the large parcel stay as farmland, but if that is not possible then develop the land as designated and make it residential. A data center is not wanted by the community.

I understand that Data Centers say they can generate significant property revenue which can fund public education and emergency services. However, Governor Whitmer signed legislation (Senate Bill 237 / House Bill 4906) to provide sales and use tax exemptions for qualified data centers in the state of Michigan. This law would extend tax breaks through 2050. With this Bill being passed how can this be good for our community?

The claim that the data center will provide well-paying jobs for local residents is misleading. While it's true that construction will create some high-paying jobs, these positions are temporary and only last for the duration of the building phase. Once the data center is operational, the number of long-term jobs will be minimal, mostly consisting of janitorial and security roles, which are often outsourced. Although these jobs are important, they do not match the high salaries that have been promoted.

I moved to this area and decided to raise my family here because I loved the community and its agriculture history. Please do not take away and change the landscape of our beautiful community. I don't want to be forced to leave the community where I started raising my family. My current home, and future home, and my kids continuing their education in Fowlerville Schools (which is also less than 2 miles from the proposed data center) are at stake if you pass and rezone the land for Research and Technology.

Thank you for your time and consideration.

Many thanks,

Kallena Rea



## Howell Township Clerk

---

**From:** Kathy Lubeck [REDACTED]  
**Sent:** Monday, December 1, 2025 10:09 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

To All Howell Township Board Members,

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, I will stand with you.

Thank you

Kathleen Kaye

5786 Iosco Mountain Rd

Gregory, Mi. 48137

## Howell Township Inspector

---

**From:** MacDermaid, Steve [REDACTED]  
**Sent:** Monday, December 1, 2025 1:43 PM  
**To:** Howell Township Inspector  
**Subject:** Data Center

I am in full support of this exciting project. I feel that Livingston County residents will benefit from new infrastructure and tax dollars for more improvements. Our children will have more access with increased tax capture and we will become a leader in Michigan. While this may be scary because of things reported on the internet, history has taught us that all new things face problems and have to make things better. This data center will be the best of the best. 10 years from now this will be the best decision we have made for our County and our future.



**Steve C MacDermaid, AAMS**  
Financial Advisor

 [REDACTED]  
 [REDACTED]  
 [www.edwardjones.com](http://www.edwardjones.com)  
 109 E Grand River Ave A-10  
Fowlerville MI 48836

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## Howell Township Clerk

---

**From:** Elizabeth Rowse [REDACTED]  
**Sent:** Monday, December 1, 2025 2:07 PM  
**To:** Howell Township Clerk  
**Subject:** Rezoning of agricultural land

To the Howell Township Board, We want our voices heard! No rezoning on the 1000+ acres on Grand River by Fleming and Marr Roads. We are horrified at the proposal for a data center to be built there. Lance Salema, Santa Clara Planning Commissioner, has called data centers 'tapeworms of the city'. He continues, " There's little it will add to the city, the community...it consumes, it grows, it uses resources." I have read during my research that data centers are expected to consume anywhere from 6.7% to 12% of total US electricity by 2028. John Quigley, senior fellow at the Kleinman Center for Energy Policy at the University of PA, pointed to "data center frenzy" as the primary driver of higher electricity prices for households. "And it's only going to get worse." I could go on and on with sound reasons for not building a data center on that agricultural land on Grand River. If u r doing your due diligence, you will agree with us. Elizabeth Rowse and Rodney Rowse 2484 Tooley Road, Howell 48855

## Howell Township Clerk

---

**From:** jon shelden [REDACTED]  
**Sent:** Monday, December 1, 2025 1:06 PM  
**To:** Howell Township Supervisor; Howell Township Clerk; Howell Township Treasurer  
**Subject:** Vote no data center

Long time resident here. 4893 fisher Rd, Howell, MI 48855.

Regarding the proposed data center. It has recently come to my attention that there is proposal to insert a massive data center on the agricultural farmland located near owosso rd/marr/grand river. It is so bold of the developer to attempt to hustle us in such a hurry. I say whoa ... slow down fellas.

I insist this plan be blocked on its face. Vote NO. I, as well as every neighbor are very upset at the very idea that raw farmland would be used for such a terrible industrial application. We are concerned for the future health of ourselves, our neighbors and overall community character should such a dramatic and sudden change be approved/built. Permanently affecting our community in so many ways. I believe that the rushed plan is being pushed without disclosing the bad aspects. I only hear the glowing what-ifs of all the amazing boasts of huge tax revenues... so many promises. And no guarantees. I believe the developers are trying to pull the wool over all are eyes. These NDAs I hear of are symptomatic of something we don't want nor need.

Our community has survived more than a century as a rural agricultural area. This project belongs in an active or formerly active industrial area that is far more ready and needy of such data centers.

At the very least ....approval should be delayed until such time as the residents have the opportunity to get the petitions submitted for a proper referendum to decide our fate. It is not fair to put all the burden onto the board members alone. And indeed a full vote on said referendum is far more to succeed a court challenge from the developer. And it is extremely likely they would sue us to get their way. They always do. These developers are all the same creed of greed for the almighty buck. Obviously they are out to save a few bucks as the farmland in question must be much cheaper than big city industrial parcels.

Alternatively....the board approving such a zoning change against the township residents will most certainly anger your supporters...myself included...when we vote next time for our representatives both at township and county levels as well as state and federal too.

Yes.. this zoning change angers me and my neighbors. If it sounds too good to be true then it is not. Words to live by.

Items that have not been proven.....

1. What are the benefits and guarantees they occur
2. Effects upon groundwater and sources

3. Source of sustained electricity for this mega structure. From my quick research..i havent had but a few days to look...It must have uninterrupted power source even during power outages. Solar batteries generators etc. Dte will force costs on all residents. Generators leak. Generators pollute. Batteries leak and pollute. All this is potentially possible and there is no guarantee it will not cause healthy hazards sooner or later. Just say NO.

4. Let one in and more will follow. They belong in closed industrial areas and brownfields. Not virgin agricultural lands.

5. Rural character would be lost forever. When will it stop? Maintain the resiential/ag zoning for this parcel. There is no benefit nor need to changing it at this time.

It should stop on December 8.

Can I count on you as well as the other board members and trustees to say NO?

Jon shelden  
4893 fisher rd

## Vote no data center

---

From jon shelden [REDACTED]

Date Mon 12/1/2025 1:06 PM

To Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>

Long time resident here. 4893 fisher Rd, Howell, MI 48855.

Regarding the proposed data center. It has recently come to my attention that there is proposal to insert a massive data center on the agricultural farmland located near owosso rd/marr/grand river. It is so bold of the developer to attempt to hustle us in such a hurry. I say whoa ... slow down fellas.

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It should stop on December 8.

Can I count on you as well as the other board members and trustees to say NO?

Jon shelden  
4893 fisher rd

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## Data Center

---

**From** MacDermaid, Steve [REDACTED]  
**Date** Mon 12/1/2025 1:42 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

I am in full support of this exciting project. I feel that Livingston County residents will benefit from new infrastructure and tax dollars for more improvements. Our children will have more access with increased tax capture and we will become a leader in Michigan. While this may be scary because of things reported on the internet, history has taught us that all new things face problems and have to make things better. This data center will be the best of the best. 10 years from now this will be the best decision we have made for our County and our future.



**Steve C MacDermaid, AAMS**  
Financial Advisor

 [REDACTED]  
 [REDACTED]  
 [www.edwardjones.com](http://www.edwardjones.com)  
 109 E Grand River Ave A-10  
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## Data Center Planning Proposal

---

**From** Calvin Heckman III [REDACTED]  
**Date** Mon 12/1/2025 2:25 PM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Hello,

My Name is Calvin Heckman, I live at 6420 Warner Road In Fowlerville MI, 48836.

For the record I understand the difficulty of the position you are in and do not envy you for the choices you have to make.

I understand that I am a Handy Township Resident, but I'll be closer to this project than most of the Howell township residents. The recent request brought before you to rezone a large parcel of farmland into something that resembles a massive Industrial site with yet unknown impacts to the community, and the surrounding land owners must be stopped.

To be clear,

I am asking you to reject any and all attempts to change the zoning of the land currently zoned for agricultural use. Keep it agricultural, and suggest one of the many abandoned industrial sites in this state instead.

I have many concerns with the proposed project that will absolutely impact me on my land. We have a shallow well, it's approximately 25 feet deep. I do not believe it will continue to be adequate for my home, if I'm forced to compete for water with a massive facility.

I have seen a hit to my homes property value already, with many homes on my street up for sale, I doubt they will even be able to sell them at this point for any cost because I don't think anyone really wants to live next to this proposed project.

I don't want to be subject to the harm I feel will come to me on my land as a result of this project.

Please vote no on any and all attempts to rezone this land.

Thank you for your time and consideration,

Calvin Heckman III

## Howell Township Clerk

---

**From:** Mike Kupfer [REDACTED]  
**Sent:** Monday, December 1, 2025 2:27 PM  
**To:** Howell Township Clerk  
**Subject:** Stop the Data Center Please

I moved to Brighton from Novi 32 years ago to get away from the overcrowding, traffic congestion and everything else that the cities rapid growth brought . I now live on beautiful Lake Chemung and not a day goes by that I don't appreciate the beauty and open feeling that Livingston County has to offer, something rarely seen in this part of Michigan.

Recently I was made aware of the possibility of a large data center being built on farm land just West of howell so I spent many hours researching what data center were and the effects they have on land and the surrounding communities and my findings were frightening, and even more frightening is the fact that this proposed project is being put on such fast tract to get completed with out any long term thoughts to the effect it would have on this community .THE HOWELL BOARDS DECISION ON DEC 8TH WILL HAVE A HUGE IMPACK ON ALL OF LIVINGSTON COUNTY FOR MANY YEARS TO COME , PLEASE DO THE RIGHT THING AND VOTE NO ON THE REZONING REQUEST FROM AGRICULTURAL TO WHATEVER IT IS BEING CALLED FOR THE DATA CENTER. LIVINGSTON COUNTY FUTURE IS IN YOUR HANDS  
THANK YOU

Mike Kupfer Lake Chemung  
5713 Longpoint Dr, Howell, MI 48843

## Howell Township Clerk

---

**From:** Mike Kupfer [REDACTED]  
**Sent:** Monday, December 1, 2025 2:27 PM  
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THANK YOU

Mike Kupfer Lake Chemung  
5713 Longpoint Dr, Howell, MI 48843

## Howell Township Clerk

---

**From:** Mike Kupfer [REDACTED]  
**Sent:** Monday, December 1, 2025 2:50 PM  
**To:** Howell Township Clerk  
**Subject:** Lake Chemung Luvington County  
**Attachments:** 20200613\_211359.jpg

Please keep our County beautiful vote no on any data centers. Thank you

## Data Center Project Proposal

---

**From** Calvin Heckman III [REDACTED]  
**Date** Mon 12/1/2025 2:26 PM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Hello,

My Name is Calvin Heckman, I live at 6420 Warner Road In Fowlerville MI, 48836.

For the record I understand the difficulty of the position you are in and do not envy you for the choices you have to make.

I understand that I am a Handy Township Resident, but I'll be closer to this project than most of the Howell township residents. The recent request brought before you to rezone a large parcel of farmland into something that resembles a massive Industrial site with yet unknown impacts to the community, and the surrounding land owners must be stopped.

To be clear,

I am asking you to reject any and all attempts to change the zoning of the land currently zoned for agricultural use. Keep it agricultural, and suggest one of the many abandoned industrial sites in this state instead.

I have many concerns with the proposed project that will absolutely impact me on my land. We have a shallow well, it's approximately 25 feet deep. I do not believe it will continue to be adequate for my home, if I'm forced to compete for water with a massive facility.

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I don't want to be subject to the harm I feel will come to me on my land as a result of this project.

Please vote no on any and all attempts to rezone this land.

Thank you for your time and consideration,

Calvin Heckman III

## Howell Township Clerk

---

**From:** Meghan McAvoy [REDACTED]  
**Sent:** Monday, December 1, 2025 3:06 PM  
**To:** Howell Township Clerk  
**Subject:** 12/8/2025 Howell Township Board Meeting- Notice of Public Hearing- Data Center Rezoning

My name is Meghan McAvoy. I live at 5471 Oak Grove Rd.

This comment is written for the December 8 public hearing on Data Center Rezoning. Please include my comment in the meeting packet for this meeting date.

I am writing to express my concern over Stantec Consulting's request (on behalf of Randee LLC) to rezone land in Howell Township for the purpose of building a data center. Rezoning this land is not in keeping with either the Howell Township or Livingston County Master Plans. Both of these plans place an emphasis on keeping land more rural. It is also inconsistent with the Future Land Use map with the parcel in question marked for Agricultural Preservation. I understand that both the township and county planning commissions voted unanimously to recommend that you deny the rezoning request in part because of these reasons.

Not only would the idea of building a data center in Howell Township not match what has been planned for this area, it would be in opposition to the wishes of the population that would surround the center itself. Thousands of signatures have been collected and people have packed into meetings discussing the possible rezoning to warn of critical adverse effects that would occur to neighbors and the community. Negative effects include water and air quality degradation while straining electric and water utilities for the area while doing little to offer to the community in return as few long term jobs are created and reduced tax generated secondary to subsidies provided at the state level. So many of the people living in this area have moved here for a more rural and quiet surround. This data center would destroy that for many.

As it stands, building a data center in Howell Township helps a very small group of people while simultaneously hurting a whole lot of people. I urge you to deny the request to rezone this property. Stories continue to emerge of cities and towns allowing for building of data centers- I've yet to hear of any of them being happy with the result.

Thank you,  
Meghan McAvoy

## Howell Township Clerk

---

**From:** Kasey McFarland [REDACTED]  
**Sent:** Monday, December 1, 2025 3:31 PM  
**To:** Howell Township Clerk; Howell Township Treasurer; Howell Township Supervisor  
**Subject:** Deny Rezoning Request

To whom it may concern,

My name is Kassandra McFarland and my husband is William McFarland. We live on Fleming Road in Fowlerville, less than 1 mile from the proposed rezoning location. We are writing to express our desire for denial of the rezoning application for any and all parcels relating to the hyperscale AI data center development.

You are aware that the Howell Township Master Plan for land use has supported the communities desire to see Howell Township remain rural and to protect its agricultural nature. We ask that you remain faithful to the Master Plan in regard to this rezoning request and continue to protect valuable farmland in accordance with those stated goals.

We also request that the Howell Township board accept the recommendations denying rezoning which have already been voted by the Howell Township Planning Commission and the Livingston County Planning Commission. These boards are created to evaluate and make recommendations fitting with the Master Plan/s of their communities and constituents, are capable of evaluating the feasibility, desirability, and scope of rezoning requests, and are imbued with the authority to make reasoned recommendations to the full Township board. We encourage you to follow their recommendations and deny the rezoning request for these parcels of farmland.

We also encourage you to refrain from spot zoning these parcels for fundamental fairness and consideration of the Master Plan and area residents. Other zoning requests have been denied for much less disturbance and divergence from the Master Plan. Please deny this request for a much more egregious violation of the same.

We urge you to deny rezoning to protect property values and the sustainable tax base of Howell Township. Property tax is paid based on assessed value, and assessed value will fall substantially on all properties within 5 miles of this development. That assessed value will fall year over year, dropping property taxes and the sustainability of Howell Townships tax base when/if this data center leaves.

In addition, the adverse effects of hyperscale data centers have been repeatedly and thoroughly substantiated in the press, from reputable scientist and environmental groups, as well as experientially documented by those living in proximity to them. We ask that you deny this rezoning request for the safety of those who would be living nearby.

Finally, we ask for denial of this rezoning request due to the sheer volume of protest and opposition that has been exhibited by the township residents. As representatives of the people, we encourage you to exercise your responsibilities on behalf of those you serve.

Please deny this request December 8<sup>th</sup>, and any other time or with any other revision to the data center site plan. This land use does not follow the plan for our township and we do not support it being here, nor find that rezoning would bring long term benefits.

Sincerely,

William and Kassandra McFarland and family  
33-year Howell Township residents

Kassandra McFarland  
Certified Trust Officer & Administrative Assistant  
Planned Giving and Trust Services  
Michigan Conference of Seventh-day Adventists



Planned Giving  
& Trust Services

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Seventh-day Adventist<sup>®</sup> Church  
MICHIGAN CONFERENCE

### Confidentiality Notice

This electronic transmission and any attached documents or other writings are confidential and are for the sole use of the intended recipient(s) identified. This message may contain information that is privileged, confidential or otherwise protected from disclosure under applicable law. If the receiver of this information is not the intended recipient, or the employee, or agent responsible for delivering the information to the intended recipient, you are hereby notified that any use, reading, dissemination, distribution, copying or storage of this information is strictly prohibited. If you have received this information in error, please notify the sender by return email and delete the electronic transmission, including all attachments from your system.



## Howell Township Clerk

---

**From:** Lesley Hamadeh [REDACTED]  
**Sent:** Monday, December 1, 2025 3:53 PM  
**To:** Howell Township Clerk  
**Subject:** Opposition to Proposed Data Center Rezoning Request

Dear Township Board Members,

My name is Lesley Hamadeh and I am a resident of Howell Township at 3682 Sugarbush Dr . I am writing to formally urge you to deny the rezoning request for the proposed data center project.

I am deeply concerned about the long-term, irreversible impacts this development would have on my family, my property, and the overall well-being of our community. Below are the key reasons why I strongly oppose this rezoning:

### 1. Excessive Noise Pollution

Data centers require massive cooling systems and backup generators that run frequently, sometimes 24/7. The constant humming and operational noise would significantly interrupt the peace and quiet that residents rely on. This impacts our everyday life, sleep quality, and mental health.

### 2. Strain on Local Water & Power Resources

Data centers consume millions of gallons of water and enormous amounts of electricity. This puts pressure on the township's infrastructure and increases the likelihood of water shortages, higher utility rates, and regional power instability. These are vital resources that should benefit residents first.

### 3. Traffic Congestion & Safety Concerns

Construction of such a facility brings heavy trucks, equipment, and long-term commercial traffic that does not align with our residential and rural roads. This increases wear on infrastructure and raises safety risks for families, school buses, and pedestrians.

### 4. Decline in Property Values

Communities across the country consistently report that large industrial sites—especially data centers—reduce surrounding property values. Industrial noise, traffic, and environmental impacts make the area less desirable for future homebuyers.

### 5. Environmental Impact & Loss of Green Space

This project threatens local wildlife, tree canopy, and wetlands. Replacing natural land with industrial buildings harms the ecosystem, reduces biodiversity, and eliminates one of the qualities that makes Howell Township special and worth preserving.

## 6. No Direct Benefit to Residents

Data centers create few permanent jobs relative to the land they occupy and the resources they drain. They do not contribute to daily local commerce or neighborhood vitality. Meanwhile, residents are left with the burden of noise, environmental strain, and infrastructure costs.

## 7. Incompatibility With the Character of Our Community

Howell Township is a peaceful, family-oriented community. A massive industrial data center does not fit the Master Plan vision, nor does it reflect what residents want for the future of our township.

For all these reasons, I respectfully ask that you deny the rezoning request and protect the health, safety, and character of our community.

Thank you for your time and for considering the voices of local residents.

Sincerely,

Lesley Hamadeh

Howell Township Resident

Sent from my iPhone

## Deny Rezoning Request

---

From Kasey McFarland [REDACTED]

Date Mon 12/1/2025 3:30 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>

To whom it may concern,

My name is Kassandra McFarland and my husband is William McFarland. We live on Fleming Road in Fowlerville, less than 1 mile from the proposed rezoning location. We are writing to express our desire for denial of the rezoning application for any and all parcels relating to the hyperscale AI data center development.

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We also request that the Howell Township board accept the recommendations denying rezoning which have already been voted by the Howell Township Planning Commission and the Livingston County Planning Commission. These boards are created to evaluate and make recommendations fitting with the Master Plan/s of their communities and constituents, are capable of evaluating the feasibility, desirability, and scope of rezoning requests, and are imbued with the authority to make reasoned recommendations to the full Township board. We encourage you to follow their recommendations and deny the rezoning request for these parcels of farmland.

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In addition, the adverse effects of hyperscale data centers have been repeatedly and thoroughly substantiated in the press, from reputable scientist and environmental groups, as well as experientially documented by those living in proximity to them. We ask that you deny this rezoning request for the safety of those who would be living nearby.

Finally, we ask for denial of this rezoning request due to the sheer volume of protest and opposition that has been exhibited by the township residents. As representatives of the people, we encourage you to exercise your responsibilities on behalf of those you serve.

Please deny this request December 8<sup>th</sup>, and any other time or with any other revision to the data center site plan. This land use does not follow the plan for our township and we do not support it being here, nor find that rezoning would bring long term benefits.

Sincerely,

William and Kassandra McFarland and family  
33-year Howell Township residents

Kassandra McFarland  
Certified Trust Officer & Administrative Assistant  
Planned Giving and Trust Services  
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Planned Giving  
& Trust Services

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## December 8th Zoning Request Meeting - Submission of Performance Guarantees With Enforcement Conditions

---

**From** Aaren Currie [REDACTED]  
**Date** Mon 12/1/2025 3:31 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>  
**Cc** clerk@howelltownship.org <clerk@howelltownship.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>; deborah Drick [REDACTED]  
[REDACTED]

Good Afternoon,

I am writing to provide Howell Township with an updated set of performance guarantees that directly respond to the four pages of concerns previously submitted. These concerns were collected by residents at a recent town hall meeting, and this document is intended to ensure those issues are addressed clearly and proactively. The guarantees below are structured so they can be placed into a binding development agreement, recorded with the land, and enforced regardless of future ownership.

I understand that the December 8 meeting is strictly a zoning request for this property. However, I believe it is good stewardship to get these issues, protections, and controls outlined before the vote so the developer, the Township, and most importantly the community have a clear understanding of what will be expected if the zoning is approved. As a taxpayer and someone who grew up in this community, I support the zoning request with these protections in place. I respectfully ask that this correspondence and the proposed performance guarantees be entered into the agenda.

Importantly, each performance requirement below is written to be subject to temporary suspension or revocation of the land use permit if the developer fails to comply. Operations would remain suspended until all violations are fully remedied to the Township's satisfaction. This ensures that protections are meaningful, enforceable, and not optional.

Performance Guarantees (with enforcement language included):

1. Water, Wetlands, and Aquifer Protections

- Closed-loop cooling system with no discharge to drains, wetlands, or waterways.
- Third-party hydrological review of water withdrawals and aquifer impact.
- Township-controlled monitoring wells with published quarterly results.
- Oversized stormwater systems with native deep-root vegetation.
- Mandatory operations reduction if groundwater drawdown or water-quality changes exceed approved thresholds.

Enforcement: Any failure to meet these protections triggers temporary suspension or revocation of the land use permit until full compliance and corrective measures are completed.

2. Agricultural, Drainage, and Land Use Protections

- Full protection of downstream agricultural drains, tiles, and watershed flows.

- No runoff, dust, or construction impacts harming crops, livestock, or irrigation.
- Rural buffers and landscape screening maintained for the life of the project.
- Compensation for farmers for any verified losses tied to the development.

Enforcement: Any violation or agricultural harm results in temporary suspension or revocation of the land use permit until the issue is corrected and all damages resolved.

### 3. Noise, Light, Air, and Site Design Controls

- Cooling and mechanical systems situated within interior sound courtyards.
- Sound berms, buffers, and landscaping preventing exceedance of agreed decibel limits.
- Dark-sky compliant lighting with minimal spillover.
- EMF testing at the property boundaries with public reporting.

Enforcement: Exceedances in noise, lighting, or EMF levels result in temporary suspension or revocation of the land use permit until corrected and verified.

### 4. Power Demand, Substations, and Backup Systems

- Independent analysis confirming no negative impact to residential grid stability.
- Residents receive priority power restoration.
- Developer-funded capacity upgrades or substation additions required to support load.
- Double-contained generator fuel systems with emergency response plans.

Enforcement: Any contamination, grid strain, or safety violation results in temporary suspension or revocation of the land use permit until resolved.

### 5. Road Improvements, Traffic, and Construction

- Road upgrades completed before the facility becomes operational.
- Verified construction truck routes avoiding neighborhoods.
- Limited construction hours with dust and vibration control.
- Developer-funded bonds or escrow ensuring roadwork completion.

Enforcement: Failure to adhere to construction, traffic, or road conditions results in temporary suspension or revocation of the land use permit until compliance is restored.

### 6. Transparency, Oversight, and Reporting

- Full disclosure of owners, operators, and long-term operational plans.
- Local liaison for public communication and issue resolution.
- Semiannual reporting on water use, noise levels, EMF readings, stormwater performance, and power demand.
- Development agreement recorded with the land for long-term enforceability.

Enforcement: Non-reporting or refusal to comply with oversight triggers temporary suspension or revocation of the land use permit until corrected.

### 7. Tax, School, and Community Contributions (Kids, Families, and Elderly Residents)

- Guaranteed minimum annual local payments if state or federal incentives reduce revenue.
- Developer-funded scholarships for local students pursuing STEM, trades, or agricultural education.
- Support for 4H, FFA, robotics clubs, and youth agriculture programs.
- Investment in local recreational facilities such as playground improvements, athletic fields, or youth parks.
- Broadband and technology support programs benefiting school-aged children.
- Support for senior programs, including technology assistance, safety training, and annual senior energy assistance funding.
- Contributions toward emergency services training and equipment benefitting the entire

community.

Enforcement: Any failure to meet pledged community benefit obligations results in temporary suspension or revocation of the land use permit until obligations are met.

#### 8. Property Value Protection

- Baseline property appraisals and follow-up appraisals for affected neighbors.

- Compensation for demonstrated loss tied to project impacts.

Enforcement: Failure to honor property value protections results in temporary suspension or revocation of the land use permit until claims are resolved.

These enforcement mechanisms ensure that the performance guarantees are not symbolic. They provide the Township with strong authority to pause or revoke operational permissions if protections are violated, ensuring public safety and long-term accountability while directing meaningful investment toward children, families, seniors, agriculture, and essential services.

Please let me know if the Township would like these incorporated into a formal development agreement draft or adapted into zoning conditions.

Thank you for your time and consideration.

Sincerely,

Aaren Currie



**Data center comment**

---

**From** Ann Anderson [REDACTED]  
**Date** Mon 12/1/2025 9:28 PM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Lifelong Howell resident

1. Will the "largest" data center in Michigan attract disrupters (foreign or domestic) to attack the system to cause chaos? Is that what we want in Livingston County - to be a target?
2. With new technology developing all the time, will this center be obsolete before it is operational? What will we be left with?

Ann Anderson  
7543 Handy Rd  
Howell , MI 48855  
[REDACTED]

Sent from my iPad



## Data Center

---

**From** Marilyn McEvoy [REDACTED]  
**Date** Mon 12/1/2025 10:36 PM  
**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Rober Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

Hello,

My name is Marilyn McEvoy and I reside at 4139 Hogback in Handy Township. While this is not directly Howell Township, the Data Center issue significantly affects us because we are half a mile or less from the proposed site of the data center. In addition, I anticipate that the proposed rerouting of Grand River will now be my front yard. I am writing this email to urge the Board to deny the zoning request for the proposed site of the Data Center. In addition, change the moratorium to include all Data Center activity. Such a moratorium would allow time to review and revise township ordinances and to protect the health and welfare of residents, as well as to protect the environment.

The issue of the proposed data center deserves time and thoughtfulness, not decisions made in haste. I see a denied rezoning as the only responsible and ethical way to move forward. We have attended every meeting, information session (from both groups) and done our own reading and research. I am against this data center, but more than that I am against rushing headlong into actions that will affect people who do not have a direct voice in this process but would be profoundly affected by it.

Thank you.

**URGENT: Please Deny Data Center Rezoning Request**

---

From alex Hamadeh [REDACTED]

Date Mon 12/1/2025 10:43 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>

Dear Township Board Members,

My name is Alex Hamadeh, and I live at 3682 Sugarbush Drive in Howell Township. I am urgently urging you to deny the rezoning request for the proposed data center.

This project poses immediate and long-term harm to our community:

- Noise pollution from nonstop cooling systems and generators will destroy the peace of our neighborhoods.
- Massive water and power usage will strain our local systems and could drive up utilities for residents.
- Heavy construction traffic will endanger families and overwhelm roads never meant for industrial use.
- Property values will drop, hurting homeowners financially.
- Wildlife and green space will be permanently damaged, changing the character of our area forever.

This data center offers **little** to no benefit to residents while placing the burden of noise, traffic, environmental loss, and infrastructure strain squarely on our community.

Please put the wellbeing of Howell Township residents first and deny this rezoning request.

Thank you for your immediate attention to this matter.

Sincerely,

Alex Hamadeh

3682 Sugarbush Drive  
Howell, MI 48843

## Data Center

---

**From** Marilyn McEvoy [REDACTED]  
**Date** Mon 12/1/2025 10:36 PM  
**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

Please distribute a copy of this e-mail to the following people:

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Thank you.

## Howell Township Clerk

---

**From:** Greg Lehr [REDACTED]  
**Sent:** Monday, December 1, 2025 11:16 AM  
**To:** Howell Township Clerk; Greg Lehr  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Gregory Lehr  
2530 Tooley Rd  
Howell Township Mi 48855

Please use email address above

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping

the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium.

Do the right thing. Deny this rezoning request. If you do so, we will stand with you.

Thanks

**Data center**

---

**From** Tom jablonski [REDACTED]  
**Date** Mon 12/1/2025 2:50 PM  
**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>

I am against the data center! Just want to make my voice heard. 5925 Preston rd Howell township MI.

**Fwd: Data Center Zoning Proposal**

---

**From** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Date** Mon 12/1/2025 2:26 PM  
**To** Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

For your file.

Begin forwarded message:

**From:** Calvin Heckman III [REDACTED]  
**Date:** December 1, 2025 at 2:24:17 PM EST  
**To:** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Subject: Data Center Zoning Proposal**

Hello,

My Name is Calvin Heckman, I live at 6420 Warner Road In Fowlerville MI, 48836.

For the record I understand the difficulty of the position you are in and do not envy you for the choices you have to make.

I understand that I am a Handy Township Resident, but I'll be closer to this project than most of the Howell township residents. The recent request brought before you to rezone a large parcel of farmland into something that resembles a massive Industrial site with yet unknown impacts to the community, and the surrounding land owners must be stopped.

To be clear,

I am asking you to reject any and all attempts to change the zoning of the land currently zoned for agricultural use. Keep it agricultural, and suggest one of the many abandoned industrial sites in this state instead.

I have many concerns with the proposed project that will absolutely impact me on my land.

We have a shallow well, it's approximately 25 feet deep. I do not believe it will continue to be adequate for my home, if I'm forced to compete for water with a massive facility.

I have seen a hit to my homes property value already, with many homes on my street up for sale, I doubt they will even be able to sell them at this point for any cost because I



don't think anyone really wants to live next to this proposed project.

I don't want to be subject to the harm I feel will come to me on my land as a result of this project.

Please vote no on any and all attempts to rezone this land.

Thank you for your time and consideration,

Calvin Heckman III

## Howell Township Administration

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**From:** Paul Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:45 PM  
**To:** Howell Township Clerk; Howell Township Deputy Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Deputy Treasurer; Howell Township Administration  
**Subject:** Data Center Rezoning Request File # PC2025-20- Please Include the 12/8/2025 Packet

Howell Township Board,

I am absolutely opposed to rezoning the property in the request to allow a data center to be built on this land in our township.

1. My parents purchased their farm on Marr road in 1958 and raised 11 children there. They moved to the farm for a better quality of life. My wife and I purchased property that abutted that land and built our home and farm in 1989. We also raised our family here for that same quality of life. The AG/ Residential zoning allowed us to do this.
2. The whole nature of how this request has been handled from NDA's to the mention on our township's website that the applicant is allowing our township to release certain pieces of information leads me to believe that not all information has been released.
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Please feel free to reach out,

Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]

## Howell Township Administration

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**From:** [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:14 AM  
**To:** clerk@howelltownshipmi.org; Howell Township Supervisor; Howell Township Treasurer; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Deputy Clerk; Howell Township Deputy Treasurer; Howell Township Administration  
**Subject:** Deny the Datacenter Re-Zoning Request!!!!

Township Board,

I respectfully request my letter be added to the packet for the meeting.

I am Mary Motto of 780 Henderson Rd, Howell Township and I am deeply concerned by the proposed rezoning of the VanGilder Farm from agricultural (or agricultural-residential) to Research & Technology (RT) for the stated purpose of a data-center facility. For the reasons set forth below, I respectfully urge the Board to deny the rezoning application or, at minimum, defer action until the applicant can demonstrate full conformance with the Township's planning goals, infrastructure capacity, and compatibility with surrounding land uses.

□

### 1. Conflict with Agricultural and Rural Preservation Goals

Although I have not located a specific reference in the Township's published Master Plan to data centers or research-and-technology campuses, the zoning ordinance and accompanying zoning map show that the subject parcel lies in an agricultural-residential district (AR) and that RT-zoned areas are limited and specifically intended for low-impact technology uses with adequate infrastructure. Rezoning this property to RT would undermine the continuity of agricultural and rural character in this part of the Township and set a precedent for "spot" technology rezoning that is inconsistent with the zoning district pattern.

□

### 2. Inconsistency with Existing Zoning District Pattern

The current zoning map designates the subject property as AR; adjacent parcels remain agricultural or residential, not RT. The proposed change would introduce a high-intensity, round-the-clock technological use into a non-industrial corridor, potentially burdening adjacent rural uses with increased traffic, constant equipment noise, large cooling and generator systems, and heavy energy and water demands. As per the Zoning Ordinance, the official Zoning Map is part of the law (see Section 4.02). This raises the risk that this constitutes spot zoning—rezoning a single parcel (or small area) to a district inconsistent with surrounding land uses and the Master Plan. Michigan courts have repeatedly scrutinized such rezonings when not clearly justified by public welfare.

□

### 3. Infrastructure, Environmental, and Community Burdens

Research and technology campuses and data centers typically require substantial power and cooling capacity, heavy electrical infrastructure, and 24/7 operations that may not be suitable for an agricultural setting. Before rezoning, the Township should require:

- a comprehensive utility-capacity study (water, sewer, electric)
- an environmental review (stormwater, groundwater, and wellhead protection)
- a traffic and road-impact analysis
- compatibility screening with surrounding agricultural and residential uses

Absent these, the Board could be authorizing a use without full awareness of the infrastructure and environmental burdens that will fall on residents and taxpayers.

□

#### 4. Procedural Fairness and Public Input

The Planning Commission's recommendation to deny the rezoning must be given weight. If the Board chooses to override that recommendation, the rationale should be fully articulated in the public record—referencing the Master Plan goals, infrastructure analyses, and community impacts. Moreover, the Township must ensure that public notice and hearing procedures under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) have been strictly followed. If notice was insufficient or adjacent owners were inadequately informed, the re-zoning could be subject to appeal.

Approving the rezoning of the VanGilder Farm from Agricultural to Research & Technology (RT) for a datacenter use before a full review would risk undermining Howell Township's rural and agricultural character, impose substantial burdens on neighboring properties and local infrastructure, and may conflict with the goals and intent of the Township's Master Plan.

I respectfully request that the Board deny or defer this rezoning until the applicant provides comprehensive studies and enforceable conditions addressing infrastructure, environmental, and neighborhood impacts—or, alternatively, consider directing such uses to areas already designated for technology or industrial development.

Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township

## Howell Township Administration

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**From:** Lisa Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:50 AM  
**To:** Howell Township Administration  
**Subject:** NO Data Center

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

## Howell Township Clerk

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**From:** Michelle Montrose [REDACTED]  
**Sent:** Tuesday, December 2, 2025 1:02 PM  
**To:** Howell Township Clerk  
**Subject:** 12-8-25 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

My name is Michelle Montrose and I reside at 3351 Sheffield Drive, Howell, MI.

I request that my written comments be added to the meeting packet.

Having been a Livingston County resident for 58 years, and a Howell resident for over 30, I have witnessed plenty of change in our area. The data center in question does not comply with our current master plan and the fact that so many of the residents have voiced their opposition to this rezoning should be enough for the board to vote against rezoning. The fact that the VanGuilders purchased the land in question under agricultural means they should have to sell it under the same zoning. They stand to make millions if this rezoning goes through while we homeowners stand to lose money on the biggest investment in our lives, our homes!

Thus board is supposed to be a voice of the people...our voices have been very clear...**VOTE NO ON THIS REZONING REQUEST.** If it passes, there is a good chance lawsuits will be filed against the township, as well as the board members. Do the right thing!

Michelle Montrose

[Sent from Yahoo Mail for iPhone](#)

## Howell Township Clerk

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**From:** paul wilson [REDACTED]  
**Sent:** Tuesday, December 2, 2025 1:09 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting-Notice of Public Hearing-Data Center Rezoning

Dear Members of the Howell Township Board of Trustees,

I am writing to formally register my opposition to the proposed rezoning of the following parcels from Agricultural Residential (AR) to Research Technology (RT):

4706-07-100-003, 4706-07-200-018, 4706-07-100-004, 4706-07-200-017, 4706-07-300-007, 4706-07-300-008, 4706-07-300-006, 4706-07-300-002, 4706-07-400-005, 4706-18-100-003, 4706-18-100-004, 4706-18-200-003, 4706-18-200-002, 4706-18-400-002, 4706-18-400-003, 4706-18-400-001, 4706-18-400-021, 4706-07-200-003, 4706-18-400-017, 4706-18-300-002.

This rezoning request raises significant concerns that I believe warrant serious reconsideration before any approval is granted, I have attended several Township meetings and I haven't heard this addressed yet,

The proposed rezoning area lies directly at the edge of Howell Township's borders. While Howell Township may technically control the zoning decision, the practical effects of the rezoning and development under Research Technology zoning would extend beyond its boundaries.

In fact, the geographic reality is that the proposed development site is significantly closer to the Village of Fowlerville than to the City of Howell. The surrounding infrastructure, community features, and daily life impacts—including increased traffic, noise, and municipal service pressure—would fall disproportionately on residents and institutions outside Howell Township.

The site sits less than two miles from the entire Fowlerville Community Schools campus cluster. Any large-scale RT development, especially one associated with data center activity will have major impacts on thousands of schoolchildren, educators, and families.

This raises a fundamental question:

**By what right does Howell Township have to make a long term decision on neighboring Handy Township and the Village of Fowlerville without their direct participation, consent, or benefit?**

For the reasons stated above, I respectfully request that the Planning Commission:

- Deny the proposed rezoning, or at minimum
- Table the proposal pending comprehensive independent studies on traffic, infrastructure capacity, taxation impacts, utility demand, environmental effects, and Master Plan compliance.

I appreciate your consideration and your service to the residents of Howell Township. Upholding the Master Plan and protecting the character, value, and long-term viability of our community should remain

the Commission's top priority.

Additionally, I respectfully ask that my written comments be added to the meeting packet.

Sincerely,

Paul Wilson

2046 Hunter Rd, Brighton MI



## Howell Township Clerk

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**From:** Toni M [REDACTED]  
**Sent:** Tuesday, December 2, 2025 1:45 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting-Notice of Public Hearing -Data Center Rezoning

Athena Miechiels  
2849 Amberwood Trail  
12-08-2025 HT Board Meeting-Notice of Public Hearing -Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning-PLEASE include my comment in the Dec 8 meeting packet

I am writing as a concerned 7 year old about my future and my neighbors. I just want to say the data center will ruin our [community.it](#) will destroy thousands of animals homes and our neighbors homes. I go Jubilee Goat Farm school and I know the importance of farming,land and animals.Vote No.

# Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** Ian Boyle [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:00 PM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Treasurer; Howell Township Deputy Clerk; Howell Township Supervisor  
**Subject:** Objection to Rezoning Agricultural Land for Proposed Data Center — Inconsistent with Both Township and County Master Plans

**Ian Boyle**  
3278 Warner Road  
Howell Township, MI 48855  
[REDACTED]  
12/2/2025

**To the Howell Township Board and Township Staff:**  
Supervisor Mike Coddington  
Clerk Sue Daus  
Treasurer/Zoning Administrator Jonathan Hohenstein  
Deputy Supervisor/Assessor Brent Kilpela  
Deputy Assessor Carol Makushik  
Deputy Clerk Tanya

Dear Township Board Members,

I am writing as a Howell Township resident to express my **strong opposition** to the proposed rezoning of agricultural land near the Owosso/Marr/Grand River area for the construction of a hyperscale data center. After reviewing both the **Howell Township Master Plan (2016, with 2022 FLU updates)** and the **Livingston County 2026 Master Plan**, it is clear that this proposal **directly conflicts with the adopted planning and land-use framework at both the township and county level.**

This is not a matter of personal preference or emotion. It is a matter of **policy consistency, legal alignment, environmental protection, and public process.**

## 1. The Proposal Violates the Howell Township Master Plan

### A. The Plan prioritizes rural character and open space preservation

The Township's Master Plan states:

**“Preservation of open space and community character is of primary importance to the quality of life in Howell Township.”**  
(Chapter 3: Land Use)

The northern half of the Township — including the proposed site — is described as pastoral countryside of farmland, woodlands, and wetlands. This rural character is the very reason many residents choose to live here.

A hyperscale, utility-intensive, 24/7 industrial data center is **incompatible** with this stated vision.

### B. Industrial uses are limited to specific corridors

The proposed data center site falls **outside all designated industrial zones** and is instead located in an area designated:

- **Agricultural Preservation**
- **Rural Residential**

- **Recreation & Open Space** (depending on parcel)

Rezoning this land to industrial OR R&T would constitute a **major deviation** from the adopted Future Land Use Map.

## 2. The Proposal Also Conflicts with the Livingston County 2026 Master Plan

The County Master Plan’s top public priority is:

**“Preservation of open space”**  
(*Public Engagement Summary*)

The Plan also warns that data centers:

- Require **large amounts of land**
- Require **significant energy and water resources**
- Present **environmental and community integration concerns**
- Must be located only where **infrastructure already exists**

The County emphasizes that planners should:

**“Determine appropriate locations for data centers”**  
**“Establish development requirements”**  
**“Balance environmental impact and resource consumption”**

A large greenfield agricultural site does **not** meet these criteria.

## 3. Infrastructure Deficiencies Make This Site Unsuitable

Data centers require:

- Substantial electrical infrastructure
- Industrial-grade water capacity
- Redundant fiber systems
- Massive cooling and emergency power systems

The Master Plan states development must be based on:

**“Existing infrastructure including especially utilities and roadways.”**

This agricultural corridor lacks the utilities necessary for such a project without enormous off-site upgrades—costs that historically are passed onto **DTE ratepayers**, including township residents.

## 4. Environmental, Water, and Noise Risks Are Unstudied

Residents have no data on:

- Groundwater impacts
- Diesel generator emissions
- PFAS or chemical coolant storage
- Stormwater and flooding management
- Noise from cooling towers

- Light pollution
- Traffic impacts
- Soil contamination risk

The absence of impact studies makes any rezoning premature and irresponsible.

## 5. Approval Would Require a Master Plan Amendment—Not Just a Rezoning

Michigan zoning law requires rezonings to be **consistent with the Master Plan** unless the Plan is **formally amended** first. (MCL 125.3203 (Zoning Act) & MCL 125.3833 (Planning Act))

Because the proposed use is **not contemplated** anywhere in Howell Township’s Master Plan, the Township would:

- Need to amend the Master Plan
- Update the Future Land Use Map
- Modify zoning district intent statements
- Provide public justification for every change

This is a **lengthy, public, and highly scrutinized process**—not something that can be rushed.

## 6. Public Trust and the Township’s Reputation Are at Stake

Residents have expressed:

- Confusion about the rushed timeline
- Distrust caused by NDAs and secrecy
- Concern about long-term health and environmental impacts
- Serious worry that this will set precedent for additional data centers

The Township must protect the interests of the **community**, not the desires of an anonymous developer.

## REQUEST TO THE BOARD

Based on the conflicts with both the Township and County Master Plans, the lack of infrastructure, the absence of environmental studies, and the strong community opposition, I respectfully request the Township Board to:

**Vote NO on any rezoning or land-use approval associated with this data center proposal.**

Approving a rezoning that contradicts both Master Plans would be:

- Legally vulnerable
- Environmentally risky
- Financially burdensome
- Politically damaging
- Strategically short-sighted

This decision will define Howell Township for decades. Please protect our rural character, uphold our Master Plan, and represent the will of the residents who call this community home.

Thank you for your time and consideration.

**Sincerely,**

Ian Boyle  
Howell Township Resident

~*Ian Boyle* 

# Howell Township Assessor

---

**From:** Ian Boyle [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:00 PM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Treasurer; Howell Township Deputy Clerk; Howell Township Supervisor  
**Subject:** Objection to Rezoning Agricultural Land for Proposed Data Center — Inconsistent with Both Township and County Master Plans

**Ian Boyle**  
3278 Warner Road  
Howell Township, MI 48855  
[REDACTED]  
12/2/2025

**To the Howell Township Board and Township Staff:**  
Supervisor Mike Coddington  
Clerk Sue Daus  
Treasurer/Zoning Administrator Jonathan Hohenstein  
Deputy Supervisor/Assessor Brent Kilpela  
Deputy Assessor Carol Makushik  
Deputy Clerk Tanya

Dear Township Board Members,

I am writing as a Howell Township resident to express my **strong opposition** to the proposed rezoning of agricultural land near the Owosso/Marr/Grand River area for the construction of a hyperscale data center. After reviewing both the **Howell Township Master Plan (2016, with 2022 FLU updates)** and the **Livingston County 2026 Master Plan**, it is clear that this proposal **directly conflicts with the adopted planning and land-use framework at both the township and county level.**

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## 1. The Proposal Violates the Howell Township Master Plan

### A. The Plan prioritizes rural character and open space preservation

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(Chapter 3: Land Use)

The northern half of the Township — including the proposed site — is described as pastoral countryside of farmland, woodlands, and wetlands. This rural character is the very reason many residents choose to live here.

A hyperscale, utility-intensive, 24/7 industrial data center is **incompatible** with this stated vision.

### B. Industrial uses are limited to specific corridors

The proposed data center site falls **outside all designated industrial zones** and is instead located in an area designated:

- **Agricultural Preservation**
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- **Recreation & Open Space** (depending on parcel)

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This decision will define Howell Township for decades. Please protect our rural character, uphold our Master Plan, and represent the will of the residents who call this community home.



Thank you for your time and consideration.

**Sincerely,**

Ian Boyle  
Howell Township Resident

***~Ian Boyle***

## Howell Township Clerk

---

**From:** Paige Odden [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:35 PM  
**To:** Howell Township Clerk  
**Subject:** Please Say No To Data Center

To Whom It May Concern,

Please vote no to the data center being proposed in Howell, MI. The residents of Howell do not want a data center, and we know that you know that. We are urging you to please fight back against these corporations. We know how enticing the money can be, but health is everything. If we don't have our health, nothing else matters.

We know these data centers will negatively impact our health personally, and within the community financially - despite these companies insisting it won't. We know that isn't true. We're all capable of researching how existing data centers have negatively impacted communities around the United States.

Please, for the sake of the residents (yourselves included), our children, grandchildren, and generations to come, please do not allow data centers to be built in Howell, MI.

Thank you.

--

Paige Odden, PharmD, MBA  
Pharmacy Manager  
CVS #17087  
[REDACTED]

## Howell Township Deputy Assessor / Deputy Zoning Administrator

---

**From:** Paul Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:45 PM  
**To:** Howell Township Clerk; Howell Township Deputy Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Deputy Treasurer; Howell Township Administration  
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Howell Township Board,

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Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]

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Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]

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## Objection to Rezoning Agricultural Land for Proposed Data Center — Inconsistent with Both Township and County Master Plans

---

From Ian Boyle [REDACTED]

Date Tue 12/2/2025 2:00 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>

Cc Howell Township Assessor <assessor@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>

**Ian Boyle**

3278 Warner Road  
Howell Township, MI 48855

[REDACTED]  
12/2/2025

**To the Howell Township Board and Township Staff:**

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- **Agricultural Preservation**
- **Rural Residential**
- **Recreation & Open Space** (depending on parcel)

Rezoning this land to industrial OR R&T would constitute a **major deviation** from the adopted Future Land Use Map.

## 2. The Proposal Also Conflicts with the Livingston County 2026 Master Plan

The County Master Plan's top public priority is:

**"Preservation of open space"**  
(*Public Engagement Summary*)

The Plan also warns that data centers:

- Require **large amounts of land**
- Require **significant energy and water resources**
- Present **environmental and community integration concerns**
- Must be located only where **infrastructure already exists**

The County emphasizes that planners should:

**"Determine appropriate locations for data centers"**  
**"Establish development requirements"**  
**"Balance environmental impact and resource consumption"**

A large greenfield agricultural site does **not** meet these criteria.

## 3. Infrastructure Deficiencies Make This Site Unsuitable

Data centers require:

- Substantial electrical infrastructure
- Industrial-grade water capacity
- Redundant fiber systems
- Massive cooling and emergency power systems

The Master Plan states development must be based on:

**"Existing infrastructure including especially utilities and roadways."**

This agricultural corridor lacks the utilities necessary for such a project without enormous off-site upgrades—costs that historically are passed onto **DTE ratepayers**, including township residents.

## 4. Environmental, Water, and Noise Risks Are Unstudied

Residents have no data on:

- Groundwater impacts
- Diesel generator emissions

- PFAS or chemical coolant storage
- Stormwater and flooding management
- Noise from cooling towers
- Light pollution
- Traffic impacts
- Soil contamination risk

The absence of impact studies makes any rezoning premature and irresponsible.

## 5. Approval Would Require a Master Plan Amendment—Not Just a Rezoning

Michigan zoning law requires rezonings to be **consistent with the Master Plan** unless the Plan is **formally amended** first. (MCL 125.3203 (Zoning Act) & MCL 125.3833 (Planning Act))

Because the proposed use is **not contemplated** anywhere in Howell Township’s Master Plan, the Township would:

- Need to amend the Master Plan
- Update the Future Land Use Map
- Modify zoning district intent statements
- Provide public justification for every change

This is a **lengthy, public, and highly scrutinized process**—not something that can be rushed.

## 6. Public Trust and the Township’s Reputation Are at Stake

Residents have expressed:

- Confusion about the rushed timeline
- Distrust caused by NDAs and secrecy
- Concern about long-term health and environmental impacts
- Serious worry that this will set precedent for additional data centers

The Township must protect the interests of the **community**, not the desires of an anonymous developer.

## REQUEST TO THE BOARD

Based on the conflicts with both the Township and County Master Plans, the lack of infrastructure, the absence of environmental studies, and the strong community opposition, I respectfully request the Township Board to:

**Vote NO on any rezoning or land-use approval associated with this data center proposal.**

Approving a rezoning that contradicts both Master Plans would be:

- Legally vulnerable
- Environmentally risky
- Financially burdensome
- Politically damaging

- Strategically short-sighted

This decision will define Howell Township for decades. Please protect our rural character, uphold our Master Plan, and represent the will of the residents who call this community home.

Thank you for your time and consideration.

**Sincerely,**

Ian Boyle  
Howell Township Resident  
~*Ian Boyle*



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**Data Center Rezoning Request File # PC2025-20- Please Include the 12/8/2025 Packet**

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**From** Paul Fergus [REDACTED]

**Date** Tue 12/2/2025 2:45 PM

**To** Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

**Cc** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Howell Township Board,

I am absolutely opposed to rezoning the property in the request to allow a data center to be built on this land in our township.

1. My parents purchased their farm on Marr road in 1958 and raised 11 children there. They moved to the farm for a better quality of life. My wife and I purchased property that abutted that land and built our home and farm in 1989. We also raised our family here for that same quality of life. The AG/ Residential zoning allowed us to do this.
2. The whole nature of how this request has been handled from NDA's to the mention on our township's website that the applicant is allowing our township to release certain pieces of information leads me to believe that not all information has been released.
3. The value of our home I feel, will certainly be impacted by this type of development. The township assessor indicates there is not a way to determine how it will affect values. What research has the township done to make this determination and where can residents review it?
4. Our township has zoning ordinances for a reason. Please enforce them. This request, if granted, will reward one landowner to the detriment of many without any concrete benefit to our township.
3. The IFT tax break for 12 years indicated on the township website eliminates the townships ability to collect tax on the buildings and equipment inside that other businesses have to pay while the data center gets a free ride for 12 years. Will the township extend the same tax break to all of the other tax paying businesses in the township?

Please feel free to reach out,

Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]

## Howell Township Clerk

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**From:** Mike Weiss [REDACTED]  
**Sent:** Tuesday, December 2, 2025 3:08 PM  
**To:** Howell Township Supervisor  
**Cc:** Howell Township Clerk  
**Subject:** Zoning vote (no vote please)

Dear supervisor,

I strongly recommend you vote no on the zoning. It is zoned agricultural/ residential and should stay that way. There is an Industrial area in Howell township and that is where something like this belongs.

It is not fair to the vast majority of the Howell township residents who are wholeheartedly opposed to the data center. It only is good for the few landowners selling the property.

Assuming that the board is made up of Howell township residents it is hard to believe it is even being considered.

This Data Center is an all out assault on quality of life, health and financial wellbeing for Howell township residents especially those in close proximity to the proposed site. I know several board members live near me I have to ask how would it feel if your wells dried up, your ponds and streams dried up?

You have to breathe in toxic air from the generators? Yes the wind will dump it on us usually blows from the west.

How would it feel to lose thousands of dollars in value of your home and be stuck cause no one wants to live near a data center? And of course do you want to pay even more for utilities?

Please do the right thing for us and yourself and vote No on rezoning

Thank you,  
Michael Weiss  
3207 Crandall Howell Mi 48855  
Sent from my iPhone

## Howell Township Clerk

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**From:** Angela [REDACTED]  
**Sent:** Tuesday, December 2, 2025 3:46 PM  
**To:** Howell Township Clerk  
**Cc:** misenar.phyllis@gmail.com  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Dear Howell TWP board members,

I am writing to formally express my opposition to the proposed zoning change up for meeting on date: 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning, which would rezone the lot from agricultural to RT / industrial use in Howell TWP. After careful consideration, I believe this change would negatively impact our community for the following reasons:

The proposed rezoning presents several concerns, including increased light and sound pollution, potential loss of green spaces and agricultural land, and heightened demand on electrical and water resources. Additionally, there is a risk of fire hazards that our current infrastructure may not be adequately equipped to manage, posing a safety risk to nearby residences.

A significant concern pertains to water resources, particularly for private wells. As a recent investor in a new well on my property, I am apprehensive about potential impacts from a large-scale development, such as a data center, given my limited financial capacity to address such issues.

Furthermore, the proposed change could negatively affect property values due to increased noise and light pollution, thereby diminishing the residential character of our community. My family has maintained ownership of this property since the 1980s, and we have deep roots in Howell, having chosen to raise our children here. Our commitment to supporting local businesses underscores our dedication to this community. We are concerned that this decision could compel us to relocate, which would be a significant hardship.

I am also writing to express my concern regarding the perceived lack of transparency in the decision-making process, which has led to a sense of disenfranchisement among community members.

I strongly encourage you to thoroughly evaluate the long-term ramifications of the proposed rezoning. Our community's vitality is intrinsically linked to its rural-agricultural character, tranquil environment, abundant green spaces, and robust community spirit. Any alteration to the current zoning has the potential to irrevocably compromise these essential attributes. Therefore, I advocate for the preservation of the existing zoning regulations or, alternatively, the exploration of a mutually beneficial compromise that harmonizes development with the needs of the residents (excluding the establishment of a data center).

Kindly ensure this correspondence is formally incorporated into the official record for the forthcoming hearing scheduled for December 8, 2025. I would appreciate confirmation of the receipt and review of my concerns. Thank you for your time and consideration of this important matter.

Sincerely,

Angela Perreault  
3395 Brewer Rd  
Howell TWP, MI 48855

Please be advised that property owners and residents possess legal entitlements to express concerns regarding proposed zoning amendments, typically facilitated through public hearings or formal written submissions, such as letters of opposition. Zoning determinations necessitate a balanced consideration of developmental progress and community well-being, with local regulations frequently mandating procedural transparency.

**Zoning vote (no vote please)**

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**From** Mike Weiss [REDACTED]

**Date** Tue 12/2/2025 3:08 PM

**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>

**Cc** Howell Township Clerk <clerk@howelltownshipmi.org>

Dear supervisor,

I strongly recommend you vote no on the zoning. It is zoned agricultural/ residential and should stay that way. There is an Industrial area in Howell township and that is where something like this belongs. It is not fair to the vast majority of the Howell township residents who are wholeheartedly opposed to the data center. It only is good for the few landowners selling the property.

Assuming that the board is made up of Howell township residents it is hard to believe it is even being considered.

This Data Center is an all out assault on quality of life, health and financial wellbeing for Howell township residents especially those in close proximity to the proposed site. I know several board members live near me I have to ask how would it feel if your wells dried up, your ponds and streams dried up? You have to breathe in toxic air from the generators? Yes the wind will dump it on us usually blows from the west.

How would it feel to lose thousands of dollars in value of your home and be stuck cause no one wants to live near a data center? And of course do you want to pay even more for utilities?

Please do the right thing for us and yourself and vote No on rezoning

Thank you,

Michael Weiss

3207 Crandall Howell Mi 48855

Sent from my iPhone

## Howell Township Clerk

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**From:** C [REDACTED]  
**Sent:** Tuesday, December 2, 2025 4:46 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Hello,

I am writing as a concerned resident of Howell Township urging you and the Township Board members to DENY the rezoning request submitted by Stantec Consulting on behalf of Randle LLC for the purposes of constructing a data center in Howell Township.

Rezoning the parcels of agricultural land in question does NOT align with the Howell Township or Livingston County Master Plans, both of which emphasize keeping the area rural. It does not align with the Future Land Map which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend the Township Board to DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken out against this rezoning and pointed out the extremely critical adverse impacts to our neighbors and community. We have packed the Rod Bushey Howell High School Auditorium twice now and have gathered more than 6,000 signatures cumulatively to STOP this rezoning!

Please, do the right thing. DENY this zoning request. If you do so we WILL stand with you.

I have lived in Howell Township for almost 50 years in a small house that has a well. I have raised my two children here and they attended the Howell Public Schools where they have made many friends. They still live and work in Livingston county. My grandson is now growing up in this community. We have seen and heard the few wild animals that still roam in my area. We are filled with awe and wonder whenever we see or hear them. I support our local farmers who work so hard to make a living. They do not have an easy life but they love what they do. I am grateful for them. We should be helping our farmers preserve their way of life! All of this goodness our area has now will change forever if you allow the rezoning request to move forward. What will be left? Do you know? Is allowing the rezoning and all that will follow, the legacy you wish to be known for? Trust me, we the people opposing the rezoning will not forget. Please have the courage to preserve our way of life here. DENY this rezoning request!

I request that you add my email to the 12-08-2025 Township Board meeting packet.

Respectfully,  
Cecelia DePeel  
999 E Barron Road  
Howell, MI 48855

## Howell Township Clerk

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**From:** Darcee Lucier [REDACTED]  
**Sent:** Tuesday, December 2, 2025 8:20 PM  
**To:** Howell Township Clerk  
**Subject:** Fwd: Data center

**From:** Darcee Lucier [REDACTED]  
**Date:** December 2, 2025 at 8:14:45 PM EST  
**To:** clerk@howelltownshipmi.com  
**Subject: Data center**

I have lived in Genoa township since 1999 moved here to enjoy a pleasant rural life. Enjoy our lakes, woods and farm land. I enjoy living with access to East and West Crooked lakes. We have a well on our property which has provided our home with great water for our 26 years here. I question greatly what a Data Center will enrich or preserve our quality of life and to what cost?? I implore you to stop any votes to allow this as a member of Livingston county!!!

Darcee Lucier  
5656 Pineridge Lane  
Brighton MI 48116  
[REDACTED]

## Rezoning RT

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From Kerrek Griffes [REDACTED]

Date Tue 12/2/2025 6:27 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

### Dear Howell Township Board Members,

I am writing to express my strong support for the proposed **conditional rezoning** of the property intended for a data center development. This rezoning is a critical step toward attracting investment, creating high-quality jobs, and strengthening Howell Township's economic future.

I understand that some concerns have been raised regarding water usage and electricity rates. While these are important considerations, they will be thoroughly addressed during the **site plan review process and through building codes and permitting requirements**. The current decision before the Board is solely about rezoning, and approving this conditional rezoning ensures that any future development will meet all regulatory standards and community expectations.

Importantly, the conditional rezoning process provides **built-in safeguards for transparency and accountability**. Every subsequent stage—including site plans, environmental reviews, and permitting—will involve public input and compliance with township regulations. This guarantees that community concerns will be addressed openly and responsibly before any construction begins.

### Key Benefits for Howell Township:

- **Job Creation:** High-quality, well-paying positions during construction and ongoing operations.
- **Economic Growth:** Increased tax revenue to support local services and infrastructure.
- **Future-Ready Infrastructure:** Positions Howell Township as a hub for technology and innovation.
- **Local Business Opportunities:** Potential partnerships and service contracts for area businesses.

Data centers represent essential infrastructure for today's digital economy, and this project positions Howell Township as a forward-thinking community prepared for technological growth.

Thank you for your thoughtful consideration and for your commitment to the prosperity of our community. Please feel free to reach out if further input is needed.

Kerrek A. Griffes  
Handy Township  
[REDACTED]



## Howell Township Clerk

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**From:** Ernest Perreault [REDACTED]  
**Sent:** Tuesday, December 2, 2025 7:03 PM  
**To:** Howell Township Clerk  
**Cc:** [REDACTED]  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Howell Township Board Members,

I am writing to express my concerns regarding the proposed rezoning of agricultural land to RT (industrial) in relation to our Township Master Plan. I believe this plan was established for valid reasons, and I personally advocate for adhering to our current plan.

It is my understanding that a data center would likely not be compatible with the surrounding land use and residential homes. I also have reservations about the potential impact this development could have on our public services, as well as water usage and drainage, particularly concerning surrounding waterways and local wells. Furthermore, I am concerned about the electrical demands and the potential strain on local power grids, which I anticipate will intensify as more data centers are constructed. In my view, the proposed use does not appear to be equivalent to or better suited than the current use of the land.

Additionally, I am quite concerned about the potential public health and environmental impacts that this data center may introduce.

Therefore, I wish to formally express my opposition to the data center rezoning and text amendment.

Could you please ensure that my email and written comments are included in the meeting packet for December 8, 2025?

Thank you for your time in reviewing my concerns and for your consideration of the community's perspective.

Concerned resident,  
Ernest Perreault  
3395 Brewer Rd  
Howell MI 48855

## Howell Township Clerk

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**From:** Tracey Martin [REDACTED]  
**Sent:** Tuesday, December 2, 2025 7:08 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT board meeting- Notice of Public Hearing - Data Center Rezoning

Please add my written comment to the meeting packet.

Hi,

This is a small town and farming community. I would like to keep it that way. Farmland is worth protecting, especially as it is being gobbled up by subdivisions and other development. A data center would be destroying farmland and adding an eyesore.

We do not have the electrical infrastructure here in Howell for a data center. We are already being charged fees for repairing the existing infrastructure and do not want to pay for additional electrical infrastructure. The price of the electricity itself has already gone up. Adding more expenses will be a hardship on residents.

We do not need a data center driving up costs for water and emptying our aquifer. Since the water used is evaporated and not recycled, this is a possibility at some point. Until they can use a finite amount of water and recycle all of it, we do not want a data center destroying our resources.

I am especially worried about the lack of transparency and non disclosure agreement with an un named entity that will be building this data center. The secrecy has been alarming. I can't help but deduce that you already know this and do not have resident's best interests in your heart.

All of these things are good reasons to not build a data center here in Howell or rezone the farmland. If you won't take my word on it, be more transparent and put it to a vote.

Tracey Martin  
3 W Legrand St, Howell, MI 48843

## Howell Township Clerk

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**From:** Mark Fetters [REDACTED]  
**Sent:** Tuesday, December 2, 2025 7:48 PM  
**To:** Howell Township Clerk  
**Subject:** Notice of Public Hearing - Data Center Rezoning

Dear Howell Township Board Members-

As a concerned resident of Howell Township, I am urging the Township Elected Board Members to deny the rezoning request submitted by Stantec Consulting on behalf of Randee, LLC for the purposes of a data center. Rezoning these parcels in question does not align with the Howell Township or Livingston County Master Plans. Both of these plans emphasize the importance of keeping the area rural. The rezoning does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions unanimously recommend you DENY this request.

I was one of the thousand Howell Township members who have attended the meetings and spoken against this rezoning and how this change will impact our neighbors and community.

Deny the rezoning request with the knowledge that the community and I will stand with you.

Sincerely,  
Mark Fetters  
5501 Fisher Road  
Howell Township, MI 48855

## Howell Township Clerk

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**From:** Jordan Odden [REDACTED]  
**Sent:** Tuesday, December 2, 2025 8:07 PM  
**To:** Howell Township Clerk  
**Subject:** Say No to Data Center

To Whom It May Concern,

Please vote no to the data center being proposed in Howell, MI. The residents of Howell do not want a data center, and we know that you know that. We are urging you to please fight back against these corporations. We know how enticing the money can be, but health is everything. If we don't have our health, nothing else matters.

We know these data centers will negatively impact our health personally, and within the community financially - despite these companies insisting it won't. We know that isn't true. We're all capable of researching how existing data centers have negatively impacted communities around the United States.

Please, for the sake of the residents (yourselves included), our children, grandchildren, and generations to come, please do not allow data centers to be built in Howell, MI.

Thank you.

## Howell Township Clerk

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**From:** Ronnie Rhodes [REDACTED]  
**Sent:** Tuesday, December 2, 2025 8:15 PM  
**To:** Howell Township Clerk  
**Cc:** Ronnie Rhodes  
**Subject:** Rezoning Proposal Data Center

Dear Mrs. Daus, Board Members, Planning Commissioners, and Zoning Board Members,

My name is Ronald W. Rhodes and I am a resident of Howell Township. I am opposed to the rezoning being considered for the construction of a Data Center.

I sincerely fear that the massive water and electricity demand on our local resources will result in permanent negative consequences that no amount of tax revenue will be able to reverse.

Thank you for your careful consideration of this proposal and for taking the time to hear the concerns of your residents.

Respectfully,  
Ronald W. Rhodes

## Howell Township Clerk

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**From:** jon shelden [REDACTED]  
**Sent:** Tuesday, December 2, 2025 8:47 PM  
**To:** Howell Township Clerk  
**Subject:** Data center issues

Recently I came across this comprehensive study from U of M staff regarding data centers.

It should be required reading by all persons involved.

Please distribute this to all staff and members of our township board.

I intend to reference it as well at the 12/8/25 meeting

Here is the link

[https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf?fbclid=IwY2xjawOccf1leHRuA2FlbQlxMQBzcnRjBmFwcF9pZAwzNTA2ODU1MzE3MjgAAR4kzCGri8jwllc12q\\_wUv8ZnhcAPG2-OOGsSBhTD-A\\_4-LkgyPH4AjVxTSkcw\\_aem\\_WNLquE68GPnEVllyQWQhbg](https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf?fbclid=IwY2xjawOccf1leHRuA2FlbQlxMQBzcnRjBmFwcF9pZAwzNTA2ODU1MzE3MjgAAR4kzCGri8jwllc12q_wUv8ZnhcAPG2-OOGsSBhTD-A_4-LkgyPH4AjVxTSkcw_aem_WNLquE68GPnEVllyQWQhbg)

Jon shelden  
4893 Fisher Rd  
Howell, MI 48855

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12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoningo

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**From** Stephanie Schroder [REDACTED]  
**Date** Tue 12/2/2025 9:02 AM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Hi my name is Stephanie Schroder I live at 2869 Bullard Rd, Hartland, MI 48353 in Livingston county.

I grew up in Hartland and Howell, I love my rural landscape and quiet neighborhoods. It's part of the reason I moved back to this area as an adult. I feel like that tranquility and peace is being threatened by businesses that don't care for the community they plan to invade.

I am deeply concerned at the impact a data center would have in our community and I stand with the citizens of Howell that are against the rezoning of the VG's farmland into RT zoning. Many of the meetings late this year have already recommended to you, the board, to deny the rezoning. And I for one do not want the repercussions of having such a monstrosity built in our community. It will impact more than just Howell it will impact anyone on the same grid for power costs (no matter what the data center promises) and there's not enough information to know how it will impact the water and aquifer in our area as well as water pollution and the general decline of home values.

This will cost the people of Howell and Livingston county dearly raising our cost of living while decreasing our quality of life. At the bare minimum there needs to be a moratorium of 6 months to see what kind of impacts this will have vetted by a third party.

I trust the board is supposed to have the will of their constituents in mind while voting on such matters, I have family and friends that live in Howell and right next to this property who's very lives will be disrupted and their hard earned equity in their homes will be wiped away. I hope you stand up for the people of Howell and the people of Livingston country and hear our voices when we say no to the data center.

I request my comments be added to the meeting packet as well.

Thank you for your time,

Stephanie Schroder



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12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoningo

---

**From** Stephanie Schroder [REDACTED]  
**Date** Tue 12/2/2025 9:02 AM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Hi my name is Stephanie Schroder I live at 2869 Bullard Rd, Hartland, MI 48353 in Livingston county.

I grew up in Hartland and Howell, I love my rural landscape and quiet neighborhoods. It's part of the reason I moved back to this area as an adult. I feel like that tranquility and peace is being threatened by businesses that don't care for the community they plan to invade.

I am deeply concerned at the impact a data center would have in our community and I stand with the citizens of Howell that are against the rezoning of the VG's farmland into RT zoning. Many of the meetings late this year have already recommended to you, the board, to deny the rezoning. And I for one do not want the repercussions of having such a monstrosity built in our community. It will impact more than just Howell it will impact anyone on the same grid for power costs (no matter what the data center promises) and there's not enough information to know how it will impact the water and aquifer in our area as well as water pollution and the general decline of home values.

This will cost the people of Howell and Livingston county dearly raising our cost of living while decreasing our quality of life. At the bare minimum there needs to be a moratorium of 6 months to see what kind of impacts this will have vetted by a third party.

I trust the board is supposed to have the will of their constituents in mind while voting on such matters, I have family and friends that live in Howell and right next to this property who's very lives will be disrupted and their hard earned equity in their homes will be wiped away. I hope you stand up for the people of Howell and the people of Livingston country and hear our voices when we say no to the data center.

I request my comments be added to the meeting packet as well.

Thank you for your time,

Stephanie Schroder

## Howell Township Deputy Assessor / Deputy Zoning Administrator

---

**From:** Howell Township Clerk  
**Sent:** Tuesday, December 2, 2025 9:06 AM  
**To:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Tim Boal; Matthew Counts; Shane Fagan; Bob Wilson; Rob Spaulding; Wayne Williams; [REDACTED]  
**Subject:** Fw: Data Center

Please see email below.

*Susan Daus*

*Howell Township Clerk*

**[clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)**

(517)546-2817 ext. 106

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**From:** Marilyn McEvoy [REDACTED]  
**Sent:** Monday, December 1, 2025 10:36 PM  
**To:** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>  
**Subject:** Data Center

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Rober Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

Hello,

My name is Marilyn McEvoy and I reside at 4139 Hogback in Handy Township. While this is not directly Howell Township, the Data Center issue significantly affects us because we are half a mile or less from the proposed site of the data center. In addition, I anticipate that the proposed rerouting of Grand River will now be my front yard. I am writing this email to urge the Board to deny the zoning request for the proposed site of the Data Center. In addition, change the moratorium to include all Data Center activity. Such a moratorium would allow time to review and revise township ordinances and to protect the health and welfare of residents, as well as to protect the environment.

The issue of the proposed data center deserves time and thoughtfulness, not decisions made in haste. I see a denied rezoning as the only responsible and ethical way to move forward. We have attended every meeting, information session (from both groups) and done our own reading and research. I am against this data center, but more than that I am against rushing headlong into actions that will affect people who do not have a direct voice in this process but would be profoundly affected by it.

Thank you.

## Howell Township Assessor

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**From:** David McEvoy [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:06 AM  
**To:** Howell Township Supervisor; Howell Township Clerk; Howell Township Treasurer; Howell Township Assessor  
**Subject:** Data Center

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Robert Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

Hello,

My name is David McEvoy. I reside at 4139 Hogback in Handy Township. While this is not directly Howell Township, the Data Center issue significantly affects us because we are half a mile or less from the proposed site. Also, I anticipate that the proposed rerouting of Grand River will become my front yard. I am writing this email to urge the Board to deny the zoning request for the proposed site of the Data Center. In addition, change the moratorium to include all Data Center activity. Such a moratorium would allow time to review and revise township ordinances and to protect the health and welfare of residents, as well as to protect the environment.

The issue of the proposed data center deserves time and thoughtfulness, not decisions made in haste. I see a denied rezoning as the only responsible and ethical way to move

forward. We have attended every meeting, information session (from both groups) and done our own reading and research. I am against this data center, but more than that I am against rushing headlong into actions that will affect people who do not have a direct voice in this process but would be profoundly affected by it. If there must be a data center, make them redevelop a brownfield site in an urban area with the water and power capacities to handle this boondoggle. A multibillion dollar firm can do this easily, probably with no impact on their bottom line.

Thank you.

## Data Center

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**From** David McEvoy [REDACTED]

**Date** Tue 12/2/2025 9:06 AM

**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Robert Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

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Thank you.

**Deny the Datacenter Re-Zoning Request!!!!**

**From** [REDACTED]

**Date** Tue 12/2/2025 9:13 AM

**To** clerk@howelltownshipmi.org <clerk@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Township Board,

I respectfully request my letter be added to the packet for the meeting.

I am Mary Motto of 780 Henderson Rd, Howell Township and I am deeply concerned by the proposed rezoning of the VanGilder Farm from agricultural (or agricultural-residential) to Research & Technology (RT) for the stated purpose of a data-center facility. For the reasons set forth below, I respectfully urge the Board to deny the rezoning application or, at minimum, defer action until the applicant can demonstrate full conformance with the Township's planning goals, infrastructure capacity, and compatibility with surrounding land uses.

☐

**1. Conflict with Agricultural and Rural Preservation Goals**

Although I have not located a specific reference in the Township's published Master Plan to data centers or research-and-technology campuses, the zoning ordinance and accompanying zoning map show that the subject parcel lies in an agricultural-residential district (AR) and that RT-zoned areas are limited and specifically intended for low-impact technology uses with adequate infrastructure. Rezoning this property to RT would undermine the continuity of agricultural and rural character in this part of the Township and set a precedent for "spot" technology rezoning that is inconsistent with the zoning district pattern.

☐

**2. Inconsistency with Existing Zoning District Pattern**

The current zoning map designates the subject property as AR; adjacent parcels remain agricultural or residential, not RT. The proposed change would introduce a high-intensity, round-the-clock technological use into a non-industrial corridor, potentially burdening adjacent rural uses with increased traffic, constant equipment noise, large cooling and generator systems, and heavy energy and water demands. As per the Zoning Ordinance, the official Zoning Map is part of the law (see Section 4.02). This raises the risk that this constitutes spot zoning—rezoning a single parcel (or small area) to a district inconsistent with surrounding land uses and the Master Plan. Michigan courts have repeatedly scrutinized such rezonings when not clearly justified by public welfare.

☐

**3. Infrastructure, Environmental, and Community Burdens**

Research and technology campuses and data centers typically require substantial power and cooling capacity, heavy electrical infrastructure, and 24/7 operations that may not be suitable for an agricultural setting. Before rezoning, the Township should require:

- a comprehensive utility-capacity study (water, sewer, electric)
- an environmental review (stormwater, groundwater, and wellhead protection)
- a traffic and road-impact analysis
- compatibility screening with surrounding agricultural and residential uses

Absent these, the Board could be authorizing a use without full awareness of the infrastructure and environmental burdens that will fall on residents and taxpayers.

☐

**4. Procedural Fairness and Public Input**

The Planning Commission's recommendation to deny the rezoning must be given weight. If the Board chooses to override that recommendation, the rationale should be fully articulated in the public record—referencing the Master Plan goals, infrastructure analyses, and community impacts. Moreover, the Township must ensure that public notice and hearing procedures under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) have been strictly followed. If notice was insufficient or adjacent owners were inadequately informed, the re-zoning could be subject to appeal.

Approving the rezoning of the VanGilder Farm from Agricultural to Research & Technology (RT) for a datacenter use before a full review would risk undermining Howell Township's rural and agricultural character, impose



substantial burdens on neighboring properties and local infrastructure, and may conflict with the goals and intent of the Township's Master Plan.

I respectfully request that the Board deny or defer this rezoning until the applicant provides comprehensive studies and enforceable conditions addressing infrastructure, environmental, and neighborhood impacts—or, alternatively, consider directing such uses to areas already designated for technology or industrial development.

Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township

## Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:14 AM  
**To:** clerk@howelltownshipmi.org; Howell Township Supervisor; Howell Township Treasurer; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Deputy Clerk; Howell Township Deputy Treasurer; Howell Township Administration  
**Subject:** Deny the Datacenter Re-Zoning Request!!!!

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Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township

## Howell Township Clerk

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**From:** Kristin Dennison [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:15 PM  
**To:** Howell Township Clerk; Howell Township Deputy Clerk; Howell Township Supervisor  
**Subject:** Dec. 8- data center rezoning PUBLIC COMMENT  
**Attachments:** Data Center research 2.pdf

Hello,

I am once again submitting my full report for consideration as a public comment on the data center rezoning issue. I have actually made some revisions; some minor ones to reflect the newer information released by the developers, some new sources to further support my claims, as well as some additional insights for the board's consideration. I ask that the content of this email as well as the report in full (and ideally in color, if printed!) be included in the packet for the upcoming Board meeting on 12/8.

My report is long. For that, I apologize. Perhaps it can be distributed to the board as soon as possible to give everyone a chance to fully read it, and leave time to get through the rest of the comments submitted before the meeting on the 8th. But as you know, this is a huge, monumental issue before you, and large issues come with a large number of factors to consider. I ask you to please set aside an hour or two to give this a thorough read. Alternatively: it is broken up into sections, and you could tackle a section or two at a time as you have the opportunity. All I ask is that you give it your full attention and honest, fair consideration ahead of the upcoming board meeting. My hope is that it helps you to consider things you may not have thought of before, or to see them in a different light. Even if you've read it before, I urge you to please give it another look. The most substantial change is the final section.

Below, I am including an excerpt from the end of the report, as this is the portion most directly related to your vote, and I want to emphasize this part.

Thank you for your time.

As you prepare to make your final decision on this data center matter, I would like to reiterate the wildly inappropriate nature of allowing a developer to write a definition in our ordinances to suit their own, personal needs. No impartial legislative body should be comfortable with the industry being regulated having a hand in writing the regulations. It would be like having Marlboro write tobacco regulations, or Pfizer writing pharmaceutical regulations (ironically, a very real situation that has rightfully sparked nationwide outrage and scrutiny). Any rational person knows that is inherently wrong. The text amendment must clearly be rejected on the basis of this flagrant conflict of interest, as well as for the reasons that the definition is patently inaccurate, and clearly contradicts the intended purpose of the RT zoning district. With the text amendment rejected, the rezoning must be rejected as well, as data centers (or, data processing facilities) are not a listed use. However, should the board ultimately make the irrational decision to approve the text amendment, you still have a decision to make about the rezoning. I would like to review the criteria upon which your decision on that ought to be made. Section 23.02 of the zoning ordinances outlines some points of consideration:

"In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

A) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

B) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

C) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

D) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.”

Before I evaluate each of the above factors, I'd like to address the "...but are not limited to..." language. What else might a board member consider? It seems those remaining factors can be boiled down to three general things: the recommendations by the Township and County Planning Commissions, public sentiment of the community/constituents, and the personal sentiments of the board member. The Planning Commissions' recommendations were made on the same basis you will be making your decision, and they both unanimously rejected the rezoning. Both public and personal sentiment are largely influenced by all the issues outlined throughout this paper. I think it has become clear that the majority of public sentiment is against the proposed rezoning as well. Only the individual board member reading this can know their personal beliefs. That leaves us needing to evaluate what the other four factors might point you towards. I will also critique the township's Planner's input that they submitted on the matter back in September, as I find their commentary wildly inadequate, irresponsible, and lacking in basis.

Point A refers to the rezoning being consistent with the policies and uses proposed in the Master Plan's Land Use Plan. I analyzed this aspect in great detail in the section above, so I urge you to review my citations and arguments there as you begin contemplating this factor. The Planner, in their commentary in September, correctly noted that this rezoning is entirely contradictory to the Master Plan, which designates this land to remain preserved as agricultural. It is unbelievable, to me, that they then follow this up with "However, the applicant states the Data Processing Facility will be setback far enough to maintain the rural character of the area". I'm sorry, but setbacks do NOT make an industrial facility that will span over 500 acres of the parcel blend in with the rural character. Setbacks do not preserve agricultural land. Buildings as large and as noisy (especially when generators are running!) as data centers simply cannot be hidden by any practical amount of landscaping or setbacks. Furthermore, the Master Plan does NOT say "this land is to remain agricultural unless the developer promises to include large setbacks".

The planner then references a single mention in the master plan about development being situated around I-96, M59, and Grand River/the airport...and then uses that to seemingly justify this rezoning. The parcel in question is a few miles down the road from the airport and M59 and separated by agricultural and residential zoning- it is not adjacent to the airport which is the current location for RT zoning. It is also buffered from I-96 by a lot of residential and agricultural land. To rezone this parcel would not be consistent with the intent of that single phrase, and it completely disregards virtually all of the content of the rest of the Master Plan; it would result in blatant spot zoning, which is highly problematic for all the reasons enumerated in this report. (It seems fitting that in order to justify spot-zoning out of the area's context, you'd have to cherry pick a single sentence out of the Master Plan's context.) The planner then, astonishingly, closes that section by noting that the extended utilities will make it easier for additional high-density residential, commercial, and industrial development to expand into the area! Perhaps the planners ought to actually read the Master Plan, which makes no indication those are the priorities of Howell Township. The Master Plan is clear: minimizing developmental impacts in order to preserve agricultural areas is the highest priority. Rezoning— regardless of any conditions—is incompatible with the Master Plan. The icing on the cake: both the township and the county Planning Commissions have unanimously rejected it largely on this basis as well. This factor must, objectively, be a point in favor of rejection.

Point B asks you to consider whether the uses allowed under the proposed rezoning are compatible with other zones in the surrounding areas. Aside from the serious doubt my paper has cast on whether the various impacts are compatible with the surrounding residential and agricultural properties, I'd like to refer again to the nature of the land uses. Recall that the developer's own definition points nearly word-for-word toward an Industrial use as defined in our ordinances. Even if you believe RT is the appropriate category for data centers, you must consider whether the uses and infrastructure described in their own definition are truly compatible with the residential

zoning in the surrounding area. There is a reason the Master Plan specifically says Industrial zoning must be buffered from residential zoning by other, lower-impact uses, and its because things like industrial-scale cooling systems, diesel generators, water towers, water treatment facilities, and enormous warehouses are indeed not compatible with the surrounding residential zoning, no matter how much shrubbery is planted or how large the setbacks are. Even if the zoning is technically RT, the fact remains the actual conditional use will have the same types of impacts as an industrial facility... because it has all the features of an industrial facility. That is why it is exceedingly irresponsible for the planners to essentially take the developer's promises at face-value while clearly having done absolutely no research into the impacts of data centers on surrounding properties. They once again refer to setbacks and landscaping to make the wildly absurd claim that the bordering residential properties should have "no issues with noise and light pollution". There is not a single shred of evidence to support this claim, and plenty to cast serious doubt on it. On this factor, you clearly must reject the rezoning.

Point C asks you to consider whether the proposed development would significantly adversely impact any public services and facilities. Once again, I refer you to my previous discussion about the potential impacts on electrical utilities, water utilities, and residential wells. Impact studies have simply not been done- so at best, no one can confidently or objectively say it will not have adverse impacts, and therefore you must reject the rezoning on this basis as well. Beyond those types of impacts, I discussed the extensive impact a decade or more of construction would have on the roads and the local economy. Significant traffic congestion from convoys of construction equipment as well as from hundreds of workers commuting in and out and throughout town has the potential to impede not just ordinary traffic, but emergency first-responders as well. Data centers also pose unique risks for fires and environmental contamination; responding to such an enormous facility in an emergency would almost certainly tie up all of the community's available first-responders, leaving the rest of the community at-risk. So, in addition to the lack of impact studies proving no harm, it seems not just plausible but entirely likely that there will be significant, adverse impacts to many public services and facilities. To their credit, the planners did not explicitly claim there would be no adverse impacts to public facilities, but they did a woefully inadequate job verifying the claims of DTE (a corporation who stands to earn enormous profit from this project), choosing instead to just accept and repeat them. They also neglected to point out that no actual aquifer or well impact modeling studies have been done- and therefore, at best, there is no way to determine with any degree of certainty what potential impacts on water the community may face. I would argue, a facility that takes over a decade of intense construction to build, uses more than twice the energy than all of Pittsburgh, and more water than the entire township, will inevitably add significant strain and have enormous impacts on public facilities... how can it not?

Finally, Point D asks you to consider whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land. The planner's response to this completely missed the mark; they refer to how the location is ideal for the data center, and how much tax revenue it will bring, and even that this cornfield is not as productive as the current landowners' other cornfields (a fact I asked Ryan Van Gilder about directly, and he seemed puzzled where that idea came from and indicated that it is plenty productive and active farmland). None of these points address the question of uses suited to the area. The question is asking whether a data center is an equal or better use of the land—not, "is the land suitable for the data center" (or, "is this the most profitable use for raising tax revenue", or "is this the farmer's most productive parcel"), but, "is the data center as suitable for the land as its current use". This is simple: the land is currently being used as active, productive farmland—a use fully compatible with the vision of the community and the master plans. A data center is very plainly not equally or better suited to the area than its current, active use. As mentioned above, there is still concern about other types of developments allowed under the current zoning and the potential impacts they may bring. The current landowner explicitly told me that they have no intention to sell the land for any other type of development at this time, and that they'd continue farming it. If we are to take them at their word, then those other potential uses are not a concern at this time. If it is a concern for the future, there are other ways for the board and community to address those issues without rushing to plop a gargantuan, industrial facility in the middle of active, agricultural land that is marked for agricultural preservation. It is truly a question of whether a data center is equal to or better than active farmland. On this factor as well, the only appropriate answer is "no" to rezoning.

That means of seven total factors, six are clearly pointing toward voting “no”. I hope my extensive analysis of the many issues shows that there are many potential ways this rezoning would harm the community. The question before you is not “are data centers good”, or “would Howell Township benefit from a data center”, but “is rezoning this particular parcel something that will clearly provide more benefits than risks, and is this rezoning, right now, in this location and in this way, in the township’s best interests and in line with our master plans”? I acknowledged that there are some ways this project could bring benefits to the township, but the current proposal comes with substantial risks alongside each of those benefits. I would argue that IF a data center comes to Howell, it needs to be done on our terms, with our own ordinances, in a zoning location of our choosing, so that the community is driving the conversation of risks versus benefits—and not a developer. The community is the one with the most to lose, and the board has a responsibility to act in the interest of protecting us from those harms. Tax revenue alone is not a reason to accept the magnitude of the risks we would face; this rezoning leaves far too much opportunity for harm. The only responsible decision is to deny this rezoning and stand firm for whatever the developers choose to do next. We are well within our rights to do so, and so many of us will support the board in defending those rights to the greatest extent necessary. The township has fought other, far smaller matters all the way to the Supreme Court; we are asking you to once again fight for us, with us; fight for Howell, and fight for small towns’ rights across the entire state. Thank you for your time and consideration on this unprecedented matter.

-Kristin Dennison  
7196 Manor Ln, Fowlerville

Sent from my iPhone

## Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** Chuck Smith [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:18 PM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Cc:** Chuck Smith; Kristin Dennison; [REDACTED]  
**Subject:** My Letter to the Howell Township Board of Trustees Requesting They Deny the ReZoning of the 1000 Acres of Van Gilder Farmland and Stop the Data Center

Dear Howell Township Board of Trustees,

I write this to you for the Purpose of explaining to you why I believe that you should NOT Approve the ReZoning of the 1000 acres of the Van Gilder Farmland that is about 2500 feet from my Front Door.

I will give even more pertinent details during the December 8 Meeting of some other Major Concerns I have about the first 6 or 8 years worth of Air and Sound Pollution during the initial builds of these numerous and totally unnecessary short term money making Monsters that my wife and I will suffer with during **my first 5 years of Retirement** as the Heavy Pieces of Earth moving Equipment that will traverse back and forth across the landscape of what used to be a beautiful piece of Farmland that will become a Putrid and Nauseating site of Ongoing Air and Noise Pollution the during the first Phases of the Destruction before Construction starts.

I fully understand the Pressure you're under to ReZone that beautiful expanse of property, but I feel the Urgent Need to convince all of you that it should **Never be turned into an Environmental Wasteland of Asphalt, Concrete and Steel** that will also be covered with Generators, Electrical Sub-Stations and Maintenance Pole barns, as well as all the Underground Fossil Fuel Tanks needed to support all those Generators that will spew the acrid Exhaust Fumes of Burning Fossil fuel into our air and the noise of them Running into our ears.

Now how about you stand up for us, those who Voted for you to Keep Howell Township Rural and to Keep the Zoning Agricultural on the Master Plan. How about you start fighting for us, your friends neighbors, and constituents. Why don't you suggest that the Van Gilder Family members that you are dealing with Stop the Rezoning Fight and sell that property as Farmland. Why don't you stand up to the Big AI Company your dealing with and tell them they might want to consider Putting their Data Centers on Brown Field and Super Fund Sites where they belong?

Maybe you should also let them know they can put them in and around the Old Auto Plants that are Shut Down in and around the Urban Areas that need all those Jobs and And all that money being promised, because they already have the Infrastructure in place for Water and Electricity. Another thing that would be a much more well spent amount of your time would be for you focus your efforts now and in the future on Making the Big Money Billionaires STOP trying to Buy Up our Precious Farmlands, Wetlands,



Pasturelands, any Open Green Spaces and Stop Clear Cutting our Forests like I read that they did up in Kalkaska as a Cheap Place to put these Environmental Atrocities, called "Data Centers".

Again, Data Centers should be built and/or installed in and around our large Industrial Cities like Flint, that are already set up for them, but have no Industry left because all the Big Companies left and make No Mistake about it... This Data Center Crap is Industry any way you slice it, verses a nicer Sounding name like Research and Technology. You must stand up for those of us who will live closest to it and have repeatedly told you that don't want them turning the 1000 acres of Farmland in our Rural Countryside out here in the far west side of Howell Township.

What does it take to convince all of you to Say No to this ReZoning of approximately (2) Square Miles or 4 City Blocks in Flint MI, tell them you have decided NOT to let them Turn that Beautiful Farmland, that everyone loves to look at as they drive along Grand River Ave between Howell and Fowlerville. DO NOT let them turn that area into a Group of Huge Sterile Looking Buildings sitting on hundreds of acres of New Concrete Slabs and Asphalt Driveways. In addition to covering it about 200 Generators and Back Up Generators that will need several 1000 Gallon Unground Fossil Fuel Tanks to make sure they keep Running if the DTE Power goes out.

I also need to point out the possibility of 2.5 Million to 4.2 Million Gallons of Water per day that they will Suck Up from the (4) 400 Feet Deep Wells that Pump Water out to 4 of the Townships in Livingston County that already must pump 2.5 Million Gallons each to supply the various cities in our County for the various Municipal and Industrial Water Supplies, which comes from the Marshal Aquifer under our beautiful Rural Farmland. If there is any type of disaster that stops their Water Supply from the Township, You all know damn well that they will not hesitate to immediately tap into our Local Wells that we pay to have drilled on our own property for our own Drinking Water.

These damn things will pump our wells dry so fast it will make you heads spin and then they (Big AI) will leave that Self Made Disaster to find another location in about 10 years, leaving the area devastated because you all know that you don't get Farmland back after you cover it with Asphalt and Concrete and you don't get your Drinking Water back after they sucked all your wells dry and worse yet, they leave some water, but it's all been Polluted by the Chemicals they must put in it to keep all their equipment from Rusting. That Environmental Atrocity is what will for those of us who must stay because we can't afford to Sell our Homes that will have lost 30% to 50% of their value and so we can't afford to leave what used the house of our Dreams and/or our Retirement Home for the rest of our lives.

None of this even takes into consideration the Fact that the Noise and Air Pollution caused by all the Generators needed to Power the thousands of Computer Servers in what will Eventually turn out to be the 8 to 10 Data Centers shown in at least one of their Original Site Plans that they want to build on that same 1000 acres of Farmland. It also doesn't take into consideration the Electromagnetic Fields caused by those same Data Center's that will have thousands of Computer Servers in each of them. That vast amount noise created by Whirring and Vibration coming from Thousands of them will not only affect those of us that live within 1 mile of it, as I do, but it will also make the affected Area on the Land,

in the Land and in the Air within 5 square miles of it will become completely devoid of wildlife. Those being Deer, Turkeys, Sandhill Cranes and darn near every other Bird and Animal that currently lives there because they instinctively know that everything about a Data Center and all that Infrastructure is all very Bad for them to be around all that Crap.

So if its Bad for Them, it will be terrible for all of us who built or bought our homes next to that 1000 acres of Farmland because of its attraction to us and the Wildlife. I don't think there were any of us that didn't appreciate the hard work that the Van Gilder Family put into that Farmland over the past few decades and yes many of us chose to move to that area for the Rural and Agricultural setting that they provided for us.

However, that it seems to be Lost on those of you that are just seeing Millions in Dollar signs for both the Van Gilder Family and Whatever the heck amount of Bull Crap it is that the Big Money Corporation is filling your heads with that have NOT come to Fruition at hundreds of other location around the State, the Country, and the World. I sure hope that letters and E-Mails like this one and many much shorter but written with just as heart felt intention, will help convince each of you, along with all the immense Feedback you all received in person that was seen and heard by you at the various meetings I have attended wherein we are all sure that this Data Center will Destroy our lives and probably force those of us who can afford it to move away from that entire area.

Unfortunately for me at 69 yrs old and my beautiful wife who is 70, we cannot afford to move and will spend the rest of our lives living next to this Terrible Piece of AI Driven Technology that is totally Unnecessary to have out here in Rural Howell Township. If any of you can't see the importance Denying the ReZoning Request to maintain the Rural mandate of the Master Plan after everything I have written here, then I feel sad for you because it tells me that you have never lived on a Farm or Drove a Tractor or sat in the Woods with your grandfather waiting for that Big Buck to come into view. You've Never sat on your deck and stared up into the sky watching a Flock of Ducks or Geese with their whistling Wings Fly Overhead. You never experienced sitting on that same deck looking up at the Stars at night while you enjoy your own little piece of Heaven in your small home on 3 acres of land sitting next to a dirt road that you and your new wife found after weeks of looking for something you could afford in just the right spot and in just the right place and bought it 20 years ago because that's where you wanted to Retire in absolute peace and quiet enjoying the serenity of being in Rural Howell Township next to 1000 acres of Farmland because that was something both you and your wife grew up with as children.

I'll say it again and I hope it convinces you NOT TO Approve the ReZoning. Yes, it's their Farmland not ours, but don't let anyone fool you that they didn't make a whole lot of Money off it one way or another over the last several Decades. It's Obvious to most of us they can afford Not To Sell it to Big Money AI at this time or any time in the near future and they can wait to see what we can come up with as a group who are very much determined to work with them on this, despite the disappointment and frustration about how it all initially transpired.

The Bottom Line in all of this is that Data Centers belong in Urban areas that already have the Water, Electricity, and Infrastructure to support them and the Jobs they will supposedly create. They DO NOT BELONG ON 1000 ACRES OF FARMLAND for all of the reasons I listed above and Last but Not least always remember the Following...

You Can't Drink Water That Is No Longer There In The Ground Because a Big Money Data Center is Using It Until It's All Gone, You Can't Drink Polluted Water that was Pumped back into the Ground, You Can't Grow Crops on Asphalt and Concrete and You Can't Eat DATA!!!

Please tell all of this to those who think it's OK for Big Money To Buy Small Towns and Then Leave Them With Nothing to Show for it in 10 Years except a Bunch of useless Monstrosities sitting on What was once 1000 acres of Farmland that can No Longer be used to Grow Crops and Feed our Families.

Thank you All in Advance for Doing What's Best for All of Us, For Denying the ReZoning from Agricultural to Research and Technology and for Keeping Howell Township the Rural Area almost All of us want to live in and for some of us older Folks here it will be where we will enjoy spending the rest of our lives together without worrying about what the stupid will be they try to put in our Hometown or in this case, our Home Township.

Sincerely

*Charles Smith*

5136 Fleming Rd  
Fowlerville, MI 48836

I live in Howell Township

Mobile: [REDACTED]

Office Desk at Spiral Industries Inc: [REDACTED]



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## Howell Township Clerk

---

**From:** A.L. [REDACTED]  
**Sent:** Tuesday, December 2, 2025 9:51 PM  
**To:** Howell Township Clerk  
**Subject:** Howell Township - data center

Hello:

I'm a lifelong resident of Howell Township of 60 plus years. I can remember when horses and farmhouses dotted the landscape on Grand River between Howell and Fowlerville. Now they are all gone; replaced with subdivisions or other growth. We have lost enough of our rural character over the years. Look at the east side of Howell. That used to be all farmlands; now it's a rat race. The master plan supports the community's wishes to stay rural.

The ramifications of a hyperscale data center will go far beyond the physical boundaries of the property. Since currently there are no existing ordinances and the benefits to the community are questionable, I am asking you to vote no on rezoning parcels for the purpose of a data center.

Thank you,

Abby Harvey  
Howell Township

## Data Center

---

**From** David McEvoy [REDACTED]  
**Date** Tue 12/2/2025 9:06 AM  
**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Robert Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

Hello,

My name is David McEvoy. I reside at 4139 Hogback in Handy Township. While this is not directly Howell Township, the Data Center issue significantly affects us because we are half a mile or less from the proposed site. Also, I anticipate that the proposed rerouting of Grand River will become my front yard. I am writing this email to urge the Board to deny the zoning request for the proposed site of the Data Center. In addition, change the moratorium to include all Data Center activity. Such a moratorium would allow time to review and revise township ordinances and to protect the health and welfare of residents, as well as to protect the environment.

The issue of the proposed data center deserves time and thoughtfulness, not decisions made in haste. I see a denied rezoning as the only responsible and ethical way to move forward. We have attended every meeting, information session (from both groups) and done our own reading and research. I am against this data center, but more than that I am against rushing headlong into actions that will affect people who do not have a direct voice in this process but would be profoundly affected by it. If there must be a data center, make them redevelop a brownfield site in an urban area with the water and power capacities to handle this boondoggle. A multibillion dollar firm can do this easily, probably with no impact on their bottom line.

Thank you.

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## Deny the Datacenter Re-Zoning Request!!!!

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**From** [REDACTED]

**Date** Tue 12/2/2025 9:13 AM

**To** clerk@howelltownshipmi.org <clerk@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Township Board,

I respectfully request my letter be added to the packet for the meeting.

I am Mary Motto of 780 Henderson Rd, Howell Township and I am deeply concerned by the proposed rezoning of the VanGilder Farm from agricultural (or agricultural-residential) to Research & Technology (RT) for the stated purpose of a data-center facility. For the reasons set forth below, I respectfully urge the Board to deny the rezoning application or, at minimum, defer action until the applicant can demonstrate full conformance with the Township's planning goals, infrastructure capacity, and compatibility with surrounding land uses.



### 1. Conflict with Agricultural and Rural Preservation Goals

Although I have not located a specific reference in the Township's published Master Plan to data centers or research-and-technology campuses, the zoning ordinance and accompanying zoning map show that the subject parcel lies in an agricultural-residential district (AR) and that RT-zoned areas are limited and specifically intended for low-impact technology uses with adequate infrastructure. Rezoning this property to RT would undermine the continuity of agricultural and rural character in this part of the Township and set a precedent for "spot" technology rezoning that is inconsistent with the zoning district pattern.



### 2. Inconsistency with Existing Zoning District Pattern

The current zoning map designates the subject property as AR; adjacent parcels remain agricultural or residential, not RT. The proposed change would introduce a high-intensity, round-the-clock technological use into a non-industrial corridor, potentially burdening adjacent rural uses with increased traffic, constant equipment noise, large cooling and generator systems, and heavy energy and water demands. As per the Zoning Ordinance, the official Zoning Map is part of the law (see Section 4.02). This raises the risk that this constitutes spot zoning—rezoning a single parcel (or small area) to a district inconsistent with surrounding land uses and the Master Plan. Michigan courts have repeatedly scrutinized such rezonings when not clearly justified by public welfare.



### 3. Infrastructure, Environmental, and Community Burdens

Research and technology campuses and data centers typically require substantial power and cooling capacity, heavy electrical infrastructure, and 24/7 operations that may not be suitable for an agricultural setting. Before rezoning, the Township should require:

- a comprehensive utility-capacity study (water, sewer, electric)
- an environmental review (stormwater, groundwater, and wellhead protection)

- a traffic and road-impact analysis
  - compatibility screening with surrounding agricultural and residential uses
- Absent these, the Board could be authorizing a use without full awareness of the infrastructure and environmental burdens that will fall on residents and taxpayers.



#### 4. Procedural Fairness and Public Input

The Planning Commission's recommendation to deny the rezoning must be given weight. If the Board chooses to override that recommendation, the rationale should be fully articulated in the public record—referencing the Master Plan goals, infrastructure analyses, and community impacts. Moreover, the Township must ensure that public notice and hearing procedures under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) have been strictly followed. If notice was insufficient or adjacent owners were inadequately informed, the re-zoning could be subject to appeal.

Approving the rezoning of the VanGilder Farm from Agricultural to Research & Technology (RT) for a datacenter use before a full review would risk undermining Howell Township's rural and agricultural character, impose substantial burdens on neighboring properties and local infrastructure, and may conflict with the goals and intent of the Township's Master Plan.

I respectfully request that the Board deny or defer this rezoning until the applicant provides comprehensive studies and enforceable conditions addressing infrastructure, environmental, and neighborhood impacts—or, alternatively, consider directing such uses to areas already designated for technology or industrial development.

Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township



## Howell Township Clerk

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**From:** Jeffrey Payne [REDACTED]  
**Sent:** Tuesday, December 2, 2025 10:42 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning  
**Attachments:** howell township.docx

Boozhoo Members of the Howell Township Board of Trustees,

My European name is Jeffrey Payne. I am an enrolled member of the Sault Ste. Marie Tribe of Chippewa Indians, a proud U.S. military combat veteran, the owner of a local business, and a 30-plus-year professional in industrial water treatment and enterprise data center operations.

For seven years I traveled the Midwest with Chardon Laboratories treating cooling towers and closed-loop systems for hospitals, power plants, factories, and large commercial buildings. I personally mixed and dosed the algaecides, quaternary ammonium compounds, bromine, isothiazolin, molybdate corrosion inhibitors, and polyphosphates that keep Legionella, scale, and corrosion in check. I signed the safety data sheets, hauled the drums, and watched the discharge permits—hundreds of systems across Michigan, Ohio, Indiana, Illinois, and beyond.

After that, I spent more than 25 years designing, building, and operating enterprise data centers for corporations like MGM Resorts International, AAA Insurance, and Autodesk. I have stood on the raised floors, treated the cooling towers myself, managed entire facilities, and personally approved seven- and eight-figure power bills at the Director Level.

I am telling you from direct, hands-on experience across the Midwest: a hyperscale data center of the size proposed for Howell Township will be an environmental and economic disaster for Livingston County.

It will evaporate or discharge millions of gallons of chemically treated water every single day—water laced with the same biocides and corrosion inhibitors I once handled by the barrel. That water and those chemicals do not vanish; they enter our groundwater, our drainage ditches, and eventually the Great Lakes my people have protected since time immemorial.

The power demand—potentially 600 megawatts or more—will drive up everyone's electric rates and could scar our landscape with new transmission corridors? The permanent job count will be fewer than 100 people once construction crews leave. The 24/7 drone of cooling fans and weekly diesel-generator tests will carry for miles across open farmland—noise I have measured and tried (and failed) to fully silence in other facilities.

As a member of the Sault Ste. Marie Tribe of Chippewa Indians, I see this project as one more extraction from Anishinaabe homelands for the profit of outsiders. As a veteran and as a taxpayer here in Livingston County, I refuse to let our water, power, farmland, and peace be sold off.

The Howell Township Planning Commission has recommended denial. Hundreds of residents have demanded you listen. Thousands of residents from Livingston county say no. On December 8, please honor those recommendations and reject this rezoning once and for all.

Our water is not for sale. Our land is not for sale. Our future is not for sale.

Miigwech.

Thank you for your service to this community.

Jeffrey Payne  
1597 Sexton Road  
Howell, MI 48843



The letter is attached and can this please be added to meeting packet?

**12-08-2025 HT Board Meeting- Notice of Public Hearing - Data Center Rezoning**

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**From** Kimberly Raboin [REDACTED]  
**Date** Tue 12/2/2025 10:46 AM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Hello Howell Township Board,

I'm writing as a concerned resident of Howell to urge you to deny the rezoning request for a parcel of agricultural land in Howell Township for the purposes of a data center. I've lived with my boyfriend in Howell for a year and a half and we have considered buying property here. We moved out here because of a desire to live in a more rural, country setting and we also were interested in the art and cultural events that go on downtown. I work at a local assisted living facility, and a lot of the residents I take care of have lived in Howell their whole life. We are good people with a lot to offer the community. We wanted to stay and make a life here. If the data center comes to this town, we will leave and we can relatively easily do that. Rezoning and the addition of a data center in Howell doesn't align with our vision of how we want to live and it doesn't align with Howell's master plan. There is a lot of evidence that data centers pollute and cause health concerns for local residents, cause financial strain on the community, and change the rural character and landscape of towns.

Please do the right thing for the town and people who live here and vote no on the re-zoning request during the December 8th board meeting.

Kimberly Raboin  
1502 Yorkshire Drive  
Howell, MI

**12-08-2025 HT Board Meeting- Notice of Public Hearing - Data Center Rezoning**

---

**From** Kimberly Raboin [REDACTED]  
**Date** Tue 12/2/2025 10:46 AM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>

Hello Howell Township Board,

I'm writing as a concerned resident of Howell to urge you to deny the rezoning request for a parcel of agricultural land in Howell Township for the purposes of a data center. I've lived with my boyfriend in Howell for a year and a half and we have considered buying property here. We moved out here because of a desire to live in a more rural, country setting and we also were interested in the art and cultural events that go on downtown. I work at a local assisted living facility, and a lot of the residents I take care of have lived in Howell their whole life. We are good people with a lot to offer the community. We wanted to stay and make a life here. If the data center comes to this town, we will leave and we can relatively easily do that. Rezoning and the addition of a data center in Howell doesn't align with our vision of how we want to live and it doesn't align with Howell's master plan. There is a lot of evidence that data centers pollute and cause health concerns for local residents, cause financial strain on the community, and change the rural character and landscape of towns.

Please do the right thing for the town and people who live here and vote no on the re-zoning request during the December 8th board meeting.

Kimberly Raboin  
1502 Yorkshire Drive  
Howell, MI

12-2-2025

12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend you DENY this request for these reasons and more.


Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium, however it did not include the only property that mattered and that was what the residents in Howell Township wanted.

**For the safety and the well-being of every resident in Howell township and surrounding communities, please think before falling prey to the money promised to the community that may never capitalize. There is no documented proof the utilities won't rise, the private wells will not be affected, resident's taxes will go down, and the electrical grid won't be compromised. What is a fact is that this will change Howell for years to come. If you approve of this, it will set a precedent for many other communities in Michigan and compromise what this great lake state is known for.**

**Think about all the residents you represent and PLEASE don't go against the will of the people and deny this rezoning.**

**Do not let pressure from DTE, the developer, the landowner, or any township, county, or state officials influence your moral decisions.**

Sincerely,  
Lynn Delamielleure  
3494 N Burkhart Rd.  
Howell, MI 4885

 Outlook

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## 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

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**From** Lynn Delamielleure 

**Date** Tue 12/2/2025 10:29 AM

**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>

 1 attachment (16 KB)

Letter to to Howell Township 12-2-2025.docx;

Please see attached written comment for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

Sincerely,

Lynn Delamielleure

3494 N Burkhart Rd, Howell, MI 48855

## Howell Township Clerk

---

**From:** Lisa Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:45 AM  
**To:** Howell Township Clerk  
**Subject:** NO Data Center

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

## Howell Township Assessor

---

**From:** Lisa Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:48 AM  
**To:** Howell Township Assessor  
**Subject:** NO Data Center

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus



## Howell Township Deputy Assessor / Deputy Zoning Administrator

---

**From:** Lisa Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:49 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Subject:** NO Data Center

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

## Howell Township Deputy Assessor / Deputy Zoning Administrator

---

**From:** Carolyn Violetta [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:50 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Subject:** Data center

Good morning Howell township,

My name is Carolyn Violetta and my address is 6677 w Grand River Rd Fowlerville. I am writing to voice my firm opposition to the proposed data center at the current VanGilder Farm. I have lived in Fowlerville for 55 of my 60 years and both my extended family and myself have been business owners and consider ourselves to be invested in this community. My home is about a quarter of a mile from the edge of the proposed site. My family purchased this property over 60 years ago and I think it's about the prettiest piece of land around. My husband and I built our home ourselves when we were just "kids" and have always thought we had a something valuable...something our kids could inherit. That belief is gone.

Although I understand the idea that a property owner should be able to do what he wishes with his land, the idea of a hyper data center is something that no one could comprehend even a couple of years ago. Not only will the general population be paying more for our electricity and most definitely have potential water issues, our wildlife and natural beauty will be affected. The neighbors of Van Gilder Farms will get zero benefits from this project but the VanGilders will walk away with more money than any of us can imagine. It is an age old situation...the rich get all of the benefits and the common man gets walked over. Please make the correct choice. Stop this from going forward! Thank you, Carolyn Violetta Sent from my iPad



Outlook

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## NO Data Center

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**From** Lisa Fergus [REDACTED]

**Date** Tue 12/2/2025 11:47 AM

**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

## Howell Township Clerk

---

**From:** Michael Suciu [REDACTED]  
**Sent:** Tuesday, December 2, 2025 12:52 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center

Hi My wife and myself live in Howell and are adamantly opposed to the rezoning of ag. property to build a data center.  
Michael Marion Suciu

# Howell Township Clerk

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**From:** Ian Boyle [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:00 PM  
**To:** Howell Township Clerk  
**Cc:** Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Treasurer; Howell Township Deputy Clerk; Howell Township Supervisor  
**Subject:** Objection to Rezoning Agricultural Land for Proposed Data Center — Inconsistent with Both Township and County Master Plans

**Ian Boyle**  
3278 Warner Road  
Howell Township, MI 48855  
[REDACTED]  
12/2/2025

**To the Howell Township Board and Township Staff:**  
Supervisor Mike Coddington  
Clerk Sue Daus  
Treasurer/Zoning Administrator Jonathan Hohenstein  
Deputy Supervisor/Assessor Brent Kilpela  
Deputy Assessor Carol Makushik  
Deputy Clerk Tanya

Dear Township Board Members,

I am writing as a Howell Township resident to express my **strong opposition** to the proposed rezoning of agricultural land near the Owosso/Marr/Grand River area for the construction of a hyperscale data center. After reviewing both the **Howell Township Master Plan (2016, with 2022 FLU updates)** and the **Livingston County 2026 Master Plan**, it is clear that this proposal **directly conflicts with the adopted planning and land-use framework at both the township and county level.**

This is not a matter of personal preference or emotion. It is a matter of **policy consistency, legal alignment, environmental protection, and public process.**

## 1. The Proposal Violates the Howell Township Master Plan

### A. The Plan prioritizes rural character and open space preservation

The Township's Master Plan states:

**“Preservation of open space and community character is of primary importance to the quality of life in Howell Township.”**  
*(Chapter 3: Land Use)*

The northern half of the Township — including the proposed site — is described as pastoral countryside of farmland, woodlands, and wetlands. This rural character is the very reason many residents choose to live here.

A hyperscale, utility-intensive, 24/7 industrial data center is **incompatible** with this stated vision.

### B. Industrial uses are limited to specific corridors

The proposed data center site falls **outside all designated industrial zones** and is instead located in an area designated:

- **Agricultural Preservation**
- **Rural Residential**

- **Recreation & Open Space** (depending on parcel)

Rezoning this land to industrial OR R&T would constitute a **major deviation** from the adopted Future Land Use Map.

## 2. The Proposal Also Conflicts with the Livingston County 2026 Master Plan

The County Master Plan’s top public priority is:

**“Preservation of open space”**  
(*Public Engagement Summary*)

The Plan also warns that data centers:

- Require **large amounts of land**
- Require **significant energy and water resources**
- Present **environmental and community integration concerns**
- Must be located only where **infrastructure already exists**

The County emphasizes that planners should:

**“Determine appropriate locations for data centers”**  
**“Establish development requirements”**  
**“Balance environmental impact and resource consumption”**

A large greenfield agricultural site does **not** meet these criteria.

## 3. Infrastructure Deficiencies Make This Site Unsuitable

Data centers require:

- Substantial electrical infrastructure
- Industrial-grade water capacity
- Redundant fiber systems
- Massive cooling and emergency power systems

The Master Plan states development must be based on:

**“Existing infrastructure including especially utilities and roadways.”**

This agricultural corridor lacks the utilities necessary for such a project without enormous off-site upgrades—costs that historically are passed onto **DTE ratepayers**, including township residents.

## 4. Environmental, Water, and Noise Risks Are Unstudied

Residents have no data on:

- Groundwater impacts
- Diesel generator emissions
- PFAS or chemical coolant storage
- Stormwater and flooding management
- Noise from cooling towers

- Light pollution
- Traffic impacts
- Soil contamination risk

The absence of impact studies makes any rezoning premature and irresponsible.

## 5. Approval Would Require a Master Plan Amendment—Not Just a Rezoning

Michigan zoning law requires rezonings to be **consistent with the Master Plan** unless the Plan is **formally amended** first. (MCL 125.3203 (Zoning Act) & MCL 125.3833 (Planning Act))

Because the proposed use is **not contemplated** anywhere in Howell Township’s Master Plan, the Township would:

- Need to amend the Master Plan
- Update the Future Land Use Map
- Modify zoning district intent statements
- Provide public justification for every change

This is a **lengthy, public, and highly scrutinized process**—not something that can be rushed.

## 6. Public Trust and the Township’s Reputation Are at Stake

Residents have expressed:

- Confusion about the rushed timeline
- Distrust caused by NDAs and secrecy
- Concern about long-term health and environmental impacts
- Serious worry that this will set precedent for additional data centers

The Township must protect the interests of the **community**, not the desires of an anonymous developer.

## REQUEST TO THE BOARD

Based on the conflicts with both the Township and County Master Plans, the lack of infrastructure, the absence of environmental studies, and the strong community opposition, I respectfully request the Township Board to:

**Vote NO on any rezoning or land-use approval associated with this data center proposal.**

Approving a rezoning that contradicts both Master Plans would be:

- Legally vulnerable
- Environmentally risky
- Financially burdensome
- Politically damaging
- Strategically short-sighted

This decision will define Howell Township for decades. Please protect our rural character, uphold our Master Plan, and represent the will of the residents who call this community home.

Thank you for your time and consideration.

**Sincerely,**

Ian Boyle  
Howell Township Resident

***~Ian Boyle***



## Data Center

---

**From** David McEvoy [REDACTED]  
**Date** Tue 12/2/2025 9:06 AM  
**To** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

Please distribute a copy of this e-mail to the following people:

Mike Coddington

Sue Daus  
Jonathan Hohenstein  
Brent Kilpela  
Carol Makushik

Trustees:  
Tim Boal  
Matthew Counts  
Shane Fagan  
Bob Wilson

Planning Commission:  
Wayne Williams  
Robert Spaulding  
Mike Newstead  
Matt Stanley  
Sharon Lollo

Hello,

My name is David McEvoy. I reside at 4139 Hogback in Handy Township. While this is not directly Howell Township, the Data Center issue significantly affects us because we are half a mile or less from the proposed site. Also, I anticipate that the proposed rerouting of Grand River will become my front yard. I am writing this email to urge the Board to deny the zoning request for the proposed site of the Data Center. In addition, change the moratorium to include all Data Center activity. Such a moratorium would allow time to review and revise township ordinances and to protect the health and welfare of residents, as well as to protect the environment.

The issue of the proposed data center deserves time and thoughtfulness, not decisions made in haste. I see a denied rezoning as the only responsible and ethical way to move forward. We have attended every meeting, information session (from both groups) and done our own reading and research. I am against this data center, but more than that I am against rushing headlong into actions that will affect people who do not have a direct voice in this process but would be profoundly affected by it. If there must be a data center, make them redevelop a brownfield site in an urban area with the water and power capacities to handle this boondoggle. A multibillion dollar firm can do this easily, probably with no impact on their bottom line.

Thank you.

## The Issue

By now, most of our community has no doubt heard *something* about the potential construction of a data center in town. Approximately 1,000 acres situated in Howell Township and additional land across the street in Handy Township, situated on Grand River between Owosso and Fleming Roads, are facing potential re-zoning to facilitate this project. You may have seen the many promises of a bright future for our community from this project: a large influx of tax revenue (which will help the schools, we're told), upgraded infrastructure, and grand promises of jobs and opportunities for us all! This project has been presented to us as a gift- however, it is crucial that we look this gift horse in the mouth, to consider the realities of what such a huge change would mean for our community and way of life. We are told this data center isn't profit-generating; while this is true—the center itself does not create a product to be sold—it is highly disingenuous. The large (not-yet revealed) corporation behind this project is a multi-billion dollar business. They are not constructing this data center as an altruistic gift to our community, it is an essential component of their continued growth. In other words, this data center will indeed contribute to them earning millions- likely, billions- more in revenue. Why else would they invest billions of dollars, if they wouldn't be gaining a positive return on investment? They have a LOT to gain at stake; should we trust them? They have made bold claims, yet provided no concrete plans, answers, or data to support them. Worse, their development/engineering firm, Stantec Inc., settled a \$4 million lawsuit earlier this year, for allegations that from 2014-2022 they violated the False Claims Act by submitting false certifications to the Environmental Protection Agency, in order to win grants (15). If they are possibly willing to lie to the federal government, can we trust them to be honest with us, and to approach this project with integrity and high standards when it comes to protecting the community's health and safety? Can we trust the projections they are providing to MHOG and DTE with regard to water and power demand? With such a substantial financial interest and questionable ethics behind the rosy picture that has been painted for us, let us take a closer look at the evidence for ourselves.

Unfortunately, it is difficult to get a perfectly clear picture of what the future might hold, as data center development is notoriously shrouded in secrecy created by Non-Disclosure Agreements. There is a general lack of transparency in the industry, no thanks to inconsistent and weak regulations at the local, state, and federal levels requiring reporting about the impacts of these centers. There are a growing number of data centers across the country and even within Michigan that we can look to for clues, by analyzing trends and listening to first-hand community experiences. Let us keep in mind as we do so: the data center proposed for Howell is not just any average data center, we are being told it is a hyperscale center that

would be the largest data center in the entire state of Michigan. Indeed, it would rank among the largest data centers in the entire country! It seems reasonable, then, to assume that whatever trends we observe as a result of other, smaller data centers would not only plausibly be applicable to this data center, but that the impacts would likely magnify to the scale of the data center.

## **Tax Revenue**

One of the biggest benefits being touted in favor of building a data center is the promise of huge amounts of tax revenue for Howell Township and Howell and Fowlerville schools. We are told these revenues will fix our roads and improve our schools, all without costing us a dime! How true is this claim, though? After all- if it seems too good to be true... it probably is.

First, remember that one of the main reasons data centers are flocking to Michigan is because of the recent bill passed by the state that will exempt data centers from all sales and use taxes through at least 2050 (2065, for those build on “brownfields”) (1, 27). This means for 25 years, the multi-billion dollar corporation will not pay a single penny of taxes on their construction and equipment purchases- including the very-expensive technology housed in these buildings- the absolute most valuable part of this project. According to a Senate Fiscal Agency analysis on the Switch data center in Grand Rapids, MI, these tax breaks will actually REDUCE their local tax revenue by more than \$90 million through 2065 (1). A 2024 data center industry analysis by Virginia’s Joint Legislative Audit and Review Commission shows that for every \$1 abated by tax exemption, the state of VA only gets 48 cents! That is a *negative* return on investment (2). The same thing was found in Georgia, in an independent evaluation by the University of Georgia, that shows data centers bring in *less* sales tax to the state than they receive in exemptions (2). Again, in Washington state, their audit and review committee found that for a data center paying \$22 million in property taxes, the state was *losing* \$57 million in state sales tax (2).

“But that is state tax revenue, won’t this mean they’re still paying property taxes that will fund our local schools”? Not quite. First, in addition to the generous state sales and use tax abatements, the developer confirmed at the October 14th meeting at the American Legion that they will be seeking the PA 198 Industrial Facilities Tax (IFT) Abatement as well. This abatement would **reduce their property taxes by approximately fifty percent for up to 12 years** (28). Of the remaining property taxes being paid, we must remember that schools are largely funded through the State School Aid Fund (SAF)- not directly through local property taxes. The money

goes to the state, where it gets disbursed throughout the *entire* state- it does not stay locally in Howell (or Fowlerville) schools (3). You may have heard about Saline's recent battle with a data center developer; their town initially voted against allowing a data center rezoning in part because they found the promises of tax revenue for their schools to be unrealistic. The developer in Saline claimed they would receive \$8 million for their schools, but a professor at MSU College of Education analyzed this claim and found it to be false (3). The more local taxes (or, "mills",) a school district collects, the money it receives from the SAF is reduced *dollar for dollar* (3). In fact, Howell Township's Assessor confirmed at the October 14th "town hall" meeting at the American Legion, as well in the Tax Impact Q&A document published on the township's website, that neither Fowlerville nor Howell school districts will net any tax revenue at all. He recently used a "cup and saucer" analogy that seems to imply local schools will be able to keep extra tax revenue, but the analogy is somewhat misleading as it omits critical context. It is true that IF local tax revenue funds 100% of the per-pupil foundation allowance, making the state's SAF contribution drop to zero, the local districts would be able to keep any extra revenue generated by the local school property taxes (once the cup is filled entirely by local tax revenue, if it continues to overflow- the schools get to keep the extra). However, this scenario (filling the cup entirely via local funding to the point of overflow) will NOT happen anytime in the near future, if ever at all. The development will be happening in phases, over the course of several years at minimum; as such, property taxes will only grow in proportion with the phased development- and with IFT abatements, at only 50% of their potential for more than a decade. \$3.7 billion dollars of local tax revenue would be required to fully cover the \$67 million per-pupil target. Even at full buildout, that means the estimated \$5 billion dollar investment would only be providing \$2.5 billion of the \$3.7 required until the abatements expire, and with phased development, it could take nearly 2 decades for the full buildout to be paying 100%, non-abated, local property taxes. (And that is *if* the facility maintains its functionality and value—a gamble, given the rapidly advancing technology and the precarious financial situation the AI industry is currently in; more on that below). Since schools generally grow over time, the amount required to fund the schools will also grow; *if* this data center is going to have such wonderful impacts on the community, we should also expect the schools' student population—and required funding— to grow more than average or projected. This means its entirely possible the full \$5 billion data center may *never* generate enough revenue to make that cup actually "overflow"; even if it does, it is not likely to happen for approximately twenty years.

There had been false information about the school millages being spread by influential, local politicians a couple months ago. It is a fact, confirmed by the Howell Township Assessor, that the data center ***will not "wipe out" the school millages*** just by contributing to the tax

base. All taxpayers will continue to pay their millages for the duration of the millage. To be fair, the addition of the data center to the community does mean everyone's millage will be adjusted downward. The Assessor analyzed the numbers and informed me that for Howell Schools, the current millage of 5.5 would decrease to 4.9 with the data center's initial \$1 billion investment. I looked up the average home value in Howell Township, and found it to be \$375,000. Based on this information, that means the average homeowner in Howell Township will see their annual tax bill decrease by only \$225, or 60 cents per day. One could find that savings by picking up pop cans on the side of the road. This hardly seems a substantial benefit to local taxpayers, and likely not nearly enough to even be a net financial gain to the average Howell Township resident, given the slew of other risks and costs (including how much utility bills stand to increase, which I will discuss in a later section). Even at full buildout, for the average taxpayer the tax savings is not likely to offset the increased costs—monetary or otherwise— a data center would bring.

Worse still, the corporations that are trying to appeal to our emotions by trying to bribe communities with promises of school funding cannot be trusted to truly have our students' interests at heart. While not a data center, there is an instance in Tuscola County where Consumers Energy and their wind turbine project actually SUEd over 100 schools, townships, and social services groups to get their tax money returned to them, after a MI tax tribunal changed the depreciation schedule for wind turbines (4). DTE has done this, too, although they settled the matter for less money (4). We cannot count on such a large corporation—who won't even reveal their identity to the community—to stand by their word that they are committed to helping our schools. We have no way to verify their track record. These lawsuits threatened to bankrupt school districts who had already made good use of that tax money. At the end of the day, corporations' fiduciary duty is to their shareholders, not our local schools. The township Board's fiduciary duty is to its residents; they have an obligation to critically examine any financial claims made by a developer with no vested interest in the community, and billions of dollars to gain by convincing us to allow them in, using any means necessary. And who could say no to school funding?! This is why they focus on this benefit even though it is so easily debunked.

It is no doubt tempting to imagine a single new taxpayer virtually doubling the township's tax revenue. On the surface, it seems hard to imagine this could be anything but a positive thing. But there's a saying that exists for good reason: "If it sounds too good to be true, it probably is". While it may seem like a quick and simple, clean way to solve the township's financial worries, having a single entity be the singular source of half of the township's tax revenue is actually a risky situation. It exposes the township to serious financial concentration risk. If the developer should back out at any point for any reason (something the

township has direct experience with, when a housing developer abandoned Howell, leaving residents and the township with the financial burden)—because technology advances to the point such large facilities are no longer required, or if the AI economic bubble “bursts” in a similar fashion to the dotcom bubble—it means the township could stand to see its tax revenue cut in half overnight. Another useful idiom for the prospect of such a large boost to the township’s tax revenue: “Don’t put all your eggs in one basket”. I will discuss this risk in more detail later on in this report.

The bottom line on tax revenue from a data center: thanks to the enormous and generous subsidies and tax breaks, the corporations enjoy tremendous benefits while shifting the financial burden to the residents and businesses of the communities in which they’re located. The schools will not be benefitting at all for the foreseeable future, and the average savings taxpayers would see are minimal, and likely not enough to offset other costs they will incur. Furthermore, there is substantial financial risk to bringing in a taxpayer with such enormous influence. Whatever good their tax revenue could potentially do, it can be equally—if not more—devastating if and when they are no longer part of the tax revenue equation.

## **Jobs**

Another major selling point of the data center is that it will provide numerous (hundreds to thousands of) jobs for the community. It is widely known, however, that data centers are NOT sources of significant or numerous employment opportunities, and we can look no further than the Switch data center in Grand Rapids again to see how that has played out. They promised 1,000 jobs, yet only produced 26 of the required 103 by the deadline (1). Not only that, but they incurred NO penalties for failing to comply with this requirement, and rather than holding them accountable to meet their quota, *officials changed the requirements to require fewer jobs from Switch* (1).

The fact is, data centers are notorious for not being a source of long-term, high-paying careers in technology. The few, permanent jobs created- often fewer than 100 per data center- are generally in security, maintenance, and janitorial positions filled by contractors which offer average pay and minimal benefits (17, 29). What jobs there *are*, are also not guaranteed to be locally-sourced. Most IT jobs are remote, since data centers are highly automated (16). There is no requirement for local hiring and therefore no way to hold them to their “promise” to try to hire locally. According to Payscale, the average Data Center Technician in Jackson, MI is only \$50,000, which is below the statewide average of \$58,000 and therefore clearly not able to be considered “high-paying” (39).

The only significant employment that will be provided by a data center will be short-term, temporary construction jobs. While there is little debate about the creation of construction jobs, there is simply *no guarantee* any of these jobs will be locally hired, either. There are no state or local regulations requiring these jobs be provided from the local community, or even within the state of Michigan. The construction of data centers is also highly specialized, so there may not be local expertise available in Michigan in the first place. Given that it is financially advantageous for the developer for these jobs to be contracted with companies offering the lowest bids, it is not just possible but highly likely that temporary construction crews will be commuting to the area to complete the work, despite the developer's claims that they will "try" to hire locally. Other data center development shows us that electrical jobs are often completed by crews that travel across the country (18). This means thousands of folks commuting into and out of Howell on a daily basis, for several years (perhaps even a decade or more), creating traffic and congestion on our roads and in our community. I spoke with the economic development director of Albuquerque, NM where they have experience with several data centers, and he warned that the construction was almost always completed by out-of-state crews. (He also went on to describe how these crews of hundreds would set up temporary living arrangements in unsightly RVs and portables). With no local hiring requirements, and no evidence from other projects, should we trust that a corporation- whose fiduciary responsibility is to maximize profits for their shareholders- will opt to maximize local hiring if there are cheaper labor bids from out of town, or if there is not enough local expertise?

## **Economic Impacts**

In addition to the allure of additional tax revenue, the developers are suggesting their data center will contribute to overall economic growth of the area. As we have examined above, there will not be a significant long-term increase in jobs provided by this data center. It is true that during construction- which will last several years- the local economy will likely see a boost. Hundreds or even thousands of construction workers will need places to eat, to buy supplies, and to fill their free time outside of work. Local restaurants and retail businesses will no doubt appreciate the additional patronage! They may even expand their current operations, and these economic gains will entice new businesses to set up shop to serve a growing customer base.

But, these construction jobs are—by the developer's own admission—temporary. They will be around just long enough to contribute to short-term economic growth, but they will ultimately pack up and leave. Behind them, they will leave a potential economic collapse.



Businesses that expanded will no longer have the consumer demand to sustain their operations. There will no longer be enough local demand to keep all the new, additional businesses that sprung up, open, either. The result will be businesses downsizing and closing their doors for good.

There is another potential, alternative outcome: the expanded utility infrastructure (namely, municipal water and sewer) will likely draw more commercial and housing developers to buy up surrounding farmland. The precedent set by rezoning this parcel will make it virtually impossible for the township to legally deny rezoning for other higher-intensity uses such as high-density housing, commercial, and industrial developments. Ironically, many folks who support the data center seem to do so with the notion that it would “preserve” the rural character of the community by avoiding commercial or housing development, but ***the data center may draw that development anyway***, leaving the community with an industrial monstrosity *and* additional commercial development and high-density housing development! If this does happen, then it is true that perhaps the economic growth initiated by the data center’s arrival will be sustained.

Is that type of economic growth truly a benefit to the community? Residents largely oppose the idea of additional commercial and high-density housing development, and cite the rural character as being what they value most about the Howell area. I *have* seen numerous complaints from residents about the degree of development in Howell along Grand River. I have *not* seen a vocal outcry from residents begging for additional economic development and growth, and certainly not for more housing. Economic growth may come for the short-term, with the risk of economic collapse in the near future. Any long-term, sustained growth will come at the expense of what long-time residents value most. Is economic growth for the sake of growth truly a good thing? Is it the board’s wish to leave a legacy of industrial, commercial, and high-density housing development? Because if economic growth is a reason to support this project, that is the only way it will accomplish permanent economic growth.

## **Utilities**

It is no secret that data centers use an enormous amount of electricity. According to the developer and DTE’s Dan Mahoney on October 14th at the American Legion, this proposed data center will require **1 GIGAWATT** of power. For perspective, an article on Planet Detroit explained, “**A single, 1-gigawatt data center could increase residential rates by 5%-10% if protections aren’t added, Jester said. One gigawatt is roughly twice the energy used by the city of Pittsburgh last year.**” (32) To provide so much power beyond what is currently

demanded and provided in our area, DTE will have to do significant expanding and upgrading to its infrastructure and facilities. The developers have implied that local residents and businesses will not see an increase to their energy bills as a result of the data center, saying they'll cover the cost of infrastructure upgrades, but again: we must examine this claim for ourselves.

First, let us look at the trends in areas that already have data centers to see what has happened to their utility bills. In states that already have had an influx of data centers, utility companies have delayed or abandoned plans to close fossil fuel power plants, as a direct result of the enormous power needs of these centers. In some cases, new fossil fuel plants have even been added (14, 29). This means maintaining a larger infrastructure than intended, and the costs associated with maintaining additional infrastructure. Along with that trend, residents have, across the board, seen rate increases; I have not found one example of rates declining (which the developer's publicly-available FAQ directly implied was possible, and DTE has deceptively implied when saying adding such a large user would put "downward pressure" on costs). Some states, including Michigan, have provisions to "encourage the use of green energy and/or frugal water systems", but these are NOT enforceable, and the amount of power that renewable energy is capable of supplying is incapable of providing any meaningful supply of power to a data center this large, or the cumulative demand of all data centers being built in Michigan (14, 29). These provisions are nothing but a feel-good attempt to quell community concerns about environmental impacts and utility bill increases.

The developers have assured our community that they will cover the cost of any required infrastructure upgrades and expansion. Indeed, this is a requirement in our state *if the developers want to receive the state tax abatements*. The developers are indicating they'll be utilizing those abatements, and therefore covering the cost of infrastructure upgrades, so to that end we *shouldn't* be facing an immediate increase in our bills as a direct result of the *initial* infrastructure expansion for this project. The requirements in the tax incentives are fairly vague, however, and do not protect consumers from *all* potential sources of bill increases related to data centers (32). Once additional infrastructure is built, who pays to maintain it? After all, DTE has touted these upgrades as being a "free" upgrade for the entire community, as all consumers will benefit from more and better infrastructure. Will they be "free", forever? At the October 14th meeting at American Legion, I pressed the DTE representative Dan Mahoney on that question: will the data center bear the *full* cost of *maintaining* all new/additional infrastructure costs *in the future*? The answer was muddy, but the gist of it was that the developers will pay their "fair share" of ongoing infrastructure maintenance and operating costs- the same way all operating and generation costs are currently shared by all consumers. This convoluted and misleading answer actually means, no: they will NOT be paying ALL future

costs related to the additional infrastructure required to serve power to data centers. They will pay their “fair share” which is calculated based on usage, but *we will also be paying part of that share*. We will all be paying more, because there is simply more to maintain and repair. The data center will be contributing a larger amount, because proportionally they are using more energy- but higher operating costs will inevitably be borne by all customers.

DTE has further assured us that they have plenty of capacity to fully provide service to this data center, and that is the basis for their claim that this data center will help “decrease” consumer rates. However, data centers are flocking to our state, and there are and will continue to be many others built here. At some point, it is inevitable that DTE will not have the capacity to provide enough power demanded from all their consumers, thanks to the influx of data centers like this one. That point may be much sooner than DTE is leading us to believe. According to their 2024 SEC filings, DTE’s generation capacity is 12,099 MW (46). The most recent number I could find about their peak demand was from a 2022 MPSC report, which stated DTE’s peak demand was 10,182 MW (47). Doing the math, that would leave 1,917 MW of excess capacity available without having to expand generation operations. The data center that just got approved in Saline is said to require 1.4 GW—or 1,400 MW—of power (48). That clearly does not leave enough capacity for another 1,000 MW demanded by the proposed data center in Howell, much less the required capacity reserve margin (a “buffer” of excess capacity to accommodate peak demand days), *and* the additional 6,000 MW from the other additional data centers DTE is currently courting (48). They’re telling us they have “plenty” of capacity, but this does not appear to be the case. In the Midwest Independent Services Operator’s (MISO) most recent report for the 2025-26 planning year capacity auction explicitly notes a dwindling surplus of capacity in Michigan, and in the Future Load Projections explicitly points to large, industrial load demands from data centers as being a culprit. Additional generation is already being planned on being built because of this situation, and the enormous amount required by data centers will push this planned generation-capacity construction far beyond what “normal” population growth would require. Can we trust DTE to be honest with their projections, in light of the recent news they are requesting to skip the public hearing process to get expedited approval for the Saline data center (49)? How can we hold them accountable when they are skirting the opportunity for public transparency?

Michigan has a regulated electricity market, whereas other states such as Ohio do not. DTE likes to point this out to imply that it means consumers are shielded from increasing costs, but the laws of supply and demand still apply. All it really means, is that utility companies like DTE have to request permission to build additional plants or raise rates. The Michigan Public Service Commission (MPSC), who grants this permission, has a responsibility to ensure there is adequate power supply; while they may prevent unnecessary expansion or unreasonable rate

increases, they will not deny expansions that will be needed to serve data centers, nor the rate increases the expanded grid will require for its maintenance and operational costs. In fact, MPSC **also has a duty to ensure DTE earns a certain amount of profit**. Being a “regulated market” also means that DTE is required to produce a certain percentage- a majority- of their capacity requirements in their own plants, located within the state of MI. When power demand begins to approach maximum capacity, which is likely to be much sooner than they are letting on, DTE will be forced to petition the MPSC for permission to build additional power plants. Though data centers clearly would play a significant role in pushing us over that point, it would be impossible to hold them solely financially responsible for new power generation plants to provide the additional capacity that all consumers will use. That means **we all would be sharing the bill to expand the grid if and when DTE reaches its capacity**, which will happen sooner rather than later (32).

There is another avenue through which DTE secures some capacity. They are able to provide some of their capacity through power purchased at annual “capacity auctions”. Auctions are a simple matter of supply and demand; electrical power is a finite resource subject to the economic laws of scarcity. The more of a scarce resource that is demanded, the higher the price MUST go. This is the mechanism by which scarce resources are efficiently allocated. In our region of the country, Michigan and 12 other states participate in a “capacity auction” every year (13). At these auctions, our regional utility providers- like DTE and CE- bid on the amount of energy, or capacity, their service region will require for the year. Again- the more something is demanded, the higher the price will be bid up. Data centers require such an enormous amount of power, that they are forcing utility providers to purchase more and more capacity at these auctions, which drives the price up for *everyone*. Last year, the capacity prices in one region rose **833%** (13). According to an independent monitor, it was determined that approximately **3/4 of this increase came directly from the increased demand of existing and planned data centers** (13). If utility companies have to pay this much more for their capacity, they have two options. The first option is to request the ability to increase rates from the MPSC. This is really the only way for them to be able to provide the amount of power their service region will require by securing what capacity they need at the auction. The second option would be for them to only purchase the amount of capacity that they have a budget for, based on current/previous/lower rates. This means they will not secure a large enough capacity at auction to fully supply their region with power, if their capacity generated in their power plants is already maxed out. This means there may be power rationing, such as brownouts. Neither of these options sound ideal, but they are unavoidable and are directly caused by the substantial increase in power demand from data centers. Even if the portion of DTE’s capacity that is provided from the capacity auctions is minimal, an increase in prices on that market *will*

be reflected in our bills. DTE has requested rate increases every single year since 2015 and has received them for the last four consecutive years; with the sudden influx of data centers to Michigan thanks to the state's newly-implemented tax incentives, it is almost guaranteed they will continue to request rate increases for the foreseeable future. It is even possible that they may have to resort to rate increases alongside rationing.

An example of both rate increases *and* rationing can be seen with Dominion Energy in Virginia and South Carolina. Residents saw their electrical bills *double*, and if that wasn't bad enough: they are also experiencing rationing in the form of brownouts and "load shedding" where electrical supply is intentionally reduced to certain areas to prevent grid overload (14). As if that isn't bad enough, planning documents for the VA/SC region suggest that the enormous power demands could result in line voltage collapse as soon as 2029, and would require hundreds of millions of dollars to upgrade the power lines and power plants (14). Such enormous power demand will wear out infrastructure at a faster rate. This will absolutely increase the costs to ALL ratepayers because the infrastructure is not used exclusively by the data center.

Increasing rates are inescapable, even without the arrival of data centers to our township and state. Over time, as energy demand continues to exponentially rise with the arrival of more and more data centers, DTE will have to continue building additional power facilities above and beyond what normal population growth would require. Because those facilities will supply power to all consumers, not just data centers, all consumers will share the cost of their construction and maintenance of an expanding grid. When DTE says our energy market is "regulated", they seem to be implying residential ratepayers will not or cannot experience rate increases from data centers, but this is patently false. All it means is that unlike other states, the utility companies cannot raise rates or build new power plants at-will. They have to seek permission from the MPSC and/or MISO- who more often than not grants those requests (even if by a lower amount), because they have to ensure the utilities have enough capacity to meet their customers' needs, and that they not only cover their costs of providing power, but also that they earn a certain amount of profit in the process. The basic laws of supply and demand still apply, there is merely an extra step the utility companies must jump through before we see rate increases. The additional, gargantuan energy demands of data centers will indeed push our rates upward. It's possible that Michigan may not see as rapid or as significant a rise as other states thanks to the minimal protection offered in the tax incentive bill, but they *will* be affected. So the developers and DTE simply cannot promise we won't see an increase in our bills; we will. The only questions are how much and how rapidly.

## Water

One of the biggest concerns of local residents in our rural, agricultural community, as expressed at the September 23rd Planning Commission meeting (and to this day), was about the impacts of a data centers on our water. This concern encompasses a broad spectrum of issues, including water usage and its sustainability, water pollution, and the impacts on local residential wells.

These concerns are not unfounded; according to the Alliance for the Great Lakes, data centers nationally will withdraw up to 150 billion gallons over the next 5 years (6). Data centers can't use just any water- they require fresh water. Our Great Lakes hold 20% of the entire planet's fresh water, and about 20-40% of the water that flows in and out of the Great Lakes comes from groundwater (6). There are simply no regional water demand studies to address the very real threat to our Great Lakes posed by data centers, specifically.

Hyperscale centers, such as the one proposed for Howell, can demand as much as *five million gallons per day* when using an evaporative cooling system- which is by far the most common system used (6, 8). 80% of this water evaporates, and when water evaporates into the atmosphere, it does not return to the same, local water supply or watershed from which it was drawn (6, 7, 8). The water that isn't evaporated, gets treated and then returned to the aquifer- at warmer temperatures than what the aquifer naturally contains, which has the potential to disrupt microbial balances. To compound this problem, only 1% of the water in the Great Lakes is replenished each year; so aside from local water supply concerns, we have a very real reason to consider the impact on our entire state and geographical region from allowing a data centers as enormous as this (6, 7). The developer's low-end estimate of 1 million gallons per day is equivalent to what roughly 12,000 Americans use per day—more than the entire use of Howell Township residents alone (5). The scale of this impact cannot be overstated: a single entity will more than double the amount of water used, and the cost to maintain expanded infrastructure to serve this demand is paid by all MHOG utility users, just as with electrical infrastructure. Water bills *will* dramatically increase, even if the data center pays for the initial infrastructure upgrades and expansion.

The developers, at the 9/23 meeting, offered no firm answers or plans on what type of cooling system they intended to use. They implied they would defer to community preferences, but again- there is no means of enforcement to hold them to this promise should they decide to change plans. At the 10/14 American Legion meeting, it was further suggested that MHOG- the local municipal water supplier- *favors* cooling systems that consume millions of gallons of water per day, because they stand to benefit from the developer helping pay for infrastructure improvements and expansion, as well as increased revenue from just doing more business.

This was a gross misrepresentation by the developers; according to MHOG, when I called for clarification on this, the developers told them at a recent meeting they'd be open to doing a closed-loop system as the public has indicated we prefer, but that they would still want to use evaporative cooling- and thus MHOG water- *on the hottest days of the year*. MHOG balked at this, because those are the days when EVERYONE is demanding more water- which increases their operating costs significantly as it is. A data center would essentially double the amount of water demanded on those days, but the additional revenue from such an occasional use would NOT cover the additional costs to MHOG of having the ability to provide that much more water. They can't hire additional, specialized and licensed staff for a handful of days per year; they'd need to hire them full-time, year-round. So, MHOG told them it would be better to do all or nothing—either use evaporative cooling 100% so they have the ability to hire the additional labor and cover the costs of providing that much water, or do an exclusively closed-loop system—but that only using MHOG water on peak days would not be feasible. (They did mention a third “hybrid” approach, wherein the data center would commit to using a certain, lesser, amount of MHOG water every day and somehow do the rest of their cooling with another method, but the feasibility of this seems questionable at best). MHOG did not try to persuade them one way or the other on the all-or-nothing decision, and in fact indicated they would be perfectly fine with the developers using a closed-loop system, as they understand the community's water concerns and support a conservative approach to water usage. **The fact that the developers so grossly misrepresented MHOG's views—when they did not have a representative there to clarify the issue—further speaks to their lack of integrity and honesty.**

However, even if we assume the data center will use a closed-loop system, we still ought to be skeptical about the claim that these systems won't still require a significant amount of water pulled from local water supplies, or have other impacts on water. A closed-loop system does use a sealed loop to remove heat from the servers and transfer it elsewhere, and in theory won't lose water during this process. However, water contains minerals, and as most of us with well water know- mineral buildup can be a real problem. For this reason, the water in evaporative systems- either a primary cooling system, or as part of the closed-loop heat-transfer process- is treated with various chemicals to prevent this problem. During the evaporative stage of heat transfer, the concentration of these chemicals gradually grows such that the water (which now contains a high concentration of chemical additives) is regularly drained and replenished with fresh water. Lastly- we all know that where there is plumbing, there will be leaks. This may not account for millions of gallons per day, but even sealed loops can still leak, and at this scale can contribute to a significant amount of water loss (not to mention leeching the chemicals the water is treated with). I'm sure we all know someone (if not

having experienced it first-hand) who has experienced a leak in their vehicle's radiator, which is a closed-loop cooling system of a much smaller scale.

There are also different means of heat exchange in closed-loop systems. Many still utilize evaporative cooling, while others use dry coolers or geothermal loops, but those alternatives are not quite as efficient as evaporative, and so are not typically favored by data centers (8, 30). Given the enormous amount of heat generated, and the importance of maintaining efficient cooling, it seems especially unlikely a hyperscale data center would find it reasonable to use those alternatives. This means evaporative cooling would still be required in the heat exchange phase of a closed-loop system, still resulting in large quantities of water being evaporated (30, 31). There are newer cooling technologies, called direct-to-chip or immersive cooling, that would not use water at all and would have far less environmental risk. However, the developers were clear at the 10/14 meeting that their company did not use these cooling technologies.

Regardless of which type of cooling system is used, there are additional concerns about water contamination. All systems use chemical additives to prevent mineral build up and/or to help cool the water. In evaporative systems, the used water gets discharged to a retention pond. At the American Legion meeting, the developers noted that the (man-made) pond would have a liner and would comply with all regulations to prevent contaminants from entering the groundwater, but of course liners can leak and corporations have been known to cause massive groundwater contamination, even if by accident. Closed-loop systems utilize even more chemicals, and as the water cycles through, gets dirtier and dirtier. Eventually, the water must be discharged and replenished with fresh water. Since they have not provided any specifics on which type of cooling system they would use, there has been no insight into how or where the used water would be discharged. On top of that, there are no regulations requiring them to report what type of chemicals or additives will be used or how they treat their wastewater.

The reality is that the details of water use and cooling systems of data centers are consistently shrouded in secrecy, protected by Non-Disclosure Agreements and a complete lack of reporting requirements in state legislation (8). Fewer than 1/3 of data centers even track their water consumption, which makes it incredibly difficult to fully understand or assess the impacts an individual data center may have (8).

Aside from concerns about contamination of our water supply, there is still another water issue to consider. In Georgia, residents near a new Meta data center have been experiencing costly problems with their wells. Local wells have run dry, resulting in only a trickle of water pressure and significant sediment build up. These problems have led to some



residents having to pay \$25,000 for a new well, and over \$15,000 of new appliances that have had to be replaced not once, but multiple times (1, 5). This problem can likely be traced to the effects of such large-scale construction. Excavation, pile driving, blasting, and soil compaction during construction all affect surface water runoff, can fracture the bedrock, and alter groundwater flow patterns (25). All of this can lead to water being redirected away from established residential wells, as well as cause sediment, clogs, and contamination (5, 25). Another aspect of construction on this scale is that the sites must often be “dewatered”- which means removing groundwater with the purpose of *lowering the water table* (5, 25). This can clearly potentially affect neighboring wells, and there is currently no way to hold these corporations liable for the damages they cause. There are no requirements for data center developers to perform aquifer and well impact studies, and although the developers in question here have indicated they have begun doing some studies, they are not complete and their results must be made available to the township and public before any decisions are made. MHOG has indicated that those studies are merely literature reviews to glean additional insight about the aquifer as well as any recent, general modeling data- but that *no aquifer modeling based on the current, proposed data center is being done*. This makes sense, as the developers have not committed to any particular cooling system yet and have therefore not given MHOG any projected numbers. While it is understandable why the modeling isn’t being done yet, it remains problematic that the community is supposed to commit to this project without that crucial information in-hand. The developers have also offered to pay for any damages to local wells, but the financial burden of investigating the cause falls on the well owner, and they would be up against the best lawyers billions of dollars can buy to prove their case in court. The cost of doing this would likely rival- if not exceed- the cost of replacing the well on their own, and with no guarantee they’d be able to prevail against the developer’s teams of lawyers. This is an empty promise that will not provide any meaningful protection to local residents and their wells. In GA, Meta hired out their own analysis of a resident’s malfunctioning well which, unsurprisingly, concluded they couldn’t confirm the data center caused the problems (despite several other neighbors experiencing the same trouble during the same timeframe and without any of them experiencing previous problems before the data center construction). Meta has refused to reimburse the residents for the well problems (5).

To circle back to the enormous water demands of hyperscale data centers, I began to look into the Marshall Aquifer to better understand the potential impacts on groundwater in our region and all of Michigan, to glean some insight as to whether the water consumption itself could impact local wells. While it is true that the Marshall Aquifer is generally well-confined by layers of clay (which is not particularly permeable), this is not necessarily the case for the entire

aquifer, which spans nearly the entire state of Michigan. There are several northwest to southeast geological faults in the Michigan Basin, and among those are a couple named the Freedom Anticline and the Howell Anticline which run right through Livingston County (33, 34, 36). A report by Michigan Technical University mentions there is evidence that these faults, including the Howell Anticline, actually “extend to higher stratigraphic levels than previously interpreted”, and that it may actually be faulted more than previously believed (34). It mentions that “In some locations (eg. the Howell Anticline) it is almost certain that the deformation produced vertical displacement, and it appears that at least moderate rupturing and fracturing occurred along most of the length of the deformation” (34). This helps explain why there is more oil and gas deposits situated in this area along the faults (35). A U.S. Geological Survey notes that in the anticlines, including the Howell Anticline, the Michigan Confining Unit and other younger bedrock units have been eroded, and that in those areas the Marshall Aquifer **“is subcrop beneath and in direct connection with glacial deposits and contains freshwater along the limbs of the anticlines or folds”** (33). To rephrase: there is a large, geological fault with evidence of fracturing and erosion of the layers that would serve as a confining unit to the aquifer in other regions, but the fracturing and erosion of which means, in Livingston County, the aquifers are actually hydraulically connected such that the fresh water from the shallower glacial aquifers (from which our residential wells draw) likely connect to and recharge the lower-lying Marshall Aquifer. The presence of more freshwater in the Marshall Aquifer in our area supports this notion that large withdrawals from the Marshall Aquifer in Livingston County may cause the glacial aquifers to also drain more- directly impacting shallower, local wells. That said, I am not a hydrogeologist and I do not have access to the full body of geological research on this matter. But this information from the USGS seems to contradict what is being conveyed to us about the ability of our aquifer to provide massive, additional amounts of water without negatively impacting local wells, and merits some very careful attention and ideally review from an independent source.

It is also important to consider the impacts to the Marshall Aquifer beyond Howell Township or Livingston County. MHOG noted that their wells are 400 feet deep to reach the Marshall; in the Battle Creek area, the Marshall Aquifer can be reached at much shallower depths. The City of Marshall, MI reports in 2025 that their wells are only 100 feet deep (37). Given that the Marshall Sandstone is highly porous, water in the aquifer moves freely across the sandstone matrix. When a lot of water is withdrawn from one area, there is a very real possibility that it will lower water levels in other areas of the aquifer that are at shallower depths. The result may be that other cities, such as the City of Marshall, may experience decreased water availability, and/or a higher concentration of brine. What we do here in Livingston County has the potential to impact others across the entire state; the township has

an ethical obligation to be absolutely sure ample and adequate, independent studies have been done to fully examine these potential dynamics and impacts. Imagine the financial liability to Howell Township if such due diligence- which takes many months, not weeks- is not done, and there were to be devastating impacts to other municipalities' public water supplies.

### **Environmental, Noise & Health**

The final areas of concern a data center will directly effect are all closely related; pollution of various types (water, air, noise) raises serious environmental and health concerns for not only nearby property owners but the entire community. As mentioned above, the enormous electrical needs of data centers has increased communities' reliance on fossil fuels. This directly increases carbon emissions, both at the data center facility itself (enormous diesel generators undergo monthly testing and would run as long as necessary during power outages or load-sheds) and at the power plants producing the power, making the range of citizens exposed to these emissions far broader than just the neighbors across the street (13). Water cooling systems discharge water contaminated with coolants and chemicals- and the lack of transparency and regulation makes it impossible to know precisely what types of contaminants, how much, or where it all ends up. How much is leached back into local groundwater supplies, from which we draw to use in our homes or to water our fields?

The federal government has acknowledged the health risks to neighboring communities. Executive order 14141- "Advancing Leadership in AI Infrastructure"- requires data centers to be located in areas "not at risk of persistently failing to attain National Ambient Air Quality Standards" (19). In other words, because data centers contribute a significant amount of air pollution, the federal government does not want them to be located in areas that already suffer from a significant amount of air pollution, lest they compound the problem and create even more health concerns for the citizens already at-risk. The air pollution the diesel generators and power plants produce includes nitric oxide and PM2.5 particles from the electricity generation. This means that a data center *here* may inflict a significant amount of air pollution to the communities surrounding DTE's power center plants- and they have no say in the matter. Is that something we are willing to inflict on others for the promise of some tax revenue? Data centers must also be located within a few miles of an electrical substation—the most recent Site Plan indicates three to four electrical substations on-site— and they utilize many enormous backup diesel generators (19, 40). Substations may not generate air pollution, but they do produce extremely low frequency electromagnetic fields (which are associated with increased risks for various diseases), and are known to leach transformer oil into the ground (and therefore groundwater) (40). A University of California Riverside study estimated that

health costs from AI-related pollution from 2019-2023 cost the US between \$17 billion and \$29 billion, and there were at least 1,100 premature deaths as a direct result (19). That number is sure to increase proportionally with the exponential growth of AI data centers since 2023. The Department of Energy's projection of data center energy demand anticipates that at the current rate of data center growth, data center emissions will exceed that of ALL the vehicles in California by an excess of 35 million, by the year 2028- that's just 3 years from now (19). I don't know about you, but when we chose to live in a rural community, one of our reasons was that we wanted to raise our kids somewhere with clean air, away from the pollution created by large-scale industrial facilities. I share the concern about the disproportionate health impacts faced by communities in at-risk areas, but that does not mean that our community is obligated to assume those risks instead.

To take a closer look at what the health risks entail, we once again have to look to data that may not be directly tied to data centers, as there is a complete lack of transparency and accountability on the matter. The emissions and environmental pollution of data centers, however, closely relates to other common sources of pollution that HAVE been studied- such as from other industrial facilities, traffic emissions (remember, they rely on diesel generators during power outages, and those generators undergo monthly testing), and other sources of stationary air pollution. One health concern is the risk of adverse pregnancy outcomes, such as neural tube defects, which were found to be significantly higher among non-Hispanic white women living within one mile of an industrial facility (20). Residential proximity to industrial complexes increased risks of Central Nervous System defects, oral clefts, chromosomal abnormalities, undescended testes, perinatal mortality, and low birth weight (20). Proximity to traffic emissions is associated with an increased risk of childhood cancers, such as childhood leukemia, Hodgkin's lymphoma, and brain cancer (20). Stationary sources of air pollution can also cause cardiovascular and respiratory diseases, such as increased asthma rates and strokes (20). Again, some of this data may not correlate perfectly to data centers, but it remains plausible that there may be some overlapping risks with these other sources of industrial pollution. Electromagnetic fields, such as those produced by electrical substations of which there appear to be 4 on the current site plan, have been associated with childhood leukemia and other forms of cancer (40).

A specific type of pollution attributed to data centers that is getting new attention is that of pfas- or f-gas- emissions. Pfas is a class of 16,000 chemicals linked to cancer, birth defects, decreased immunity, increased cholesterol, kidney disease, and more (26). These are known as "forever chemicals", because they do not break down in the environment and cannot be destroyed (26). Absolutely NO testing for pfas in the air or water has been done for data centers, and they are not required to report the volume of these chemicals used or discharged

(26). Data centers increase pfas pollution both indirectly and directly. Indirectly, they are used in the production of the semiconductors among other components. More directly, they are needed in the cooling equipment- including and especially in closed-loop systems (26). The data center industry sometimes claims that any pfas that escapes is not a threat because it converts to “Tfa” in the air. Pfas are extremely volatile, and can move easily from equipment into the air, where it converts to Tfa (26). In the US, Tfa is not itself considered a pfas, although it IS considered such in the rest of the world. Research is showing that it is even *more* toxic than previously thought, and that it impacts reproductive health similar to pfas (26). The developers claimed, at the October 14th town hall meeting, that they do not use pfas, when I asked about it; I find this difficult to believe on many levels and would go so far as to say it is an outright lie. First, as mentioned above, pfas are used in the materials within the computers and chips themselves. They’re also commonly used in virtually all cooling systems. I find it hard to believe a data center could truly use *no* pfas, and furthermore it’s possible they are not considering Tfa to be a pfas-type of dangerous forever-chemical, even though it has all the same risks. We simply cannot take their word for this unlikely claim; they owe us **proof** that there is no risk to the community from any forever chemicals.

Given what we know about the facilities and technologies used to power these centers, it is reasonable to consider that there may be significant health concerns to the community within a fairly broad radius. This is all the more reason it is egregious to suggest planting a data center in the middle of an agricultural-residential zone, where our food is grown and our children play.

Another common complaint by residents finding themselves living near a new data center is that of the constant noise pollution. The cooling systems run nearly continuously, day and night, and generate a relentless, droning noise. Even within legal noise restrictions- often at or below 60 decibels- this causes a significant diminishing of quality of life for neighboring residences (9). In Loudoun County, VA- where allowing one data center in a controversial, residential and rural area in 2018 (sound familiar?) led to the construction of *175 and counting* today- the noise from a data center can be heard from homes over **3 miles away**- even with their windows shut (1,9). A group of citizens has brought the issue to Loudoun County’s Board of Supervisors because even at volumes below the 55-decibel limit, residents could still hear and were bothered by the incessant noise (9). This is because the noise created by data centers is not just loud, it is low. Low-frequency sound waves are much harder to buffer and block, and can travel for *miles* (10,12).

Before going further, I want to touch on how decibels and frequencies work, because it is a critical piece of context when discussing noise impacts. Decibels are not a linear unit of

measurement of sound intensity, they are logarithmic (41, 42). It is not like a scale on a measuring stick, it is more akin to an exponential increase, although the rate of logarithmic growth is not constant as with exponential growth. The prefix “deci-“ indicates a base of ten, and an **increment of 10dB represents a tenfold increase in the intensity of sound, and an increment of 20dB represents a 100-times increase in intensity** (41). **An increase of about 3dB is a doubling of the sound intensity** (41). Intensity is not quite the same as “loudness”, in terms of perception by the human ear. An increase of 10dB, to be fair, is not perceived as a tenfold increase in volume; an increase of 10dB is typically perceived as a doubling in volume (42). Some local residents have taken some informal decibel readings at the property in question, ranging from 35dB to about 50dB when cars drove past. It may seem an increase of 5 to 20 decibels may not be a huge change, but that would represent, at minimum, a tripling in intensity to a 100-fold increase in intensity—and therefore up to a *quadrupling* in perceived loudness. Considering the noise from a data center is relentless and tonal (not fluctuating with traffic or weather, and not fluctuating in frequency), these changes are absolutely significant to the quality of life of the surrounding area. But what range does the “surrounding area” encompass? It is hard to say, exactly, as it depends in part on the frequency of the sound wave. As mentioned, the hum of cooling systems is low-frequency (500 Hertz (Hz) or less), which means the sound—and vibrations—travel much further. Elephants, for example, can communicate in frequencies lower than the human ear can detect, and it allows them to communicate over an exceptionally long distance of several miles (42). Think of a loud blast of bass in a movie’s sound effects or a car’s stereo, or a clap of thunder; you can hear those low frequencies rattling the building and car, and often you can even feel the vibrations within your own body. This is evidence of how low frequencies are able to travel *through* barriers easier than higher frequency sounds, which do not rattle windows or our skeletons in the same way. The low frequencies from a data center have the potential to travel for miles, and while the decibel (volume) level may drop off to undetectable levels at some point, the vibrations may continue for quite a distance.

Even when the decibel level is too low for us to hear, or low enough to at least not be a nuisance, the exposure to those constant vibrations create physiological effects in our bodies (and those of animals, too) by increasing anxiety and stress and affecting sleep (9, 12). It should go without saying that increased anxiety, stress, and poor quality of sleep is well-documented in medical literature to have detrimental health impacts. Noise pollution is not *just* a matter of living with a nuisance, it has the ability to impact our health and the health of the entire, local ecosystem. An elevation of background noise of just 5 decibels can reduce the size of an area that predators (like hawks, or Bald Eagles) can hear their prey, by as much as 70% (10). Noise pollution has been documented to cause birds to abandon their nests,

decrease the size of bird eggs, impact their eggs' survival rates, as well as cause insects to stop their mating calls (10, 12). It can alter the foraging, mating, and communication of all types of animals, resulting in less success in reproducing and thus overall survival and population size (12). These effects create what some have called "ecological dead-zones", which in turn ripple outward to destabilize surrounding ecosystems (11, 12). These ecological impacts are concerning to any location, but ought to be *especially* concerning to an agricultural, rural area. A significant number of families here make a living by farming, and provide food for their families through hunting. Agriculture and wildlife depend on a robust and healthy ecosystem to thrive. Putting a proven, significant source of constant noise pollution in the middle of agricultural preservation land is not just dangerous, it is reckless and irresponsible.

## Property Values

Among the other shiny promises from the developers, it has been suggested that not only will our community's property values not decline- they outright suggested they may even *increase!* Can this possibly be true? Once again, the waters are muddy- as property values can be a hard thing to estimate and predict. After all, a property is only worth what someone is actually willing to pay for it, and often tied directly to what can be built on it- not just what one speculates.

It is crucial to note, that there is **no data** to prove the developer's implied assertion that data centers *cause* property values to go up *while all else remains constant*. (What I mean by that is *no* other development occurs, *nothing* else about the community's zoning or character changes, etc). One reason is that there is minimal long-term data on the matter. Another reason is that **it is impossible to prove causation**. To be fair- there is also not any hard data to prove they directly cause them to go down, either. That said, we can examine the many aspects of property values and the context of our community, and make a reasonable prediction of what may happen to the local real estate market and analyze different potential outcomes.

IF we grant that property values have "historically" risen near data centers, why might that be? Is it because a data center- despite all the concerns analyzed above- actually provide some benefit to neighboring properties? I think I have shown that is unlikely to be the case; one would be hard-pressed to find someone specifically choosing to buy a property *because* it was situated in proximity to a data center. Property values near a data center simply would not rise as a result of increased demand because of the data center's existence and proximity. One plausible explanation for a rise in property values may be related to the short-term influx of jobs stemming from the construction of these centers. Especially in cases where the work crews are

not locally hired, when you have hundreds or even thousands of folks coming in for one, two, or three or more years (construction here may last upward of a decade; more on that, later)- they will need somewhere to live. Just as we discussed about utility demand, an increase in demand for housing will push rent (and thus property values) higher. However, recall that these construction jobs are *temporary*, and as such- the housing occupied by those workers will ultimately become vacant when construction dries up, and housing prices and property values would stabilize back down to pre-construction levels. There is also a very real possibility this results in a short-term increase in new housing construction (which the community claims to dislike!), which will ultimately potentially be abandoned, leading to a highly problematic devaluation in property values.

Another important factor to consider when looking at historical property value data, is the overall, average trend in housing prices. Property values in general have been trending upward for several years, even in areas that have never seen a data center. It is entirely possible—likely, even—that the increase in property values near data centers is just part of the larger, national real estate trend. It would also be prudent to consider whether, in light of all the concerns enumerated above, the property values near data centers might have risen even more *without* the addition of a data center. Along the same lines, it would be prudent to question how broad of an area the developers were referring to, when they claimed property values elsewhere have increased with the arrival of a data center. Even within the same town, different areas or neighborhoods experience different property value fluctuations. It could very well be that properties located in the immediate vicinity of a data center decreased by some amount, while properties on the other side of the same town increased by a greater amount. This means when looking at the *average* trend of property values of the *entire* town, it appears that the entire town's property values went up, despite some residents experiencing a very real reduction in their property values.

Yet another interpretation of how a data center may increase property values, is rooted in how property values and zoning uses are related. This land proposed for the data center can sell for more as RT zoning, than it can as agricultural; likely, this is a large factor in why the land owners are pursuing this option. Once a section of land is rezoned, it is easier for neighboring parcels to follow suit, thereby expanding the new zoning district. So a much smaller property, say 50 acres, that is situated next to or in the immediate vicinity of the data center, may now have an easier time selling their farmland to be rezoned than they previously would have, which would result in selling the land for a higher value than it would have sold as its current, agricultural zoning. The decision to rezone this parcel will set a precedent; the township will not be able to defend denials of rezoning other agricultural/residential parcels into higher-impact uses such as RT, Industrial, and high-density residential. Indeed, farmland generally sells for



higher values *when purchased with the intent to develop it for other uses* (51). The case could indeed be made that the data center caused surrounding properties' values to increase... but, at what cost? Are dollar signs and taxable value the only value worth measuring when it comes to land? Does the development of rural acreage have no non-monetary cost to balance the increase in monetary value? This type of property value increase is inherently tied to expanding rural land development, and one of the reasons folks are claiming to favor a data center is because it would, supposedly, prevent this land from being developed into housing or other industrial or commercial uses. But it seems that **neighboring property values may only see a benefit if they also get developed for purposes other than farming or low-density residential** (51). Rezoning this land will likely not only NOT “preserve” the rural character of the community, it may even hasten the destruction of it.

While it may be difficult to prove one way or the other what effect a data center has on property values, what is not in dispute is that there are very real impacts, both documented and unknown, that influence peoples' decision to live near certain facilities. Utility costs, water costs and quality, environmental and noise pollution, health concerns, and simply aesthetic appeal- these are all reasons many people, including myself, would specifically choose NOT to live near a data center. Even nonprofits who are offered commercial property from a donation take precautions before accepting the property; environmental contamination can lead to liability due to the health and safety risk (22). They perform, among other analyses, Environmental Site Assessments to gauge the risk of contamination (22). If the results of these assessments demonstrate an unacceptable risk- they do not accept the donation. This same contamination from commercial properties can more than double the influence on neighboring residential home values (21). Folks like me, and likely most other families considering the Howell area for its rural and natural character, would be immediately dissuaded from buying property here in the presence of a data center, especially in this particular proposed location, for the potential contamination risks (among others). Folks like me, and surely others, would similarly consider moving away if this project does come to fruition—and that would put downward pressure on property values (and therefore property tax revenue for the township). In the context of supply and demand, with an above-average supply of properties for sale, sales prices and thus property values may plunge. The folks in GA who have been experiencing problems with their wells due to the Meta data center, tried to sell their house and move away. They were unsuccessful in trying to sell their home as-is, and their real estate agent told them, “There’s only one party that would ever be interested in buying this land—and that’s Facebook” (5). From what the Van Gilders have said publicly, they have offered above-market prices to a few homeowners whose properties are adjacent to the proposed data center. This may reflect an “increase” in property values when analyzing local sales data- but this does not mean that

the data center conferred some benefit to their property. On the contrary, they would likely have not been able to sell it at all—or only at a substantial loss—had they waited until after the data center was constructed to try to list their property for sale. That is probably *why* the Van Gilders already have bought, and the developer has stated they would consider continuing buying, surrounding properties; they know those residents would have a difficult time selling their land, and rather than dealing with the PR nightmare after the fact, they are trying to prevent such a fallout. No one moves to a small town to be surrounded by an industrial monstrosity.

On the other hand, to be fair: it is possible that other buyers who do not care about the presence of an industrial-scale data facility across the street, may flock to the area to buy up the newly-available properties should rural-minded folks flee the area. As mentioned above, with municipal water and sewer service expanded to reach new areas to serve the data center, it is also possible developers will be scooping up yet more farmland for the sake of developing more housing (remember the irony of this, since many folks believe a data center would avert more housing development). The folks moving in to these new houses clearly wouldn't mind living next to a data center, and would likely bring with them their ambivalence toward, if not outright preference for, a more developed, commercial, industrialized area- which could lead to shifting community values and, ultimately, future land-use plans. In other words: the very character of Howell and Fowlerville could shift, leading the area to lose its rural charm and natural beauty, forever. Property values may indeed rise in this scenario. But is the area truly better off for it? Any of the scenarios in which property values *may* increase seem likely to come at the cost of community's values and character. Once again, growth for the sake of growth is not inherently a good thing.

### **Construction, Obsolescence, Decommissioning**

There are some final considerations to weigh, when deciding whether to support a data center moving to Howell Township and Fowlerville. The most current site plan indicates there will be five data center buildings (plus a number of office buildings and outbuildings). They intend to build these over the course of 5 phases, and they told me at their Cleary University informational event, that they estimate each building would take *two years* to construct. That means, *at a bare minimum*, we are facing **ten years** of construction. That is not even accounting for any delays- which anyone who has ever been involved in a construction project can tell you are inevitable. That means ten or more years of construction noise: beeping vehicles, banging dump trucks, noisy machinery, blasting, drilling, hammering. Consider the *dust* created by such a massive project- especially during dry summers like the one we have

had this year. The traffic impacts for (at least) nearly a decade will be significant: slow moving, heavy construction vehicles, and the commuter traffic of the thousands of construction jobs the developers themselves predict this project will bring. The developers of the data center in Port Washington, WI agreed in their rezoning request to limit construction to normal, daytime hours. Almost immediately after getting rezoning approval, they turned around and requested permission for 24-hour construction during the week and extended hours on weekends and holidays. Imagine a decade or more of round-the-clock construction!

Would construction truly even end after a decade? The developers claimed, on 10/14, that they intend to be “lifelong members” of the community. I asked them if, when this project was finally complete, there would ever be any possibility of them seeking to expand, by buying up and converting yet more farm and residential land into their industrial use. They neither confirmed nor denied this was a possibility, and that should be enough to give us all pause. When would this project *truly* end, and what would it look like? I spoke with Chad Quick, Altoona, IA’s economic development director, about their data center experiences. He mentioned that Meta initially requested 150 acres for their facility, but over the years there has been ongoing, continual construction as they have continued to expand to additional land amounting to approximately an entire square mile now. Indeed, as in Iowa, construction may *never* end.

We are also told the unsightly facility can be shrouded by landscaping, but the reality is there may be no landscaping until the construction is complete- and even then, how many years until the trees planted reach maturity and provide any degree of privacy or aesthetic appeal? We are told about opportunities for our children- but our children will practically be grown by the time this project is even fully operational. My own youngest child will be an adult- his entire, remaining childhood playing in the yard of our forever home, spent under the noise of relentless construction just down the road—which isn’t subject to the same noise restrictions as the final land use.

Related to the amount of time a data center of this scale will take to construct, is the amount of technological advancement that will occur during the same time period. Tech changes *rapidly*, and by some estimations, the technology installed now could become obsolete in just three years (23). Imagine the amount of technological change that will take place over the full buildout! Another estimation is that AI data centers have a lifespan of just 15-20 years (29). The developers may talk about retrofitting the facilities in this scenario, but that is not always possible (24). What happens when these facilities become obsolete? The issue of stranded assets should be a major concern to the township, should the developer abandon the facility when it is no longer of use. This question was posed by the Planning Commission to the developers, and at that time they had *no* decommissioning plan- and as of

the 10/14 town hall meeting, they still had no plan to offer for potential decommissioning, nor does their new offer of conditions mention any such plans. As discussed in relation to property values, the potential environmental contamination may mean the property will never be suitable for agricultural or residential uses ever again. After years of continuous construction, how might this project actually end? An even larger facility that has gobbled up additional acreage over the years, or an abandoned, contaminated wasteland the township—in the absence of a decommissioning plan—would have the financial liability to clean up? Does either outcome bode well for us?

## **Master Plans**

There is a reason communities develop Master Plans and zoning ordinances. It is to ensure the community's values and rights are preserved in the face of imminent progress and development. Some folks accuse those opposed to the data center as being opposed to progress, but that characterization is insulting and inaccurate. Master Plans and zoning provide a map for ensuring new development is done in a way that is responsible and respectful of existing land uses, and compatible with the community's values and visions. They are used by citizens and businesses alike to make informed decisions of where to invest in property for their residential or business needs. It is critical to abide by these plans to maintain the integrity of and trust in local governing bodies. It's not about preventing progress, but about ensuring progress happens in a responsible and fair way.

According to the Michigan Township Association, courts throughout the US since the 1920's have recognized the rights of local governments to impose regulations on land use. They say, "While some people still bristle at this notion [and to be frank, I am one such person], most people recognize that when a person [landowner] creates **unsightly blight** that others have to look at, or use their property in ways that create **unreasonable noise, odors, lighting,** or creates a **threat to the safety of others**, it is reasonable for the local government to step in and stop the nuisance behavior" [emphasis added] (43). Not only do local governments have statutory authority (for better or worse) to *stop* nuisance behavior (many of which a data center definitely engages in, almost as a rule), but they have the statutory authority to *prevent* such conflicts in the first place. From the MTA again, "Local governments focus considerable attention reviewing plans for new development to **prevent problems and conflicts** before they materialize. Land use regulations protect the overall appearance of the community, protect the natural features that residents value, and help minimize the cost of local government services"

[emphasis added]. Furthermore, they state, “**Local governments exercise land use authority through local planning and zoning**” [emphasis added] (43).

At the county level, Livingston County’s current Master Plan (44) emphasizes the importance of agriculture in our County. It says, on page 77: “Unfortunately, the potential for locally produced food declines as fragmented development patterns occur, agricultural lands continue to diminish, and associated natural open space areas and wildlife habitats are lost over time”. This supports the importance of adhering to Master Plans to avoid fragmenting agricultural and natural lands, as doing so directly harms our community’s ability to maintain its agricultural economy- something residents have indicated is a high priority for living here. The proposed data center would consume over 1000 acres of farmland, fracturing the surrounding farming area. Page 80 of the plan lists a very specific goal: “Preservation of unique and prime agricultural land for future generations”. The listed strategies to accomplish this goal include: “encourage residential clustering and **develop additional practical alternatives for farmers to reduce the necessity to convert prime farmland to other uses**”. Again, this points to the County’s priority in preserving farmland AS farm land... rezoning this parcel to build a data center is clearly incompatible with the County’s visions and values.

On a more local level, Howell Township- on which the majority of the land in question is situated (the rest falls in Handy Township, west of Owosso Road)- also has a Master Plan that heavily emphasizes the community’s value placed on agricultural and rural land (45). Page 13 of the Township’s Master Plan (MP) mentions that 88.17% of survey respondents indicated that **preservation of farmland** was “important or very important”. The MP was created based on community involvement and input, and this priority is reflected throughout the document. Page 18 elucidates that “The Future Land Use Plan is sometimes considered the **most important** part of a Master Plan because it serves as a guide to official decisions in regard to the proposed location and intensity of future land use development...” [emphasis added]. It continues, “The...strategy... is based on existing development patterns, environmental concerns, and the preservation of farmland and open space”. The property in question for data center rezoning is currently zoned as “Agricultural Preservation” in the MP’s Future Land Use Plan, which is defined on page 16 as being intended to remain zoned for “Active agricultural and residential uses”. Per page 19, Agricultural Preservation (AP) zones are further described as areas “...intended to maintain the existing agricultural lands in the Township. Housing in these areas should be on large lots to keep density low. The area planned for AP includes the majority of the Township. In addition to preserving large swaths of active farmland that help to support the agricultural industry in the community, these areas also help to maintain the existing character that many Township residents identify as what they feel is most important about the community”.

Like the County's Master Plan, the Township's MP goes on to list various goals. On page 21, it lists as one such goal: "Support property rights in order to allow property owners to realize the value and enjoyment of their land while **providing appropriate safe-guards** to ensure land uses are **responsible and respectful of neighboring property owners, the environment, and the overall vision of the Township**" [emphasis added]. The strategy of that goal (also on page 21) says it all: "**Maintain a zoning ordinance that is based on the Master Plan**" [emphasis added]. Approving this rezoning would directly contradict that strategy and goal. Another goal is described as being to "Encourage appropriate development and land use based on existing character and development patterns", and the strategy to do so is to "Limit development in certain areas of the township in order to **protect farmlands, open space, and rural character**" [emphasis added]. Lastly, the Township has a goal to "support the continued growth of industrial uses **in appropriate areas**", and to do so, their "Location should be based on current development patterns, existing and planned infrastructure such as highway, rail lines, the airport, and utilities" [emphasis added].

As you can see, rezoning nearly two square miles of farmland in the middle of an Agricultural Residential zone, that is also marked as being intended for Agricultural Preservation, is absolutely and completely incompatible with the community's master plans. Our Township Board has a duty to fairly consider requests such as this rezoning issue, and for hearing out the petitioners, I do not fault them. It is imperative, however, for the Board to remember that they were elected by the township to represent the entire community's interests- not just the interests of one (albeit large) landowner. While the Trustees do have a fiduciary duty to the community—to ensure unnecessary financial risks are avoided, to avoid financial waste, and to ensure the ongoing financial health of the township—it is imperative that they not look at this issue as a matter of dollar signs on a balance sheet. For many—probably most—of us, there are things that are worth more than any amount of money. Our community's natural resources and our rural character are things we would not trade for any amount of school funding or economic growth. If the community needs to address financial needs, there are no doubt countless ways to do so that do not involve abandoning our community's values and visions. It is clear that this proposed rezoning and data center is not a suitable use for that particular land, and a vote to approve it would be to sell out the community for financial gains (although as discussed, even those are dubious). The Board has a responsibility to "provide appropriate safeguards" through zoning ordinances that align with the master plan; it is imperative that the board reject this rezoning and uphold the current moratorium so that the township has the opportunity to review and revise the zoning ordinances.

## Zoning Ordinance

The developers want us to accept Research & Technology (RT) is appropriate, and far too many township officials (including the contracted lawyers and planners) seem to be accepting this without question. After all, RT does mention “data processing” in the permitted uses. However, when terms are not explicitly defined (data processing is not), they must be interpreted *broadly and in context*. This is standard legal practice. You can't just pull any meaning out of thin air; data centers may do data processing, but data processing is NOT inherently or exclusively “data centers”. Both the township and county Planning Commissions noted this problem: their proposed text amendment attempts to define a process as a facility, and this is plainly wrong. Scott Barb of the Livingston County Department of Planning noted, “Data processing is methods or operations performed on data that transforms and analyses it into a format for future use. The above definition should read “Data Processing Facility”. As written, the definition is incorrect”. They are attempting to wedge an unintended use into the RT ordinance by incorrectly defining a term to suit their needs (50).

Before going further into the RT ordinance, let's back up and review the language of the district's Purpose. It is stated, in Section 5.01, “The RT District is designed to recognize the growing **convergence of office, industrial and research** in terms of function, location, appearance and activities” (emphasis added). Let's also review what “convergence” means: the act of coming together resulting in similarities or uniformity among different entities. In other words, RT is intended to provide zoning space for diverse uses that still share similar functional qualities; although “industrial” is listed, data centers, by design, do not share many functional activities in common with office or research uses. Perhaps other smaller-scale, data processing uses, such as research data analysis, share something in common with office and research developments, but data centers are another entity entirely. Furthermore proving the point that RT did *not* ever intend to include data centers, the RT Permitted Principal Uses (PPU's) (Section 5) are all office-scale, human-centric activities (research, product development, computer programming, training facilities, medical buildings, etc), and thus, circling back to the term “data processing” being listed in that context, it ought to be *broadly* interpreted as meaning things like scientific data analysis and business analytics.... In other words, data being crunched with the direction and oversight of humans. *NOT AUTOMATED*

*WAREHOUSES OF SERVERS*. There is virtually *no convergence* of data centers with office buildings or research facilities.

Keep in mind: the developers are requesting *conditional rezoning*. They are doing this precisely because “data processing” does NOT clearly, inherently, or explicitly mean or allow “data centers”. Additionally, Section 23.03, B, 3 of the ordinance book states, and the Michigan Supreme Court has upheld, that conditional rezoning applicants “cannot purport to authorize uses/developments not permitted in the new zoning district” with a conditional rezoning request (50). That is why they not only want to define “data processing” for us, but they *need* to. It is important to reiterate that their definition completely ignores the MANY other forms of data processing that exist (such as scientific data analysis, business analytics, data processing for medical centers, etc), and intends to define it exclusively as data processing FACILITIES. That alone should be a clear reason to reject their proposed definition, as it leaves no room for the myriad of uses that were almost certainly the ones intended, based on the context of the language. The developers know darn well RT does NOT allow data centers, and that data processing does NOT inherently mean data centers. They acknowledge this fact, not explicitly in words, but implicitly in the nature of their application to add their own text amendment definition alongside their application for conditional rezoning. On the note of the text amendment request itself: it should go without saying that it is utterly absurd and irresponsible to allow a developer with a direct financial interest to write the language of our township’s ordinance book. This request should be rejected on those grounds alone. If the township needs to define “data processing”, then they can bring it up with the Planning Commission they appointed, whose job it is to address these things, so that it can be defined on *our* terms. The text amendment very obviously needs to be rejected for all the reasons explained above, and with that decision it follows that the rezoning must be rejected, as data centers are not a permitted use and conditional rezoning must not serve to create a new use.

*Should* data centers be zoned under RT? Should we just accept this as a given, despite the context being debatable at best? I believe the Howell Township Zoning Ordinances settle this matter VERY clearly, even *without* any explicit language referring to data centers. When you read the language of the developer’s own, proposed definition of “data processing (facilities/centers)”, there are many features that stand out: **electrical machinery/equipment**, **cooling systems**, **water towers**, **communication towers**, **computer system components and accessories/supplies**, **warehousing** for such, **electrical substations**, **diesel storage and generators**, and **water treatment facilities**. Compare those features with the (Section 13) Industrial zoning PPU’s: **electrical machinery, equipment and supplies**, **electronic components**



and accessories, general industrial machinery and equipment, computing machines, warehouses. Its practically VERBATIM.

Granted, upon reading the entire Industrial ordinance language for full context, it is not a perfect fit, either; but comparing their definition of data centers with the uses for RT vs I, it seems clear which is a *much better* fit. **Zoning is NOT a question of semantics, it is a question of land uses.** Since it is not a perfect fit, it absolutely must be further considered a “Special Use”. SU zoning is intended for unique purposes which must be, per Section 16, “carefully regulated”, “on account of their **actual or potential impact** on neighboring uses or public facilities”. For reference: animal shelters, gas stations, and tow yards all constitute “special uses” in our zoning. **A single facility spanning 1,000 acres which consumes more power than entire cities and more water than the entire township absolutely has a “potential impact”** on “public facilities” and qualifies as requiring SU zoning, too. If they don’t, then nothing does, and there is no reason for Special Use zoning.

Recall that the Michigan Zoning Enabling Act exists to give municipalities the ability to prevent land use conflicts and protect their communities from significant impacts of various types of development. Did you know, in Section 20.02 “Developments Requiring Site Plan Approval”, *Principal and Special, and Accessory Uses in RT are not listed*? It seems likely this is an innocent oversight—one the planner ought to immediately rectify, as it leaves a glaring loophole in the township’s ordinances—as RT is also not listed in the following section of “Developments Not Requiring Site Plan Approval”. There is, at least, another circumstance that would likely still apply to the proposed data center and thus require site plan approval: “projects consisting of multiple principal buildings upon a parcel of land”. That said, once the developer owns the property, would it not be possible for them to attempt to split it into smaller parcels, such that only one principal building was situated on each parcel, thus exploiting the ordinances? This seemingly small oversight in our ordinances leaves the township vulnerable to developers who would seek to exploit these loopholes to their own advantage. It would be reckless to proceed with the current rezoning without rectifying this omission FIRST.

Did you also know, that in the site plan review process, per Section 20.06, the Planning Commission may require impact studies on a variety of developments- including industrial developments of more than 5 acres? Did you know there are **no RT uses** on that list? Meaning, by trying to put data centers in RT, our township can not require impact studies- despite the obvious need for them? Does that seem reasonable or responsible for a development of this scope and size? Because the master plan says zoning ordinances must be followed to ensure reasonable and responsible uses of neighboring properties. (It also says Industrial zoning—a far more appropriate designation for a hyperscale data center—must be buffered from

residential zoning by other districts, such as Industrial Flex or Commercial, precisely because of the impacts Industrial uses can have). It seems the developers are trying to skirt the absolute BARE MINIMUM requirements our current (inadequate) ordinances have to protect the community. Does that seem like a “good neighbor”? Or does it seem like a corporation trying to take advantage of our weaknesses to exploit our land and community? It seems perfectly clear to me, based on Howell’s Zoning Ordinances and Master Plan, that hyperscale data centers belong as a Special Use under Industrial Zoning. To allow this rezoning request to go through on their terms sets a DANGEROUS precedent. The township will not have legal grounds to deny similar rezoning requests, and as we can observe virtually anywhere a data center was built: **more will follow** if we do not reject this rezoning and establish ordinances on our own terms.

## **Liability**

I have alluded to various risks to the township throughout this essay, but they bear repeating in one place. There are a number of risks to Howell Township that could easily outweigh any financial gains to be had. Taxes are one of the most complicated aspects of this entire discussion, and there is a lot of nuance that must be carefully and thoughtfully considered. I appreciate the Howell Township Assessor’s efforts to analyze the information shared with him to give the township and community accurate information about this, but at this point there is still a lot left unanswered. The information provided by the developers must be considered with scrutiny; they have a fiduciary duty only to their shareholders to maximize profits, and one of the entities involved with this project has already paid a large settlement for falsifying information to the federal government for their own financial gain. The Howell Township Board members have a fiduciary duty to *us*, to avoid unnecessary financial risk and ensure the financial health of the township. It is easy to get distracted by the large number of zeros in the projected tax revenues, but those numbers must be scrutinized and put in context of the scope of this project and what the impact will really mean to residents. With what has been shared so far, there is not a significant benefit to the average taxpayer, and absolutely none to the schools at any time in the foreseeable future. There is tremendous concentration risk of allowing a single entity to become the provider of half of the township’s tax base. (In reality, at full buildout, a conservative \$5 billion data center investment would amount to over 90% of the township’s tax base, and over 83% of the tax revenue the township keeps for itself!) Their continued success as a business and presence in the community is NOT a given, and the risk of the AI industry collapsing (or at least of the infrastructure required to facilitate it dramatically downsizing) is enormous. The township’s tax base and its own tax revenue would

immediately be cut in half (or more), and the financial effects on the community would be devastating. There is a reason for the saying “don’t put all your eggs in one basket”, and the township would be wise to heed that warning.

Due to the lack of regulations on data centers, and the incomplete nature of their current development plans, it is unclear what health risks this center may pose. From air pollution from diesel generators, to water contamination from discharged water- if the township approves this development without any environmental impact studies, without any regulatory ordinances on their books, and without any means of holding the developer accountable for harms, it seems plausible that the township could find itself party to a class-action lawsuit related to any such health issues that result from a lack of due diligence or regulatory protections. The risks have been clearly communicated to the township by myself and dozens (if not hundreds) of others; if they do not use the moratorium to further study these matters and update their ordinances accordingly BEFORE approving this rezoning, they would appear to be negligent in their duties to protect the community’s health and well-being.

Likewise, the impacts on wells both locally and statewide have the potential to be devastating. While the developer has offered empty promises to repair any impacted wells, it seems at least some responsibility would, once again, ultimately fall on the township for not requiring adequate impact studies before approving this project, in the face of the unknown risks to local wells. If the board makes a decision before the full impact on the Marshall Aquifer *statewide* is understood, I cannot help but wonder what lawsuits other municipalities may be able to bring against Howell Township. When the industry refuses to be forthcoming with their impact on water- it is up to our government to require it of them. Shirking this duty has the potential to harm countless of people across the entire state.

There is another aspect of risk to consider as well. I have mentioned the lifespan of the average data center to be roughly 20 years, and how technology is advancing so rapidly much of the tech could be obsolete in just a few years. In the absence of a legally-binding decommissioning plan and a decommissioning bond, the township will be fully, financially responsible for whatever remains of this property if the developer decides to close their doors and walk away. They assure us they want to be “lifelong” community members, but that is nothing but lip service. There is no reason to believe that, when their obligation is not to Howell but to their shareholders. This is a problem known as *stranded assets*. Howell Township has already experienced this problem before, when the plans to develop a neighborhood (ironically, on land owned by the same landowners) did not pan out thanks to the housing crisis in the late 2000’s. There is always the potential for a developer to walk away at any point in their project; if they do- who pays for the cleanup? MHOG will be upgrading the infrastructure to provide enormous quantities of water, and those water lines must be used to their full capacity. If the

developer leaves or at any point no longer requires up to 3 million (or more) gallons of water a day due to new cooling technology, who do you think will be paying the bill to swap those huge water lines with smaller ones to serve a regular volume of water use? What will happen to the expanded emergency services that will certainly be required to adequately respond to emergencies at such an enormous facility- will they get downgraded, or will the residents be left paying the full bill to maintain them? There is a tremendous amount of risk in banking on this data center being around for the long-haul. The technology is changing so rapidly, the specialized infrastructure may have little alternative use and can't be repurposed for farming or other uses. Many industry experts are projecting the surge in AI data centers to be a bubble, and bubbles always burst. There is 17 times more investment in AI than in internet companies back before the dotcom bubble burst (38). Tech companies are jumping at the opportunity to take advantage of tax incentives to win the AI "race", but with billions of dollars behind them, they can afford to lose some of these centers when the market stabilizes. In addition to the problem of stranded assets, with a single taxpayer essentially doubling the township's tax base, it exposes Howell to *serious* financial concentration risk should that taxpayer ever downsize or leave. What will the impact be on both residential and township finances when this happens? The outcome could be financially devastating to Howell and Livingston County. This is all the more reason to approach this development with caution and to take the time to carefully evaluate the financial risks- not *just* the benefits.

## **Conclusion**

Although you can likely surmise that I staunchly oppose this proposed data center, I want to be clear that I am not trying to be unrealistic or unreasonable. While I would personally love to maintain that entire swath of land as agricultural, I also realize that some development is inevitable. The question has been posed, "If not a data center, then what?", and there are too many options to discuss, and there are plenty other uses I would similarly not like. I also realize there may (unfortunately) not be a legal way to completely exclude a data center from our Township. The Master Plan lists a variety of permitted uses within its current AR zoning, and any of those types of development would be fair game. I would not necessarily like to see some of them, like single family housing, either (and I know other folks wouldn't as well), but they are at least things that we can reasonably expect and presumably feel we could ultimately live with since they have always been "on the table". People use the Master Plan and Future Land Use Map to get an idea of where to make the single-largest investment of our lives. Deviating so substantially from those plans would be an incredible betrayal to the entire community.

If you favored the data center project before reading this essay, I hope I have shown that there is good reason to at least pause and put more thought into the matter. There are a significant number of unanswered questions and unknown risks, and without taking the time to do our due diligence, we simply cannot responsibly allow a data center into the community at this time. Even the alleged benefits are not without substantial risks or other costs. The township has not had an opportunity to seek independent impact analyses or financial guidance. The fact is, our ordinances are far too weak to address the myriad risks and concerns that a data center would bring. Other counties have urged their townships to adopt new ordinances and update existing ones to mitigate these risks, and some townships have issued a moratorium on rezoning requests to give them an opportunity to responsibly do so. While I will remain a firm NO to any data centers, I also believe we need to “prepare for the worst”, and update our ordinances accordingly so that whatever happens in the future, happens on OUR terms.

Even if you still believe a data center would be great, and now is the time to do it without any additional study, I think it is clear, according to the language in both the County and Township Master Plans as well as the Howell Township Zoning Ordinance Book, that the property in question is not an appropriate place to situate a data center. It may be a logical one, or even the best one for the developers with its proximity to power lines and its vast expanse, but that does not mean it is the best place for *us*, and ultimately *we* are the ones who have to live with the impacts a data center will bring, which is why *we* have the opportunity to be involved in the rezoning decision. The Master Plan makes it unequivocally clear that this property is not the place. There is simply no reason to rush this project through, at this particular location, especially when such a significant portion of the community has made it perfectly clear that they do not want this data center under *any* circumstance.

**To the Board:**

I appreciate you taking the time to do your due diligence on this matter. It is unprecedented, and no doubt daunting. There is much at stake, as evidenced by the heightened passion of the community surrounding this discussion. I hope you are able to not take the heated words too personally, and instead understand the place of fear from which they come. Many folks feel as though they are fighting for their very lives. Some parties with a vested interest stand to gain millions of dollars (or more), with the added security of vast wealth and resources at their disposal should things not work out according to plan. The rest of us feel we may be about to lose everything of value we have; our relatively modest acreage and wealth and our preferred way of life would be far more impacted by any missteps or injustices caused by this project than the stakeholders would experience should they not be able to move

forward. I urge you to consider the interests of the entire community- not just financial, either, but the values on which you cannot put a price tag. Use the Master Plans to keep this proposal in perspective; I feel there is only one conclusion that can be made with regard to the current rezoning question, and that is to say NO to rezoning, no to a data center. This would no doubt not be the end of the conversation, however, so I hope you will continue to delve into the many nuances as you continue to explore if and how to responsibly incorporate a development of this nature into our community. Upholding the six-month moratorium (and extending it if needed) would be the bare minimum you could do to allow the Planning Commission to do their job and ensure that data centers are incorporated into our community in a responsible way. There may be benefits to bringing in this type of project, but the risks *must* be adequately addressed *first*, before any rezoning gets approved. Howell Township has one chance to do this right; do not rush into this out of fear that this developer may walk away. Howell was just fine without a data center, and will continue to be just fine without a data center. Once the ordinances are revised, the developers have the opportunity to come back, or perhaps others would come knocking. There is absolutely nothing to lose by pausing and slowing down to approach this monumental decision in a thoughtful and cautious way, but the township and community have *everything* to lose should any number of these risks fail to be accounted for. A developer who genuinely wants to be part of the community for the long-haul would respect our desire to slow down, evaluate risks, and update our ordinances. After all, ordinances protect the community, and a healthy community is beneficial to the developer as well. A corporation that threatens to “walk away” (or even sue), makes ultimatums if we don’t accept their terms on their timeline, and uses fear tactics to try to make us worry about who might come after them, does not strike me as someone who truly has the community’s interests at heart or who would genuinely be a good neighbor. In light of the numerous risks to utilities, environment, health, property values, community character, and liability, anything other than voting to reject both the text amendment and rezoning request seems wildly irresponsible and unethical.

As you prepare to make your final decision on this data center matter, I would like to reiterate the wildly inappropriate nature of allowing a developer to write a definition in our ordinances to suit their own, personal needs. No impartial legislative body should be comfortable with the industry being regulated having a hand in writing the regulations. It would be like having Marlboro write tobacco regulations, or Pfizer writing pharmaceutical regulations (ironically, a very real situation that has rightfully sparked nationwide outrage and scrutiny). Any rational person knows that is inherently wrong. **The text amendment must clearly be rejected on the basis of a flagrant conflict of interest, as well as for the reasons that the definition is patently inaccurate, and clearly contradicts the intended purpose of the RT**

**zoning district.** With the text amendment rejected, the rezoning *must* be rejected as well, as data centers (or, data processing *facilities*) are not a listed use. However, should the board ultimately make the irrational decision to approve the text amendment, you still have a decision to make about the rezoning. I would like to review the criteria upon which your decision on that ought to be made. Section 23.02 of the zoning ordinances outlines some points of consideration:

“In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, **factors that should be considered** by the Planning Commission and the Township Board **include, but are not limited to, the following:**

- A) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;
- B) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;
- C) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and
- D) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.”

Before I evaluate each of the above factors, I'd like to address the “...but not limited to...” language. What else might a board member consider? It seems those remaining factors can be boiled down to three general things: the recommendations by the Township and County Planning Commissions, public sentiment of the community/constituents, and the personal sentiments of the board member. The Planning Commissions' recommendations were made on the same basis you will be making your decision, and they both *unanimously* rejected the rezoning. Both public and personal sentiment are largely influenced by all the issues outlined throughout this paper. I think it has become clear that the majority of public sentiment is *against* the proposed rezoning as well. Only the individual board member reading this can know their own, personal beliefs. That leaves us needing to evaluate what the other four factors might point you towards. I will also critique the township's Planner's input that they submitted on the matter back in September, as I find their commentary wildly inadequate, irresponsible, and lacking in basis.

**Point A** refers to the rezoning being consistent with the policies and uses proposed in the Master Plan's Land Use Plan. I analyzed this aspect in great detail in the section above, so I urge you to review my citations and arguments as you begin contemplating this factor. The Planners correctly noted that this rezoning is entirely contradictory to the Master Plan, which designates this land to remain preserved as agricultural. It is unbelievable, to me, that they then follow this up with “However, the applicant states the Data Processing Facility will be setback

far enough to maintain the rural character of the area”. I’m sorry, but setbacks do NOT make an industrial facility that will span over 500 acres of the parcel blend in with the rural character. Setbacks do not preserve agricultural land. Buildings as large and as noisy (especially when generators are running!) as data centers simply cannot be hidden by any practical amount of landscaping or setbacks. Furthermore, the Master Plan does NOT say “this land is to remain agricultural unless the developer promises to include large setbacks”.

The planner then references a single mention in the master plan about development being situated around I-96, M59, and Grand River/the airport...and then uses that to justify this rezoning. The parcel in question is a few *miles* down the road from the airport and M59 and separated by agricultural and residential zoning; it is not adjacent to the airport which is the current location for RT zoning. It is also buffered from I-96 by a lot of residential and agricultural land. To rezone this parcel would not be consistent with the intent of that single phrase, and it completely disregards virtually all of the content of the rest of the Master Plan; it would result in blatant spot zoning, which is highly problematic for all the reasons enumerated in this report. (It seems fitting that in order to justify spot-zoning out of the area’s context, you’d have to cherry pick a single sentence out of the Master Plan’s context.) The planner then, astonishingly, closes that section by noting that the extended utilities will *make it easier for additional high-density residential, commercial, and industrial development to expand into the area!* Perhaps the planners ought to actually read the Master Plan, which makes no indication those are the priorities of Howell Township. The Master Plan is clear: *minimizing* developmental impacts in order to preserve agricultural areas is *the highest* priority. **Rezoning— regardless of any conditions—is incompatible with the Master Plan.** The icing on the cake: *both* the township and the county Planning Commissions have *unanimously* rejected it largely on this basis as well. This factor must, objectively, be a point in favor of rejection.

**Point B** asks you to consider whether the uses allowed under the proposed rezoning are compatible with other zones in the surrounding areas. Aside from the serious doubt my paper has cast on whether the various impacts are compatible with the surrounding residential and agricultural properties, I’d like to refer again to the nature of the land uses. Recall that the developer’s own definition points nearly word-for-word toward an Industrial use as defined in our ordinances. Even if you believe RT is the appropriate category for data centers, you must consider whether the uses and infrastructure described in their own definition are truly compatible with residential zoning in the surrounding area. There is a reason the Master Plan specifically says Industrial zoning must be buffered from residential zoning by other, lower-impact uses, and its because things like **industrial-scale cooling systems, diesel**



**generators, water towers, water treatment facilities, and enormous warehouses are indeed *not* compatible with the surrounding residential zoning,** no matter how much shrubbery is planted or how large the setbacks are. Even if the zoning is technically RT, the fact remains the actual conditional *use* will have the same types of impacts as an industrial facility... because it has all the features of an industrial facility. That is why it is exceedingly irresponsible for the planners to essentially take the developer's promises at face-value while clearly having done absolutely no research into the impacts of data centers on surrounding properties. They once again refer to setbacks and landscaping to make the wildly absurd claim that the bordering residential properties should have "no issues with noise and light pollution". There is not a single shred of evidence to support this claim, and plenty to cast serious doubt on it. On this factor, you clearly must reject the rezoning.

**Point C** asks you to consider whether the proposed development would significantly adversely impact any public services and facilities. Once again, I refer you to my previous discussion about the potential impacts on electrical utilities, water utilities, and residential wells. Impact studies have simply not been done- so at best, no one can confidently or objectively say it will *not* have adverse impacts, and therefore you must reject the rezoning on this basis as well. Beyond those types of impacts, I discussed the extensive impact a decade or more of construction would have on the roads and the local economy. Significant traffic congestion from convoys of construction equipment as well as from hundreds of workers commuting in and out and throughout town has the potential to impede not just ordinary traffic, but emergency first-responders as well. Data centers also pose unique risks for fires and environmental contamination; responding to such an enormous facility in an emergency would almost certainly tie up all of the community's available first-responders, leaving the rest of the community at-risk. So, in addition to the lack of impact studies proving no harm, it seems not just plausible but entirely likely that there will be significant, adverse impacts to many public services and facilities. To their credit, the planners did not explicitly claim there would be no adverse impacts to public facilities, but they did a woefully inadequate job verifying the claims of DTE (a corporation who stands to earn enormous profit from this project), choosing instead to just accept and repeat them. They also neglected to point out that no actual aquifer or well impact *modeling* studies have been done- and therefore, at best, there is no way to determine with any degree of certainty *what* potential impacts on water the community may face. I would argue, **a facility that takes over a decade of intense construction to build, uses more than twice as much energy than all of Pittsburgh, and more water than the entire township,**

**will inevitably add significant strain and have enormous impacts on public facilities...** how can it *not*?

Finally, **Point D** asks you to consider whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land. The planner's response to this completely missed the mark; they refer to how the location is ideal for the data center, and how much tax revenue it will bring, and even that this cornfield is not as productive as the current landowners' other cornfields (a fact I asked Ryan Van Gilder about directly, and he seemed puzzled where that idea came from and indicated that it is plenty productive and active farmland). ***None of these points address the question of uses suited to the area.*** The question is asking whether a data center is an equal or better *use* of the land—not, “is the land suitable for the data center” (or, “is this the most profitable use for raising tax revenue”, or “is this the absolute most productive parcel of farmland in town”), but, “*is the data center suitable for the land*”. This is simple: the land is currently being used as active farmland—a use perfectly compatible with the vision of the community and the master plans. A data center is very plainly *not* equally or better suited to the area than its current, active use. As mentioned above, there is still concern about other types of developments allowed under the current zoning and the potential impacts they may bring. The current landowner explicitly told me that they have no intention to sell the land for any other type of development at this time, and that they'd continue farming it. If we are to take them at their word, then those other potential uses are not a concern at this time. If it is a concern for the future, there are other ways for the board and community to address those issues without rushing to plop a gargantuan, industrial facility in the middle of active, agricultural land that is marked for agricultural preservation. It is truly a question of whether a data center is equal to or better than active farmland. On this factor as well, the only appropriate answer is “no” to rezoning.

That means of seven total factors, six are clearly pointing toward voting “no”. I hope my extensive analysis of the many issues shows that there are many potential ways this rezoning would harm the community. The question before you is not “are data centers good”, or “would Howell Township benefit from a data center”, but “is rezoning this particular parcel something that will clearly provide more benefits than risks, and is *this* rezoning, right now, in this location and in this way, in the township's best interests and in line with our master plans”? I acknowledged that there are some ways this project could bring benefits to the township, but the current proposal comes with substantial risks alongside each of those benefits. I would

argue that IF a data center comes to Howell, it needs to be done on our terms, with our own ordinances, in a zoning location of our choosing, so that the community is driving the conversation of risks versus benefits—and not a developer. The community is the one with the most to lose, and the board has a responsibility to act in the interest of protecting us from those harms. Tax revenue alone is not a reason to accept the magnitude of the risks we would face; this rezoning leaves far too much opportunity for harm. The only responsible decision is to deny this rezoning and stand firm for whatever the developers choose to do next. We are well within our rights to do so, and so many of us will support the board defending those rights to the greatest extent necessary. The township has fought other, far smaller matters all the way to the Supreme Court; we are asking you to once again fight for us, *with* us; fight for Howell, and fight for small towns' rights across the entire state. Thank you for your time and consideration on this unprecedented matter.

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## Howell Township Assessor

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**From:** Paul Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 2:45 PM  
**To:** Howell Township Clerk; Howell Township Deputy Clerk  
**Cc:** Howell Township Supervisor; Howell Township Treasurer; Howell Township Assessor; Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Deputy Treasurer; Howell Township Administration  
**Subject:** Data Center Rezoning Request File # PC2025-20- Please Include the 12/8/2025 Packet

Howell Township Board,

I am absolutely opposed to rezoning the property in the request to allow a data center to be built on this land in our township.

1. My parents purchased their farm on Marr road in 1958 and raised 11 children there. They moved to the farm for a better quality of life. My wife and I purchased property that abutted that land and built our home and farm in 1989. We also raised our family here for that same quality of life. The AG/ Residential zoning allowed us to do this.
2. The whole nature of how this request has been handled from NDA's to the mention on our township's website that the applicant is allowing our township to release certain pieces of information leads me to believe that not all information has been released.
3. The value of our home I feel, will certainly be impacted by this type of development. The township assessor indicates there is not a way to determine how it will affect values. What research has the township done to make this determination and where can residents review it?
4. Our township has zoning ordinances for a reason. Please enforce them. This request, if granted, will reward one landowner to the detriment of many without any concrete benefit to our township.
3. The IFT tax break for 12 years indicated on the township website eliminates the townships ability to collect tax on the buildings and equipment inside that other businesses have to pay while the data center gets a free ride for 12 years. Will the township extend the same tax break to all of the other tax paying businesses in the township?

Please feel free to reach out,

Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]



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## Objection to Rezoning Agricultural Land for Proposed Data Center — Inconsistent with Both Township and County Master Plans

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**From** Ian Boyle [REDACTED]  
**Date** Tue 12/2/2025 2:00 PM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>  
**Cc** Howell Township Assessor <assessor@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>

**Ian Boyle**  
3278 Warner Road  
Howell Township, MI 48855  
[REDACTED]  
12/2/2025

**To the Howell Township Board and Township Staff:**  
Supervisor Mike Coddington  
Clerk Sue Daus  
Treasurer/Zoning Administrator Jonathan Hohenstein  
Deputy Supervisor/Assessor Brent Kilpela  
Deputy Assessor Carol Makushik  
Deputy Clerk Tanya

Dear Township Board Members,

I am writing as a Howell Township resident to express my **strong opposition** to the proposed rezoning of agricultural land near the Owosso/Marr/Grand River area for the construction of a hyperscale data center. After reviewing both the **Howell Township Master Plan (2016, with 2022 FLU updates)** and the **Livingston County 2026 Master Plan**, it is clear that this proposal **directly conflicts with the adopted planning and land-use framework at both the township and county level.**

This is not a matter of personal preference or emotion. It is a matter of **policy consistency, legal alignment, environmental protection, and public process.**

# 1. The Proposal Violates the Howell Township Master Plan

## A. The Plan prioritizes rural character and open space preservation

The Township's Master Plan states:

**"Preservation of open space and community character is of primary importance to the quality of life in Howell Township."**  
*(Chapter 3: Land Use)*

The northern half of the Township — including the proposed site — is described as pastoral countryside of farmland, woodlands, and wetlands. This rural character is the very reason many residents choose to live here.

A hyperscale, utility-intensive, 24/7 industrial data center is **incompatible** with this stated vision.

## B. Industrial uses are limited to specific corridors

The proposed data center site falls **outside all designated industrial zones** and is instead located in an area designated:

- **Agricultural Preservation**
- **Rural Residential**
- **Recreation & Open Space** (depending on parcel)

Rezoning this land to industrial OR R&T would constitute a **major deviation** from the adopted Future Land Use Map.

## 2. The Proposal Also Conflicts with the Livingston County 2026 Master Plan

The County Master Plan's top public priority is:

**"Preservation of open space"**  
(*Public Engagement Summary*)

The Plan also warns that data centers:

- Require **large amounts of land**
- Require **significant energy and water resources**
- Present **environmental and community integration concerns**
- Must be located only where **infrastructure already exists**

The County emphasizes that planners should:

**"Determine appropriate locations for data centers"**  
**"Establish development requirements"**  
**"Balance environmental impact and resource consumption"**

A large greenfield agricultural site does **not** meet these criteria.

## 3. Infrastructure Deficiencies Make This Site Unsuitable

Data centers require:

- Substantial electrical infrastructure
- Industrial-grade water capacity
- Redundant fiber systems
- Massive cooling and emergency power systems

The Master Plan states development must be based on:

**"Existing infrastructure including especially utilities and roadways."**

This agricultural corridor lacks the utilities necessary for such a project without enormous off-site upgrades costs that historically are passed onto **DTE ratepayers**, including township residents.

## 4. Environmental, Water, and Noise Risks Are Unstudied

Residents have no data on:

- Groundwater impacts
- Diesel generator emissions

- PFAS or chemical coolant storage
- Stormwater and flooding management
- Noise from cooling towers
- Light pollution
- Traffic impacts
- Soil contamination risk

The absence of impact studies makes any rezoning premature and irresponsible.

## 5. Approval Would Require a Master Plan Amendment—Not Just a Rezoning

Michigan zoning law requires rezonings to be **consistent with the Master Plan** unless the Plan is **formally amended** first. (MCL 125.3203 (Zoning Act) & MCL 125.3833 (Planning Act))

Because the proposed use is **not contemplated** anywhere in Howell Township’s Master Plan, the Township would:

- Need to amend the Master Plan
- Update the Future Land Use Map
- Modify zoning district intent statements
- Provide public justification for every change

This is a **lengthy, public, and highly scrutinized process** not something that can be rushed.

## 6. Public Trust and the Township’s Reputation Are at Stake

Residents have expressed:

- Confusion about the rushed timeline
- Distrust caused by NDAs and secrecy
- Concern about long-term health and environmental impacts
- Serious worry that this will set precedent for additional data centers

The Township must protect the interests of the **community**, not the desires of an anonymous developer.

## REQUEST TO THE BOARD

Based on the conflicts with both the Township and County Master Plans, the lack of infrastructure, the absence of environmental studies, and the strong community opposition, I respectfully request the Township Board to:

**Vote NO on any rezoning or land use approval associated with this data center proposal.**

Approving a rezoning that contradicts both Master Plans would be:

- Legally vulnerable
- Environmentally risky
- Financially burdensome
- Politically damaging

- Strategically short-sighted

This decision will define Howell Township for decades. Please protect our rural character, uphold our Master Plan, and represent the will of the residents who call this community home.

Thank you for your time and consideration.

**Sincerely,**

Ian Boyle  
Howell Township Resident

~*Ian Boyle* 

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Data Center Rezoning Request File # PC2025-20- Please Include the 12/8/2025 Packet

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From Paul Fergus [REDACTED]

Date Tue 12/2/2025 2:45 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Cc Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Howell Township Board,

I am absolutely opposed to rezoning the property in the request to allow a data center to be built on this land in our township.

1. My parents purchased their farm on Marr road in 1958 and raised 11 children there. They moved to the farm for a better quality of life. My wife and I purchased property that abutted that land and built our home and farm in 1989. We also raised our family here for that same quality of life. The AG/ Residential zoning allowed us to do this.
2. The whole nature of how this request has been handled from NDA's to the mention on our township's website that the applicant is allowing our township to release certain pieces of information leads me to believe that not all information has been released.
3. The value of our home I feel, will certainly be impacted by this type of development. The township assessor indicates there is not a way to determine how it will affect values. What research has the township done to make this determination and where can residents review it?
4. Our township has zoning ordinances for a reason. Please enforce them. This request, if granted, will reward one landowner to the detriment of many without any concrete benefit to our township.
3. The IFT tax break for 12 years indicated on the township website eliminates the townships ability to collect tax on the buildings and equipment inside that other businesses have to pay while the data center gets a free ride for 12 years. Will the township extend the same tax break to all of the other tax paying businesses in the township?

Please feel free to reach out,

Paul Fergus  
4120 N. Burkhart Rd  
Howell, MI 48855  
[REDACTED]

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## Deny the Datacenter Re-Zoning Request!!!!

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From [REDACTED]

Date Tue 12/2/2025 9:13 AM

To clerk@howelltownshipmi.org <clerk@howelltownshipmi.org>; Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Township Board,

I respectfully request my letter be added to the packet for the meeting.

I am Mary Motto of 780 Henderson Rd, Howell Township and I am deeply concerned by the proposed rezoning of the VanGilder Farm from agricultural (or agricultural-residential) to Research & Technology (RT) for the stated purpose of a data-center facility. For the reasons set forth below, I respectfully urge the Board to deny the rezoning application or, at minimum, defer action until the applicant can demonstrate full conformance with the Township's planning goals, infrastructure capacity, and compatibility with surrounding land uses.

□

### 1. Conflict with Agricultural and Rural Preservation Goals

Although I have not located a specific reference in the Township's published Master Plan to data centers or research-and-technology campuses, the zoning ordinance and accompanying zoning map show that the subject parcel lies in an agricultural-residential district (AR) and that RT-zoned areas are limited and specifically intended for low-impact technology uses with adequate infrastructure. Rezoning this property to RT would undermine the continuity of agricultural and rural character in this part of the Township and set a precedent for "spot" technology rezoning that is inconsistent with the zoning district pattern.

□

### 2. Inconsistency with Existing Zoning District Pattern

The current zoning map designates the subject property as AR; adjacent parcels remain agricultural or residential, not RT. The proposed change would introduce a high-intensity, round-the-clock technological use into a non-industrial corridor, potentially burdening adjacent rural uses with increased traffic, constant equipment noise, large cooling and generator systems, and heavy energy and water demands. As per the Zoning Ordinance, the official Zoning Map is part of the law (see Section 4.02). This raises the risk that this constitutes spot zoning—rezoning a single parcel (or small area) to a district inconsistent with surrounding land uses and the Master Plan. Michigan courts have repeatedly scrutinized such rezonings when not clearly justified by public welfare.

□

### 3. Infrastructure, Environmental, and Community Burdens

Research and technology campuses and data centers typically require substantial power and cooling capacity, heavy electrical infrastructure, and 24/7 operations that may not be suitable for an agricultural setting. Before rezoning, the Township should require:

- a comprehensive utility-capacity study (water, sewer, electric)
- an environmental review (stormwater, groundwater, and wellhead protection)

- a traffic and road-impact analysis
  - compatibility screening with surrounding agricultural and residential uses
- Absent these, the Board could be authorizing a use without full awareness of the infrastructure and environmental burdens that will fall on residents and taxpayers.

□

#### 4. Procedural Fairness and Public Input

The Planning Commission's recommendation to deny the rezoning must be given weight. If the Board chooses to override that recommendation, the rationale should be fully articulated in the public record—referencing the Master Plan goals, infrastructure analyses, and community impacts. Moreover, the Township must ensure that public notice and hearing procedures under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) have been strictly followed. If notice was insufficient or adjacent owners were inadequately informed, the re-zoning could be subject to appeal.

Approving the rezoning of the VanGilder Farm from Agricultural to Research & Technology (RT) for a datacenter use before a full review would risk undermining Howell Township's rural and agricultural character, impose substantial burdens on neighboring properties and local infrastructure, and may conflict with the goals and intent of the Township's Master Plan.

I respectfully request that the Board deny or defer this rezoning until the applicant provides comprehensive studies and enforceable conditions addressing infrastructure, environmental, and neighborhood impacts—or, alternatively, consider directing such uses to areas already designated for technology or industrial development.

Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township

**Howell Township Supervisor**

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**From:** Marty Kuub [REDACTED]  
**Sent:** Tuesday, December 2, 2025 10:32 AM  
**To:** Howell Township Supervisor  
**Subject:** Vote No to Rezoning Ag Land to RT

**Martin Kubiak**  
**5221 Owosso Rd**  
**Fowlerville, MI 48836**  
[REDACTED]

**December 2, 2025**

**To:**  
Howell Township Board  
3525 Byron Rd  
Howell, Michigan 48855

**Subject: Opposition to Rezoning Agricultural Land to RT and Strong Conditions on Proposed Data Center**

Dear Members of the Howell Planning Board,

I am writing as a concerned resident and steward of Livingston County's rural character. I strongly insist you to:

- 1. Deny any proposal to rezone productive agricultural land to RT.**

Farmland is a finite resource—essential for local food production, natural habitat, and our community's pastoral identity. Once rezoned and paved, it is lost forever.

- 2. Require the applicant to post a \$5 billion Performance Bond** to cover full remediation costs for any potential contamination or destruction of our precious groundwater or soil resources—plus **10× penalties** to ensure accountability. If the proposed data



center pollutes wells, alters drainage, or damages the natural environment, they must bear the full financial and legal burden. As well as their successors in ownership. They cannot be trusted to honor any written commitment.

3. **Mandate full inspections and testing of every private well and water system** across Livingston County—at the applicant’s expense—prior to construction, during operation, and after decommissioning. This is essential to protect public health and preserve trust in your oversight. Residents who have made this their home cannot endure the expense to prove harm or damage.
4. **Recognize that data centers are typically short-term uses.** Once decommissioned, the land may be left covered in impermeable surfaces, rendering it unsuitable for future agricultural use. Your decisions today will define Howell’s legacy. Will we leave behind degraded land and an industrial footprint—or preserve a thriving, sustainable community for future generations?

By approving this rezoning without these protections, the Board risks irreversible environmental harm and community destruction. I urge you to stand firmly with residents by denying the application or imposing these stringent terms of approval.

Thank you for your service, and for carefully weighing the long-term consequences of this proposal which is against the will and wellbeing of our community.

Respectfully submitted,

**Martin Kubiak**



Outlook

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## NO Data Center

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**From** Lisa Fergus [REDACTED]

**Date** Tue 12/2/2025 11:49 AM

**To** Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

## Howell Township Supervisor

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**From:** Lisa Fergus [REDACTED]  
**Sent:** Tuesday, December 2, 2025 11:54 AM  
**To:** Howell Township Supervisor  
**Subject:** NO Data Center

Being a long time resident of Howell Township and City of Howell (64 years), I have built a homestead and have recently retired to enjoy it. Therefore I am adamantly opposed to a Data Center being built within a mile or two of my home. Just the news about the possibility of a Data Center has dropped my property values significantly.

Lisa Fergus

December 2, 2025

Email: [clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)

Subject: 12-08-2025 HT Board Meeting – Notice of Public Hearing – Data Center Rezoning

**This written comment is for the Dec 8 Public Hearing on data center rezoning – please include my comment in the Dec 8 meeting packet.**

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Rande LLC for the purposes of a data center in Howell Township. Rezoning the Parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you to DENY this request for these reasons and more.



Lynn Soos-Van Patten  
675 Christopher St  
Fowlerville, MI 48836

## Howell Township Clerk

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**From:** James Dettling [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:56 PM  
**To:** Howell Township Clerk  
**Subject:** Data center

Township Trustees:

My concerns regarding the data center are the following:

1. How will the current residents be compensated for a decrease in property value?
2. What will be the effects on the local environment from water use and steam?
3. The only benefit to the township and county will be tax revenue. There will be minimal jobs created to support the data center.
4. Will housing values in general be decreased because not many people will want to live in Howell Township.
5. Will my electric rates increase due to increased local infrastructure?
6. The vast majority of township residents are opposed to this development. Will the current board get re-elected and will anyone run for the open board positions.

Due to these and many other concerns I think you should vote **NO** for the re-zoning or at least a **delay** so we all can get more information on the effects of a datacenter in our backyard.

Best Regards,

Jim Dettling  
2516 Curdy Rd  
Howell (Oceola Twp - 1/2 mile from the Howell Township boarder)

## Howell Township Clerk

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**From:** Lyle Devine [REDACTED]  
**Sent:** Wednesday, December 3, 2025 1:51 PM  
**To:** Howell Township Clerk  
**Subject:** Dec. 8th Submission of public comment on zoning change

Lyle Devine  
140 Mason Rd. Howell MI.

This really ought to be a simple decision, two previous boards who've listened to the community outcry over the proposed data center, have recommended to NOT CHANGE ZONING. The zoning change request does not conform to the intended use of agricultural preservation, cited by 88% of the community respondents as a priority, in our Master Plan. This will also destroy and disrupt any agricultural use in the surrounding area, cause more accidents due to construction traffic.

Unknowns concerning health risks, chemical, noise and light pollution and energy consumption, are too big a risk to hang my kids futures on, or their health.

And if you choose to not listen to your community; the land, and all those who walked on it in good faith before you will curse you, this is native land, and their spirits will take it back.

## Howell Township Clerk

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**From:** Erin Heap-Schmidt [REDACTED]  
**Sent:** Wednesday, December 3, 2025 1:48 PM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center Rezoning-PUBLIC COMMENT

Howell resident comment requesting that the Howell Township Board vote against rezoning the VanGilder property for the proposed Data Center.

Howell Township's ordinances require the Board to consider the following 4 factors when making rezoning decisions.

1. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan

- the current Master Plan heavily emphasizes agricultural preservation
- 88% of survey respondents indicated preservation of farmland as strong priority
- Future Land Use Map marks it for agricultural preservation: to remain rural
- Lists a strategy of maintaining zoning based on the Master Plan to ensure compatible land uses
- Encourages land use based on existing character
- Suggests limiting development to protect farmlands, open space, and rural character.

2. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area

- this Development would include industrial-scale cooling systems, diesel generators, underground diesel storage tanks, and electrical substations- industrial features are not compatible with residential areas
- Data Centers are known for significant noise pollution disrupting neighbors' quality of life
- Setbacks and landscaping do not change the nature of this use nor mitigate impacts

3. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning

- this protect uses more electricity than entire cities- strain on electrical grid threatens power supply and increases costs
- this project will use more water than the entire township.

no aquifer modeling studies have been done

- No well impact studies have been done
- No watershed impact studies have been done

- Unique and large-scale fire risks may monopolize emergency services in the event of an emergency, leaving the public vulnerable
- the project may cause a decade of construction will impact traffic and roads

4. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land

- this land is actively being farmed
- Industrial-scale facilities could never be a better use than farming in an agricultural area.

It is imperative to note that BOTH the township and county Planning Commissions voted unanimously to reject the proposed rezoning for this project.

Listen to your constituents who you are supposed to be representing.

Please include this in the public comment section of the meeting packet.

Erin Heap  
504 Lake St.  
Howell, MI



## Howell Township Clerk

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**From:** Vanessa North [REDACTED]  
**Sent:** Wednesday, December 3, 2025 1:39 PM  
**To:** Howell Township Clerk  
**Cc:** Vanessa North  
**Subject:** Proposal to rezone

My whole life I've been told before you make an important decision, to weigh all the pro's and con's before deciding.

I have done countless hours of research on data centers and also our Michigan bills that allow the opportunity for tax breaks for data centers

I feel like the major pros to approving the data center rezoning are:

- 1: an influx of taxes Howell Township
- 2: new jobs
- 3: school programs in technology

I won't list out the thousands of con's that are associated with data centers because the list is too long. Based on that, the immediate response should be a resounding NO!

But if you are stuck on the very few pro's and think they somehow outweigh the environmental impact, as well as community outrage, please keep reading.

If I look closer into each one of the pros, I feel that they have all been found to be false or misleading.

1. According to the House Fiscal Agency, they estimated the State tax exemptions that have already been passed, would reduce state and local tax revenue by approximately \$2.5 million per year.
2. As we heard from a Howell resident in one of the Twp meetings, his construction company won the contract to build an out of state data center. There is no guarantee that the MI contractors will be the lowest bid, so the construction jobs may also be from an out of state company.

We also heard from another resident who had personally worked in a data center and confirmed that once the center is operational, there is only a skeleton crew needed to maintain the facility. It's just a big building of servers. No high tech, high paying computer jobs are needed to maintain the building.

3. high tech school programs for our students. I will say that not much data is available to prove or disprove this point. But again, the facility is just a server farm, no highly skilled coding or programming jobs there. Not to mention, this facility is designed to keep everything in the cloud, so most likely any maintenance jobs will also be outsourced to the lowest bidder, just like the rest of the tech world, occurring in a foreign country.

With the two biggest pro's to this being debunked, and with all of the Green energy initiatives we have been forced to live with for the last 10 to 20 years, how can we negate all of our sacrifices to save the planet (New DTE infrastructure, the push for electric cars, water conservation initiatives, etc.) Just to get a little more tax revenue in Howell Township?

Where is the ground water mapping to 100% assure the residents that the water needed for this project actually exists AND at a different depth from the local resident's current well depths?  
Are you really willing to allow your constituents to potentially go bankrupt when they can't afford to drill a new well when the aquifers dry up at their current depth?

The negative impacts greatly outweigh any potential tax revenue for our township!

If Howell were a bankrupt township headed for public service layoffs and the demise of the city, this would be a different story.

We are not! We are booming town with a quaint downtown that the taxpayers have spent hundreds of thousands in beautifying! (Ex: concrete and trees planted in the middle of intersections that no one wanted)

You have been tasked to make a decision for the community that will impact us for the rest of our lives. Please consider the future of our community and do not allow greed to cloud your judgement when voting.

Thank you,

Vanessa North  
US Army Veteran  
2950 W Marr Rd.

I was born and raised here and WAS planning to retire here. 2.3 miles from the proposed site.

## Howell Township Clerk

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**From:** Katie Petchell [REDACTED]  
**Sent:** Wednesday, December 3, 2025 1:46 PM  
**To:** Howell Township Clerk  
**Subject:** 12-8-2025 HT Board Meeting- Notice of Public Hearing-Data Center Rezoning!

Dear Howell Twp. Board,

I am Strongly Opposed to Re Zoning efforts for ANY Data Center. Not only is it a Huge draw on Water and Energy sources, they are Loud and damaging to the land and Ground Water. There is evidence of major Health Concerns where they already exist. Dramatic increase of Cancers and Miscarriages.

Do Not alter the Master Plan to allow this monstrosity in Howell Twp.

\*\*I respectfully request that this e-mail be added to the meeting packet.

Thank You,

Katie Donahue

10193 Cedar Lake Road, Pinckney, 48169

[Putnam Twp](#)

[Livingston County](#)

Kathleen L. Donahue (Petchell), CPA  
University of Michigan's Stephen M. Ross School of Business (MAcc) '14  
Albion College '13  
Carl A. Gerstacker Institute for Business & Management  
Prentiss M. Brown Honors Institute  
Albion College Western Equestrian Team

Brent Earl  
3025 Oak Grove Rd.  
Howell, Michigan  
48855

December 3, 2025

To the Howell Township Board,

I want to lay out where I stand on the proposed data center. Why would I want to? I feel I need to speak up even though I know there will be several outspoken neighbors who feel differently. There is a silent group in our community who are not against this project. In fact, they are very much advocates knowing what we know today. They are not speaking out publicly as they are not interested in an online shouting match or being involved in any kind of confrontation. I will speak up for many of them and lay out my support for this project today. I'll speak honestly and transparently, however I will also reserve the right to change my mind if better information comes forward. I'm not being indecisive. When the stakes are this high, you need to stay open to better information.

I'm not an outside voice parachuting in with an opinion. I'm a seventh-generation Howell native. The first Latson arriving in the 1830's. All sixteen of my great-great-grandparents are buried in the Howell area. I graduated from Howell High School in 1985, and my four children graduated from Howell as well. My wife taught in Howell Public Schools for 15 years. I've served this community as a Howell Public Schools board member for 10 years, President of the Howell Opera House for 5 years, and on the Howell Township Planning Commission for 3 years. My dad, William Earl, served as Howell Township Supervisor for 8 years, and my grandfather was a township trustee. I'm rooted here. I live on my family farm. This place is in my DNA. I want this community to thrive for my kids and my grandkids.

**Where I stand on the data center:**

Right now, I see it as a net positive. The scale of tax revenue is unlike anything Howell has ever seen with unrestricted money that can actually move the needle for school debt, our library, emergency services, parks, Livingston County, and Howell Township. The estimated annual tax revenue from a \$2 billion project is staggering (I used \$2B as the project is projected to be between a \$1B-\$5B).

Direct estimated increased annual tax revenue to our community for a \$2B project:

- Howell School debt: ~\$2.7M
- LESA: ~\$1.5M
- Livingston County: ~\$1.6M
- Livingston Ambulance: ~\$140K

- Metro Parks: ~\$100K
- Veterans Relief: ~\$45K
- Howell Township: ~\$850K
- Howell Carnegie District Library: ~\$500K
- Howell Fire: ~\$1M
- Howell Parks & Rec: ~\$250K

*Tax revenue reflects a PA 198 Industrial Facilities Tax Abatement (50%)*

These are increases to current tax revenues. Annual recurring dollars. Unrestricted. Every year. To put it plainly: the township, county, fire department, and library are basically being handed a duffel bag of cash annually. Just think what good things the Howell Library could do with \$500k every single year. These organizations can use the funds to directly improve residents' lives, better services, lower costs, upgrade infrastructure, community amenities, and opportunities for youth. You don't get chances like this, ever. Here in Howell Township the added revenue could pay for all residents' garbage pickup, Wi-Fi, lower sewer water fees, build biking trails, etc. There are so many opportunities. I do not believe we collectively appreciate the size and significance of the tax revenue that will hit our community. It is an infusion of massive funding each and every year.

#### **On land use:**

If you've lived here long enough, you've watched the farmland disappear. I was on the planning commission during the boom years with new subdivisions Town Commons, Rolling Oaks and Amber Oaks, the Parker high school bond, Kroger complex, and the endless buildouts along M-59, Latson Road, D-19, and the Latson and Grand River interchange. Most every substantial farm field from my childhood is gone. Even where Howell High School, Voyager and Challenger Elementary reside were corn fields. Growth is inevitable when your community sits directly in the middle of Lansing, Metro Detroit, Flint, Ann Arbor, Jackson, and Pontiac, with the major transportation arteries of Grand River Avenue, I-96, and M-59, two major rail lines traveling north/south and east/west that cross in Howell at the AnnPere crossing, as well as a regional airport, and major power corridors all converging in Howell. Why would anyone think we would continue to be a rural farming community. All of this infrastructure that passes through Howell screams growth. This is not the same rural town it once was when I was a kid. It hasn't been for decades. Howell Township had less than 1,000 people in 1950 and now we have close to 8,000. Do I wish our community didn't grow like it has? Absolutely, but that is not reality. I welcome all of you who have moved here. Welcome. Love and help your new and old neighbor, volunteer, worship as you wish, enjoy a Cleary's spicy chicken wrap, and root for the Highlanders. Be proud of our community but know it won't always look the exact same.

#### **On water:**

Yes, data centers use a lot of water to cool servers. I understand the concern. I also did my homework. Our current MHOG utility department who manages our water and sewer system has significant water volume capacity. I've also personally visited a data center in Denver, Colorado where water regulations are extremely strict, yet they operate successfully. If Denver can manage it, Howell can too. And if this center isn't built here, it will move down the road and be built in another southeastern Michigan town drawing from the same Marshall aquifer. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulates the aquifer, and if there are any issues this is the state enforcing body responsible for its protection. I have confidence in

MHOG and EGLE in protecting and managing our water and I have confidence in our approval processes by township and county officials that review project site plans and all sewer and water usage levels.

**On electricity:**

The data center will require significant power. Michigan law now requires companies to pay for their own grid upgrades, so residents aren't subsidizing their costs. If this center is to be built here, then financially it needs to be a net positive for our residents. Tax revenues going to our local organizations is great, however this project should not cause individual financial burden for township residents for their electricity. DTE needs to clarify how the laws work and its impact on electricity cost for our residents. This needs to be made clear and you need to communicate to us how this will work.

**On directly affected neighbors:** I urge you to negotiate for these handful of township residents who will be directly affected by the construction noise, dust, lights, and traffic disruptions. These folks should be compensated for their hardship during this time. Please consider providing financial compensation for those within x feet of the project. They will have to endure the first few years of this project, and they should be taken care of. You could also go as far as helping negotiate a purchase of their property x% above the market.

**On leadership (lack of):** I am disappointed in leadership from DTE, MHOG, Livingston County, and Howell Township. DTE and the buyer of land pushed this project with haste and caused distrust as residents sensed a ramming of this project through the process with an avoidance of educating the public and being transparent. Once this mistake was realized, both township and county leadership should have stepped up and educated the public on the process and what was known at the time. I believe this contributed to the level of negativity to this project. When you did not step up, social media posts and disingenuous narratives filled the void. You need to reclaim your leadership duty even if it is now to a very upset public. Lay out the facts as you understand them, explain the process of projects like these and how decisions are made. You have to step up and lead. Also, don't be mad at the public for their harsh feelings as they are logically based on the void you allowed.

**On AI and the future:**

We're entering uncharted territory. The rise of AI is unlike anything we've seen. It's unsettling and it should be. Deepfakes, generated videos, synthetic music, personalized algorithmic manipulation... it's all accelerating fast. A data center is part of that ecosystem. Supporting it means contributing to a future we don't fully understand. With thousands of data centers already operating in our country I don't fear the structure itself, The uncertainty of how AI will affect our lives is the question that gives everyone pause. This whole area is hard to comprehend; however it is evident that AI is here to stay and data centers are needed for their expansion.

We're going to have to navigate this era together; skeptical, informed, and willing to adjust our views when facts shift. Trust but verify. Ask hard questions. Protect the community. But also recognize that refusing to engage with the future doesn't make it go away.

**Bottom line:**

Right now, the benefits outweigh the risks. Howell stands to gain financial resources that could dramatically strengthen our emergency services, library, long-term financial stability for our county, township and schools, and immediately reduce our school debt taxes from 5.5 mils to much less than 5. Especially as the AI tidal wave hits, we'll need every advantage we can get and the added tax revenue can allow our community the opportunity to bridge this gap. This opportunity is only available to select communities. Let's not pass this up. A warehouse building in the middle of a well landscaped field with no added traffic is a small price to pay for the immense financial returns to our community. Pass the change in zoning and let the planning process begin.

And if new information proves this isn't right for Howell, specifically related to the environment, I won't hesitate to say so. My loyalty isn't to a project; it's to the town that raised me and the people who will inherit it.

Sincerely,

Brent Earl

A neighbor who sincerely cares about Howell's future


3025 Oak Grove Rd  
Howell Township  
Howell, Michigan

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## Brent Earl's support letter to approve rezoning for a data center

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**From** Brent Earl [REDACTED]  
**Date** Wed 12/3/2025 1:17 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>  
**Cc** Howell Township Supervisor <supervisor@howelltownshipmi.org>

 1 attachment (106 KB)

Letter to Howell Township Board 12 3 2026 RE Data Center project.pdf;

Letter below with attached PDF of same.

Brent Earl  
3025 Oak Grove Rd.  
Howell, Michigan 48855

December 3, 2025

To the Howell Township Board,

I want to lay out where I stand on the proposed data center. Why would I want to? I feel I need to speak up even though I know there will be several outspoken neighbors who feel differently. There is a silent group in our community who are not against this project. In fact, they are very much advocates knowing what we know today. They are not speaking out publicly as they are not interested in an online shouting match or being involved in any kind of confrontation. I will speak up for many of them and lay out my support for this project today. I'll speak honestly and transparently; however I will also reserve the right to change my mind if better information comes forward. I'm not being indecisive. When the stakes are this high, you need to stay open to better information.

I'm not an outside voice parachuting in with an opinion. I'm a seventh-generation Howell native. The first Latson arriving in the 1830's. All sixteen of my great-great-grandparents are buried in the Howell area. I graduated from Howell High School in 1985, and my four children graduated from Howell as well. My wife taught in Howell Public Schools for 15 years. I've served this community as a Howell Public Schools board member for 10 years, President of the Howell Opera House for 5 years, and on the Howell Township Planning Commission for 3 years. My dad, William Earl, served as Howell Township Supervisor for 8 years, and my grandfather was a township trustee. I'm rooted here. I live on my family farm. This place is in my DNA. I want this community to thrive for my kids and my grandkids.

**Where I stand on the data center:** Right now, I see it as a net positive. The scale of tax revenue is unlike anything Howell has ever seen with unrestricted money that can actually move the needle for



school debt, our library, emergency services, parks, Livingston County, and Howell Township. The estimated annual tax revenue from a \$2 billion project is staggering (I used \$2B as the project is projected to be between a \$1B-\$5B).

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- Livingston Ambulance: ~\$140K
- Metro Parks: ~\$100K
- Veterans Relief: ~\$45K
- Howell Township: ~\$850K
- Howell Carnegie District Library: ~\$500K
- Howell Fire: ~\$1M
- Howell Parks & Rec: ~\$250K *Tax revenue reflects a PA 198 Industrial Facilities Tax Abatement (50%)*

These are increases to current tax revenues. Annual recurring dollars. Unrestricted. Every year. To put it plainly: the township, county, fire department, and library are basically being handed a duffel bag of cash annually. Just think what good things the Howell Library could do with \$500k every single year. These organizations can use the funds to directly improve residents' lives, better services, lower costs, upgrade infrastructure, community amenities, and opportunities for youth. You don't get chances like this, ever. Here in Howell Township the added revenue could pay for all residents' garbage pickup, Wi-Fi, lower sewer water fees, build biking trails, etc. There are so many opportunities. I do not believe we collectively appreciate the size and significance of the tax revenue that will hit our community. It is an infusion of massive funding each and every year.

**On land use:** If you've lived here long enough, you've watched the farmland disappear. I was on the planning commission during the boom years with new subdivisions Town Commons, Rolling Oaks and Amber Oaks, the Parker high school bond, Kroger complex, and the endless buildouts along M-59, Latson Road, D-19, and the Latson and Grand River interchange. Most every substantial farm field from my childhood is gone. Even where Howell High School, Voyager and Challenger Elementary reside were corn fields. Growth is inevitable when your community sits directly in the middle of Lansing, Metro Detroit, Flint, Ann Arbor, Jackson, and Pontiac, with the major transportation arteries of Grand River Avenue, I-96, and M-59, two major rail lines traveling north/south and east/west that cross in Howell at the AnnPere crossing, as well as a regional airport, and major power corridors all converging in Howell. Why would anyone think we would continue to be a rural farming community. All of this infrastructure that passes through Howell screams growth. This is not the same rural town it once was when I was a kid. It hasn't been for decades. Howell Township had less than 1,000 people in 1950 and now we have close to 8,000. Do I wish our community didn't grow like it has? Absolutely, but that is not reality. I welcome all of you who have moved here. Welcome. Love and help your new and old neighbor, volunteer, worship as you wish, enjoy a Cleary's spicy chicken wrap, and root for the Highlanders. Be proud of our community but know it won't always look the exact same.

**On water:** Yes, data centers use a lot of water to cool servers. I understand the concern. I also did my homework. Our current MHOG utility department who manages our water and sewer system has significant water volume capacity. I've also personally visited a data center in Denver, Colorado where

water regulations are extremely strict, yet they operate successfully. If Denver can manage it, Howell can too. And if this center isn't built here, it will move down the road and be built in another southeastern Michigan town drawing from the same Marshall aquifer. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulates the aquifer, and if there are any issues this is the state enforcing body responsible for its protection. I have confidence in MHOG and EGLE in protecting and managing our water and I have confidence in our approval processes by township and county officials that review project site plans and all sewer and water usage levels.

**On electricity:**The data center will require significant power. Michigan law now requires companies to pay for their own grid upgrades, so residents aren't subsidizing their costs. If this center is to be built here, then financially it needs to be a net positive for our residents. Tax revenues going to our local organizations is great, however this project should not cause individual financial burden for township residents for their electricity. DTE needs to clarify how the laws work and its impact on electricity cost for our residents. This needs to be made clear and you need to communicate to us how this will work.

**On directly affected neighbors:** I urge you to negotiate for these handful of township residents who will be directly affected by the construction noise, dust, lights, and traffic disruptions. These folks should be compensated for their hardship during this time. Please consider providing financial compensation for those within x feet of the project. They will have to endure the first few years of this project, and they should be taken care of. You could also go as far as helping negotiate a purchase of their property x% above the market.

**On leadership (lack of):** I am disappointed in leadership from DTE, MHOG, Livingston County, and Howell Township. DTE and the buyer of land pushed this project with haste and caused distrust as residents sensed a ramming of this project through the process with an avoidance of educating the public and being transparent. Once this mistake was realized, both township and county leadership should have stepped up and educated the public on the process and what was known at the time. I believe this contributed to the level of negativity to this project. When you did not step up, social media posts and disingenuous narratives filled the void. You need to reclaim your leadership duty even if it is now to a very upset public. Lay out the facts as you understand them, explain the process of projects like these and how decisions are made. You have to step up and lead. Also, don't be mad at the public for their harsh feelings as they are logically based on the void you allowed.

**On AI and the future:**We're entering uncharted territory. The rise of AI is unlike anything we've seen. It's unsettling and it should be. Deepfakes, generated videos, synthetic music, personalized algorithmic manipulation... it's all accelerating fast. A data center is part of that ecosystem. Supporting it means contributing to a future we don't fully understand. With thousands of data centers already operating in our country I don't fear the structure itself, The uncertainty of how AI will affect our lives is the question that gives everyone pause. This whole area is hard to comprehend; however it is evident that AI is here to stay and data centers are needed for their expansion.

We're going to have to navigate this era together; skeptical, informed, and willing to adjust our views when facts shift. Trust but verify. Ask hard questions. Protect the community. But also recognize that refusing to engage with the future doesn't make it go away.

**Bottom line:**Right now, the benefits outweigh the risks. Howell stands to gain financial resources that could dramatically strengthen our emergency services, library, long-term financial stability for our county, township and schools, and immediately reduce our school debt taxes from 5.5 mils to much less than 5. Especially as the AI tidal wave hits, we'll need every advantage we can get and the added

tax revenue can allow our community the opportunity to bridge this gap. This opportunity is only available to select communities. Let's not pass this up. A warehouse building in the middle of a well landscaped field with no added traffic is a small price to pay for the immense financial returns to our community. Pass the change in zoning and let the planning process begin.

If new information proves this isn't right for Howell, specifically related to the environment, I won't hesitate to say so. My loyalty isn't to a project; it's to the town that raised me and the people who will inherit it.

Sincerely,

Brent Earl

A neighbor who sincerely cares about Howell's future

3025 Oak Grove Rd  
Howell Township  
Howell, Michigan  
48855

Luke Pipesh

7171 Manor Lane

Fowlerville, MI 48836

[REDACTED]

December 2, 2025

To the members of the Howell Township Board responsible for this decision of rezoning the proposed land for a hyperscale data center.

I am writing as a resident of Livingston county and taxpayer to strongly oppose the proposed rezoning request for the hyperscale data center. This project fails to meet the fundamental criteria required for rezoning and poses long-term risks to our community that cannot be overlooked. The role of the township is to protect the public interest and uphold the standards in our ordinances, and based on those standards, this rezoning should be denied.

Our Master Plan clearly outlines a vision for orderly, responsible, and sustainable growth. A hyperscale data center, an industrial-scale operation requiring massive permanent infrastructure is completely at odds with that vision. The Master Plan does not support a land use that brings round-the-clock industrial noise, heavy energy demands, and large-scale utility construction into a rural and residential setting.

To approve this rezoning would not just “adjust” the Master Plan it would actively contradict it, undermining years of planning and the expectations of the residents who rely on the plan to guide responsible decision-making.

A development of this scale is simply incompatible with the surrounding properties. Residents and farmers did not choose to live next to an industrial complex, nor should they be expected to absorb the noise, traffic, lighting, and visual impacts that accompany one.

If this rezoning were approved, it would permanently disrupt the character of the community, lower quality of life for surrounding homeowners, and create conflicts with neighboring land uses that cannot be undone. No amount of buffering or promises from the applicant can change the fact that this is the wrong use for this location.

A project of this size demands enormous electrical capacity, potential water infrastructure harm, expanded road systems, and increased emergency service readiness. These burdens fall directly on township resources and taxpayers no matter the promises made.

Public services should not be stretched thin or forced into costly expansions to support a project that offers very little back to the community. The imbalance between what this development requires and what it provides is stark, and approving such a strain on public

systems would be irresponsible governance. Which is exactly why the county and planning commission “unanimously” shunned it.

The current zoning supports land uses that align perfectly with our community identity and long-term sustainability. Agricultural, residential, and low-impact uses fit our environment and protect property values, safety, and lifestyle.

By contrast, a hyperscale data center offers minimal employment, maximizes disruption, and produces none of the benefits traditionally associated with economic development. It is neither equally nor better suited than the current zoning—if anything, it is the least appropriate use for this land.

This project introduces real and lasting risks. Constant low-frequency noise, diesel generator emissions, heat output, stormwater challenges, and the destruction of large tracts of open land directly threaten residents’ health and environmental stability.

Public health and environmental stewardship are core responsibilities of the township. Approving a project known to increase pollution, stress natural systems, and remove hundreds of acres of farmland would violate those responsibilities.

The standards for rezoning exist for a reason; to prevent exactly this type of incompatible, harmful, and short-sighted development from threatening the community. This proposal fails nearly every test. It is inconsistent with the Master Plan, incompatible with surrounding uses, burdens public services, is not a better use than the current zoning, and poses significant risks to public health and the environment.

I strongly urge the Township Board to protect our community, adhere to the Master Plan and reject this rezoning request. The residents have been clear, the criteria is clear, and the consequences of getting this wrong would be permanent.

Thank you for your time and for upholding the standards of our townships Master Plan and not selling the communities soul for simply increased tax revenue and false promises.

Respectfully,

Luke Pipesh

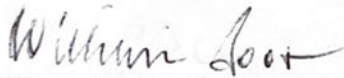
December 2, 2025

Email: [clerk@howelltownshipmi.org](mailto:clerk@howelltownshipmi.org)

Subject: 12-08-2025 HT Board Meeting – Notice of Public Hearing – Data Center Rezoning

**This written comment is for the Dec 8 Public Hearing on data center rezoning – please include my comment in the Dec 8 meeting packet.**

I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Rande LLC for the purposes of a data center in Howell Township. Rezoning the Parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend to you to DENY this request for these reasons and more.



William Soos  
4861 W Marr Road  
Howell, MI 48855

## Howell Township Clerk

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**From:** Noelle Pratt [REDACTED]  
**Sent:** Wednesday, December 3, 2025 2:42 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting- Notice of Public Hearing- Data Center Rezoning

Hello,

My name is Noelle Vieau, and I am a resident of Livingston County. While I do not live in Howell currently, I am a former resident who misses living among the quaint surroundings. My Mother lived on W. Sibley, and I have multiple family members who reside in Howell. My husband and I love to visit to get away from the crowding that we experience in Brighton due to far-too-rapid growth.

The Alley District, filled with beautiful lanterns, lights, and birds in the warmer months leaves me in awe. The residential streets lined with various Victorian-style houses, and the random cat trailing along the sidewalk as I admire people's gardens brings a smile. Simple, special, and safe times worth protecting.

I believe that it is important to take more time to consider the proposed data center that will rapidly affect growth in Livingston County. While I typically would not get involved with another person's decision to do what they choose with the land that they paid for, and cared for for decades, this data center poses serious risks to our community groundwater supply, raises electricity costs, and poses a risk for cancer and asthma. Additionally, I am aware that it emits a dull hum 24/7. As is proven in Ohio, when one arrives, more will follow.

If, as rumored, this company is Meta, I must be blunt. I do not trust Meta. I do not support Big Tech taking over the heartland. I know that I have not benefited from an increase in technology in my life.

In fact, I feel that the increase in technology has created more of a disconnect in society, and I often find that I crave more in-person community, not less. I would love to see future generations enjoying the beauty that I did as a child. In the still very green, very beautiful areas in Livingston County. I know that we can all agree that we are lucky to live in such a pretty, natural place filled with wildlife and beautiful, mature trees enveloping quiet, dirt country roads.

The fight is on to keep what we love.

You are put in a tough spot in this situation, and I do not envy the weight of making these decisions. I hope that you choose to do whatever it takes to protect us from the harm of too much technology in our lives, and the dangers of AI. We need to protect our human workforce. We need to protect children from people who are only thinking of how they can get their hands on their thoughts, feelings, Internet searches, and photos, in order to market to them, and attempt to manipulate them as they grow into adults.

Data is the new commodity, and we are not for sale.

Thank you for your time,

Noelle Vieau



## Howell Township Clerk

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**From:** Danielle Durand [REDACTED]  
**Sent:** Wednesday, December 3, 2025 3:24 PM  
**To:** Howell Township Clerk  
**Subject:** Dec. 8th 2025 HT Board Meeting- Notice of Public Hearing - Data Center Rezoning

12/3/2025

Dear Howell Township Board,

I am writing today to voice my opposition to the proposed rezoning of the 1,077 acres of farm land in Howell Township from Agricultural/Residential (AR) to Research/Technology (RT). I am unwaveringly against a massive data center campus to be built on that land in the middle of an agricultural and residential community that will undoubtedly have negative implications on the surrounding community for decades to come. Data centers absolutely do not belong in rural areas and in close proximity to homes & schools. These need to go within already Industrial zoned areas and with heavy restrictions. It seems the promise of tax revenue is one of the driving factors of this rezoning but the vast majority of Howell Township & Handy Township residents do not want or need any of this money in exchange for ruining our rural character, our property values, our health, our shared water supply and the environment. With sales tax exemptions and 50% property tax abatements that they will get for decades, we will likely see little to no economic benefit of them being in our community other than some of the initial construction related jobs that a select few local companies will profit from. The Howell Township Assessor even stated "there is no net advantage for the public schools."

It should be noted that the developer who is slated to build this proposed Howell data center campus, Stantec, has several lawsuits against them for providing false certifications to secure grants from the EPA and have violated the False Claim Acts. Is this a company we want to allow into our community? They cannot be trusted to adhere to their promises if they have been proven to falsify information in the past.

The rezoning of this land from AR to RT is in direct conflict of the master plan where it heavily emphasizes agricultural preservation and clearly specifies it to remain rural in the future. The rezoning of this land will do the exact opposite and permanently destroy agricultural land.

Although I do not reside in Howell Township, I live in Handy Township which is adjacent to the border of this property. I live roughly 1 mile from this site. I believe this project will have a larger impact Handy Township & the Village of Fowlerville than it will Howell. The entire Fowlerville school district is less than 2 miles away. I am deeply concerned with the decline of my property value and others, the contamination of my well & the real possibility of it going dry, my general quality of life declining, the 24hr noise for years during construction and the non-stop hum of the servers/generators/power stations when these things go online, the fact that the electric infrastructure upgrades will ultimately be subsidized by the rate payers even though the promise it won't, the millions of gallons of fresh drinking water these will consume a day, the air quality being affected by the hundreds of industrial-scale generators, wildlife leaving the area, light pollution, etc.

The Howell Twp Planning Commission made their recommendation not to rezone this land and thousands of residents have also voiced their opposition and I expect you to listen and follow the recommendation of the Planning Commission. The only right thing to do is to deny the rezoning at the December 8th meeting and also reject the text amendment that is being proposed. There simply needs to be more studies done and

protections in place before considering approval of a rezoning of this magnitude, especially from this nascent industry where the long-term implications are unknown.

I also ask that you include my letter in the December 8th meeting packet.

With Respect,

Danielle Durand

7071 W Grand River Rd.

Fowlerville, MI 48836

## Howell Township Clerk

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**From:** Rick Masten [REDACTED]  
**Sent:** Wednesday, December 3, 2025 3:40 PM  
**To:** Howell Township Clerk  
**Subject:** Howell Township Data Center Rezoning

Dear Howell Township Board Members,

I am writing this email to express my concerns regarding the rezoning of land area and construction of the massive data center proposed to our community. As a resident who lives only a mile from the proposed site, I am deeply concerned with the possible ramifications for not only the health but the environmental impacts the surrounding residents and I might be dealt with.

Firstly, as someone who currently works at a data center you would think the prospect of this being constructed near me would influence a positive notion for possible employment. Even as someone who has potential employment opportunities I don't believe this outweighs the concerns for the health risks or environmental impact. Lots of studies have already pointed to health concerns these sites possess.

Secondly, the rezoning of these agricultural lands could possibly lead to other potential zones being categorized for the same projects and I don't want to wake up one day to another data center across the road from me. If this is successful what is to stop a governmental body from delegating these data centers as essential public purposes and next I'm relinquishing my home to eminent domain.

Lastly, the long lasting environmental impacts this site imposes for both air and water pollutants. Not only those but the electricity needed to power such a thing. Even if this gets its own substation I'm still deeply troubled by the potential rise in cost of utilities and the possible downward value in the housing market in the proposed area. This would be much better proposed for a commercial area.

As a resident of this community, I urge you to take these issues seriously and reconsider having this become a part of the community. I understand the growing pressure we have to depend on technology but I believe we can come to a better solution for everyone on this matter.

Regards,

Rick Masten

## Howell Township Clerk

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**From:** Jenn Raica [REDACTED]  
**Sent:** Wednesday, December 3, 2025 3:57 PM  
**To:** Howell Township Clerk; Howell Township Inspector  
**Subject:** Approval for Howell Data Center

To whom it may concern,

As a business owner and resident of Fowlerville, I encourage you to **APPROVE** the Howell Data Center. The positive impact of this facility will improve our community.

The tax increase from farmland to Data Processing will benefit our community. Below are just a few areas that our community will benefit from:

**Schools-** Increasing funds for the school will give our children the opportunity for a better education and more programs for them to thrive and learn from.

**Parks & Recreation-** Increasing funds for parks and recreation will allow an improvement to a space that is available for community to use and to come together.

**Infrastructure-** Increase funds for our infrastructure will improve our failing systems without putting the financial burden on to our residents.

The Data Center will bring life to our economy. Allowing our family owned and operated business to thrive and grow. Bringing new job opportunities starting with the construction phase all the way to completion and day to day operations of the facility.

What is the alternative use for this land? A low-income housing development that brings triple amount of people and cars that puts excess strain on our roads, sewers, and water systems without having the tax revenue to improve these systems. The alternative uses for this property will hurt out community.

The Data Center is a way to improve our community financially and economically without adding additional strain to our community.

Once again, I encourage you to **APPROVE** the Data Center to help build our community, business owners, and residence.

Sincerely,

Joe and Jennifer Raica

Owners of the following local businesses-

Joe Raica Excavating

J.R.'s Sand & Gravel

Handy Storage

Thank You,

*Jennifer Raica*

**J.R.'s Sand & Gravel, Inc**

**&**

**Joe Raica Excavating, Inc**

3640 Nicholson Rd

Fowlerville, Mi 48836

*Phone 517-521-4508*

*Fax 517-521-4393*

## Howell Township Clerk

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**From:** Kathleen Dettling [REDACTED]  
**Sent:** Wednesday, December 3, 2025 3:59 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center

I have read all the talking points on both sides. And both sides have pertinent information. But the one overriding concern for me is the disappearance of farmland. The VanGilder farm is 1,000 acres of productive farmland. It will be destroyed for that use if the land is used for a data center, FOREVER! (MY LIFETIME, MY CHILDREN'S LIFETIME AND MY GRANDCHILDREN'S LIFETIME AND MY GREATGRANDCHILDREN'S LIFETIME)

Even if the water and air and land and living quality are not degraded by this installation the food supply definitely will be. At what point will we say that enough is enough. GPT chat tells me that we lose about 4,000,000,000 acres of farm/open land a year. Maybe in the future, the farmland will be the most valuable land.

Kathleen Dettling  
2516 Curdy Rd.  
Howell  
Oceola Twp.

## Approval for Howell Data Center

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From Jenn Raica [REDACTED]

Date Wed 12/3/2025 3:56 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

As a business owner and resident of Fowlerville, I encourage you to **APPROVE** the Howell Data Center. The positive impact of this facility will improve our community.

The tax increase from farmland to Data Processing will benefit our community. Below are just a few areas that our community will benefit from:

**Schools-** Increasing funds for the school will give our children the opportunity for a better education and more programs for them to thrive and learn from.

**Parks & Recreation-** Increasing funds for parks and recreation will allow an improvement to a space that is available for community to use and to come together.

**Infrastructure-** Increase funds for our infrastructure will improve our failing systems without putting the financial burden on to our residents.

The Data Center will bring life to our economy. Allowing our family owned and operated business to thrive and grow. Bringing new job opportunities starting with the construction phase all the way to completion and day to day operations of the facility.

What is the alternative use for this land? A low-income housing development that brings triple amount of people and cars that puts excess strain on our roads, sewers, and water systems without having the tax revenue to improve these systems. The alternative uses for this property will hurt out community.

The Data Center is a way to improve our community financially and economically without adding additional strain to our community.

Once again, I encourage you to **APPROVE** the Data Center to help build our community, business owners, and residence.

Sincerely,  
Joe and Jennifer Raica

Owners of the following local businesses-  
Joe Raica Excavating  
J.R.'s Sand & Gravel  
Handy Storage

Thank You,  
Jennifer Raica

**J.R.'s Sand & Gravel, Inc**

**&**

**Joe Raica Excavating, Inc**

3640 Nicholson Rd  
Fowlerville, Mi 48836  
*Phone 517-521-4508*  
*Fax 517-521-4393*



## Howell Township Clerk

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**From:** [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:13 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center public Comment Please add to packet

To the Howell Township Board Members:

I am writing you to express my concern over the possible development of the data center in Howell Township.

I am against this proposed development and urge you to deny the proposed zoning change for a number of reasons including:

1. The Data Center is not consistent with the Master Plan.

The current master plan designates the area being contemplated for development of the data center as agricultural preservation as you know.

It was designated as such in the master plan in order to ensure that the long term nature of Howell Township remains "rural and agricultural" and that farmland is preserved.

This was also after seeking much feedback from the township residents as indicated by the numerous statistic cited in the master plan that the vast majority of the people want the township to remain "rural" in every sense of that word.

The outpouring of support to stop the project would suggest that the majority of the township does not want to deviate from the master plan regardless of the promised benefits to the community from this project.

2. Due dilligence has not yet been conducted by the Township.

As you know there are many many unanswered questions about this project including an environmental impact study, infastructure impact study, township services study (fire & police, etc.)

Where is the baseline well water quality data for the private wells that could potentially be impacted either through water scarcity or more likely water well contamination as has happened with other data centers? See link below:

Amazon Data Center Linked to Cluster of Rare Cancers "The historical precedent here is Flint, Michigan." Illustration by Tag Hartman-Simkins / Futurism. For the hundreds of communities who've been saddled with data centers in recent years, the bulky fixtures are sources of unbearable noise, soaring energy prices, and plenty of electrical fires. Add another grim possibility to that list: debilitating rare cancers. Reporting on the "data center boom" in the state of Oregon, Rolling Stone tells the story of Jim Doherty, a cattle rancher and former

Read in Futurism: <https://apple.news/A28cxMo4pRZi5wLzfuHwEzg>

I believe it's a mistake to move this project forward - even incrementally - given all the unknowns.

Where are all the promised studies by the developer? Nowhere apparently.

If the deveopers are promising to do the studies only after you re-zone, you would be making a mistake by re-zoning now.

Until they show an actual good faith effort by completing those studies, I recommend you don't move this project forward by one inch.

Let them put real money where their mouths are and prove their claims..

3. This decision belongs to the people of Howell Township.

A decision of this magnitude and potential consequence is not really your call to make. I understand the economic benefit from this project is likely huge. But more money for the township, the county, the schools and the other organizations that stand to benefit does not necessarily translate to the public good or a better quality of life for the people in the township and surrounding area.

I think it's clear from the massive outcry that the people of the township don't want this project, and are more than willing to live without its supposed benefits to the community and frankly have been begging you to end this project since the secret got out.

If you move this forward without public support, and it becomes clear later that it has damaged and ruined the lives of people living in the township - can you live with that? I hope not.

I urge you to vote no on the re-zoning effort and end this madness once and for all.

Sincerely,

Bill Brancheau  
4130 Rurik Drive  
Howell, Mi 48843

## Howell Township Clerk

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**From:** Chelsey Jenkins [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:20 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

Dear Howell Township Board,

We are writing to express our desire for the denial of the rezoning application for any and all parcels relating to the hyperscale data center development. We just bought our first home here in Howell Township at 1900 E Marr Rd last year - less than 5 miles away from the proposed rezoning location. When we started our home search to buy our first home, we knew we wanted to live here in Howell because it offered the rural lifestyle we were dreaming of. Now here we are in our dream home one year later terrified that you, our elected officials, are going to destroy the very reason we moved here. We ask that you remain true to the master plan in regard to this current and future rezoning requests and continue to protect valuable farmland in accordance with those stated goals.

This project presents significant environmental, economic, and community concerns that outweigh its potential benefits.

Data centers are among the most energy-intensive industrial facilities in the world. Even with “green” commitments, their continuous 24/7 power demand places enormous strain on local grids. Approving this project will cause higher electricity costs for residents, increased vulnerability to outages, and substantial long-term emissions despite renewable-energy branding and promises from DTE.

Data centers require vast quantities of water for cooling. In a time when drought, water scarcity, and climate-related pressures are becoming common, diverting millions of gallons of water annually to a private facility is irresponsible. Local households, farmers, and ecosystems should not be forced to compete with a single corporate user. Data centers are coming to Michigan because of our water and as lifelong Michiganans we will not tolerate that. Michigan will not be PURE MICHIGAN if we let companies come in like this and ruin the very qualities that make Michigan the beautiful state it is.

Data centers create few permanent jobs compared to their land use, resource consumption, and tax incentives. Once built, they employ only a small number of technicians and security staff. Offering public subsidies or zoning exemptions for such a limited economic return is not an effective investment in the community’s future.

These facilities require large footprints but provide little public value. The construction disrupts habitats and increases light/noise pollution. No matter what this company does to “minimize” concerns, it will not be enough. Once you allow this land to be constructed on it will NEVER go back.

Residents deserve full transparency regarding resource usage, expected emissions, and long-term commitments. Too often, these projects progress with incomplete disclosures or optimistic projections that do not reflect actual impacts. Our community should not be burdened with risks they did not consent to. We found out about this data center from a neighbor - why was there not anything sent out to us regarding this. This will have a huge impact on our future and the sheer volume of protest and opposition that has been shown by the township residents should be a clear indication that we want this rezoning to be denied. As representatives of the people, we encourage you to fulfill your responsibilities on behalf of those you serve.

For these reasons, we urge you all to deny the rezoning request on December 8th and any other future time/revisions that may come forward for a data center.

Thank you for your consideration. We respectfully request that this letter be entered into the public record for this project.

Sincerely,

Steven Trajkovski and Chelsey Jenkins

1900 E Marr Rd, Howell.

## Howell Township Clerk

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**From:** Joy Dettling [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:37 PM  
**To:** Howell Township Clerk  
**Subject:** 12.08.25 HT Board Meeting Public Hearing Data Center Rezoning

Please include this in the meeting packet:

Dear Howell Township Clerk and Board Members,

I'm writing again to clearly state my opposition to the proposed rezoning that would allow a data center on the land currently under consideration. I believe this rezoning is inappropriate for Howell Township, inconsistent with the Township's stated priorities, and harmful to the rural character and agricultural heritage that residents value deeply.

The Howell Township Master Plan makes clear that a strong majority of residents appreciate the preservation of agricultural lands and the rural character of our community. I am part of that majority. I chose to live here because Howell Township still reflects a landscape and way of life rooted in open space, farming, and a quieter rural identity—values that are increasingly rare and worth protecting. A data center is incongruent with that Master Plan vision. This type of industrial-scale development does not align with preserving agricultural land, supporting rural character, or maintaining the long-term land use patterns that reflect the Township's heritage. Regardless of any perceived short-term gains, rezoning this property for a use as intensive and incompatible as a data center sets a precedent that chips away at the very qualities that the Master Plan and residents say they want to preserve.

For these reasons, I urge the Board to deny the proposed rezoning and keep this land aligned with the Township's stated goals. Howell Township's agricultural heritage is not just a nostalgic idea—it's a living asset and a defining part of our community identity. Allowing a data center on this land would be a serious step in the wrong direction.

Thank you for your time, your service, and for considering the will of the residents you represent. Please stand with the strong majority of Howell Township residents who want to preserve our agricultural lands and rural character—now and for generations to come.

Sincerely,

Joy Dettling  
2516 Curdy Rd  
Howell, Mi 48855

[REDACTED]

[Sent from AT&T Yahoo Mail on Android](#)

## Howell Township Clerk

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**From:** A.L. [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:46 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center - Howell Township

Hi all:

Living directly adjacent to the proposed data center will absolutely have a negative impact on my life. I am 60+ years old and would like to retire in the next few years. Having this built at the end of my driveway does not give me very much to look forward to. I would be concerned about:

- **Fumes:** I would be downwind from any fumes produced during the construction phase, and any fumes produced later on by the diesel generators and any residual fumes from the inner workings of the data center. I have health issues that would be aggravated by any fumes produced.
- **Well water:** Responsible for costs associated with well failure which could include the cost well repairs or the cost of city hook-up, if it's available. I'm happy with my well water and do not want city water.
- **Water contamination:** Concerned about water quality and potential contamination.
- **Light pollution:** Concerned about the quality-of-life impact from light pollution.
- **Financial impact:** We have heard over and over again that taxpayers pay more than their fair share of utility bills when data centers come to town. It's already hard enough to keep up with the cost of living without having even more financial placed on me.
- **Rerouting Grand River:** Do you mean renaming Warner Road to Grand River?
- **Noise:** Noise from the construction phase and later during the life of the data center would be really hard to deal with.

Everything on the list above will erode my quality of life. Like I said, I want to retire in the next few years and this project is not making me feel like my retirement years will be peaceful or golden.

There's also the question of who holds the company responsible if they break the rules? As far as I know, no ordinances have been written yet.

I am asking you to deny the rezoning request to give us more time to figure out if this is a good choice for Howell Township.

Thank you,

Abby Harvey  
Howell Township

## Howell Township Clerk

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**From:** nicole pybus [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:58 PM  
**To:** Howell Township Clerk  
**Subject:** Data Center Rezoning

Dear Howell Township,

I do not think that the VanGilder Property should be rezoned. I feel that we have industrial, light industrial, and tech zones in our Master Plan to grow our town in a way that suits the people and the rural character of our town.

First of all, I feel that we need to use the industrial and tech spaces that we have in our community before we give up anymore of our precious farmland. As a small farmer, for me, rezoning this property means that I lose my straw supplier for our small farm. I am just one farm. There are many in our community that rely on these products.

Secondly, our master plan has the industrial/ tech spaces zone as such because they have access to the power supply, water, and utilities that they would need on those sites at a rate that is manageable for our town. Rezoning the VanGilder property also means providing a precedence for other large developments to come in asking for more of our farmland.

Lastly, we need to save & preserve our Agricultural space. We need to provide space for farmers to come into our community, buy a chunk of land and build their large or even small hobby farm like myself.

We need to follow our master plan and vote NO on the rezoning. Preserve our town.

Thank you!  
Nicole Chouinard

4251 Boscher Rd  
Howell, MI

Marion Township  
Nicole J. Chouinard  
[REDACTED]

## Howell Township Clerk

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**From:** nina cambron [REDACTED]  
**Sent:** Wednesday, December 3, 2025 5:04 PM  
**To:** Howell Township Clerk  
**Subject:** No Data Center

Dear Howell Township Board Members,

I am writing you to express my opposition to the development of the data center in Howell Township.

I urge you to deny the proposed zoning change for the following reasons-

- The township has NOT conducted due diligence despite the fact that this has been in progress since April with little to no public awareness. The residents literally found out about this less than 2 months ago! Shame on you!
- The proposed data center is NOT consistent with the Master Plan. Township residents have been clear in their opposition to this monstrosity. It is the farthest thing you can do from maintaining the "rural and agricultural" farmland described in the master plan.

Much research needs to be performed before such an impactful decision can be made, including environmental impact studies, infrastructure impact studies including services such as fire, police resources.

As a homeowner with a private well like the majority of homes in the Howell area, where is the data regarding the possibility of water scarcity or more likely water well contamination as has happened with other data centers?

I believe it's a mistake to move this project forward given all the unknowns.

Where are all the promised studies by the developer? If it's approved based on promises by the developers, said studies will not be performed and we'll be left holding the bag for years to come.

Please do what's right for OUR community, don't allow or be a part of our community's demise and ruin.

This decision belongs solely to the people of Howell Township, the ones who have vested interest in the community where they're raising families and building homes.

I understand the economic benefits from this project are huge. But more money for the township does not necessarily translate to the public good or a better quality of life for the people in the township and surrounding area.

The people have spoken and are more than willing to live without its supposed benefits to the community and have been begging you to end this project since the secret got out.

If you continue without public support, and it becomes clear later that it has damaged and ruined the lives of people living in the township - can you really have a clear conscience?

Please vote NO for re-zoning!

Sincerely,

Nina Cambron



4130 Rurik Drive  
Howell, Mi 48843

## Howell Township Clerk

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**From:** G Rousseau [REDACTED]  
**Sent:** Wednesday, December 3, 2025 7:27 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

While I don't live in Livingston County, I live close enough that I will be affected if a data center is built. Data centers are a drain on our drinking water and a strain on our power grid. They increase those bills for everyone in the area and we can't have that when people are struggling to make ends meet more than ever before.

There are better uses for the land than for data centers. Data centers will not create enough jobs to merit building one. Please deny the request to rezone.

Please add my comment to the meeting packet. Thank you.

Gabrielle Rousseau

[REDACTED]  
16318 Silver Landings Drive, Fenton, Michigan 48430

## Howell Township Clerk

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**From:** Laura Knuth [REDACTED]  
**Sent:** Wednesday, December 3, 2025 8:30 AM  
**To:** Howell Township Clerk  
**Subject:** Dec 8th 2025 - Data Center - Public Comment

From - Paul & Laura Knuth  
We are property owners at -  
5330 Owosso Rd  
Fowlerville, MI 48836

Our property is within .5 - 1.0 mile of the proposed Data Center.

Please remember that you represent all of the people that pay taxes to Howell Township & consider all of the following when making your decision:

A: Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan

- Master Plan heavily emphasizes agricultural preservation
- 88% of survey respondents indicated preservation of farmland as strong priority
- Future Land Use Map marks it for agricultural preservation: to remain rural
- Lists a strategy of maintaining zoning based on the Master Plan to ensure compatible land uses
- Encourages land use based on existing character
- Suggests limiting development to protect farmlands, open space, and rural character

B: Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area

- Development would include industrial-scale cooling systems, diesel generators, underground diesel storage tanks, and electrical substations- industrial features are not compatible with residential areas
- Data Centers are known for significant noise pollution disrupting neighbors' quality of life
- Setbacks and landscaping do not change the nature of this use nor mitigate impacts

C: Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning

- Uses more electricity than entire cities- strain on electrical grid threatens power supply and increases costs
- Uses more water than the entire township- no aquifer modeling studies have been done
- No well impact studies have been done
- No watershed impact studies have been done
- Unique and large-scale fire risks may monopolize emergency services in the event of an emergency, leaving the public vulnerable
- A decade of construction will impact traffic and roads

D: Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land

- Land is actively being farmed
- Industrial-scale facilities could never be a better use than farming in an agricultural area

Additional points to consider:

- Both the township and county Planning Commissions voted unanimously to reject the proposed rezoning
- Any ways you will be personally impacted by this rezoning

## Howell Township Clerk

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**From:** Mary Jo Oliver [REDACTED]  
**Sent:** Wednesday, December 3, 2025 8:38 AM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center Rezoning-PUBLIC COMMENT

PLEASE INCLUDE THESE COMMENTS IN THE PACKET

Hello,

I'm writing to protest the plans for a data center in Howell township. We live in Handy township less than 2 miles from the proposed site and beg you to consider the following points before making a decision that will permanently alter the landscape here.

A: Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan

- Master Plan heavily emphasizes agricultural preservation
- 88% of survey respondents indicated preservation of farmland as strong priority
- Future Land Use Map marks it for agricultural preservation: to remain rural
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C: Whether any public services and facilities would be significantly adversely impacted by a

development or use allowed under the requested rezoning

- Uses more electricity than entire cities- strain on electrical grid threatens power supply and increases costs
- Uses more water than the entire township- no aquifer modeling studies have been done
- No well impact studies have been done
- No watershed impact studies have been done
- Unique and large-scale fire risks may monopolize emergency services in the event of an emergency, leaving the public vulnerable
- A decade of construction will impact traffic and roads

D: Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land

- Land is actively being farmed
  - Industrial-scale facilities could never be a better use than farming in agricultural areas.
- Both the township and county Planning Commissions voted unanimously to reject the proposed rezoning

We must ensure the lifestyle that this community enjoys continues. That's why we bought our homes here, and that's why we want to stay. Unless it changes. Then we move. Simple as that. Can the community afford to alienate its residents? I think not.

Thank you for your attention,

Mary Jo Oliver  
4573 Emerald Valley Loop  
Fowlerville, MI 48836

## Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** Jamie Hoelscher [REDACTED]  
**Sent:** Wednesday, December 3, 2025 8:52 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Clerk; Howell Township Treasurer  
**Subject:** Howell Township Board - NO DATA CENTER

Good Morning,

My name is Jamie Hoelscher and I live in Green Oak Township. Since it came to public attention weeks ago that a data center had been proposed to a landowner in Howell Township, I have been against it. It goes against the rural character of Livingston County as we know it. It goes against the future we want to ensure for our children.

I implore the Howell Township Board to keep this land agricultural. Selling the land to a large company such as Meta is letting the fox into the proverbial henhouse. If allowed to build, Howell Township and the citizens residing therein will have no recourse to any slight - the difference in money and power is comparable to one kernel of corn in an entire silo.

Please, vote to keep hyperscale data centers out of Howell Township and Livingston County. Please preserve our green spaces and arable land.

Do the Right Thing,  
Jamie Hoelscher

## Howell Township Clerk

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**From:** Jamie Hoelscher [REDACTED]  
**Sent:** Wednesday, December 3, 2025 8:52 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator; Howell Township Clerk; Howell Township Treasurer  
**Subject:** Howell Township Board - NO DATA CENTER

Good Morning,

My name is Jamie Hoelscher and I live in Green Oak Township. Since it came to public attention weeks ago that a data center had been proposed to a landowner in Howell Township, I have been against it. It goes against the rural character of Livingston County as we know it. It goes against the future we want to ensure for our children.

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Please, vote to keep hyperscale data centers out of Howell Township and Livingston County. Please preserve our green spaces and arable land.

Do the Right Thing,  
Jamie Hoelscher



## Howell Township Board - NO DATA CENTER

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**From** Jamie Hoelscher [REDACTED]

**Date** Wed 12/3/2025 8:52 AM

**To** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>

Good Morning,

My name is Jamie Hoelscher and I live in Green Oak Township. Since it came to public attention weeks ago that a data center had been proposed to a landowner in Howell Township, I have been against it. It goes against the rural character of Livingston County as we know it. It goes against the future we want to ensure for our children.

I implore the Howell Township Board to keep this land agricultural. Selling the land to a large company such as Meta is letting the fox into the proverbial henhouse. If allowed to build, Howell Township and the citizens residing therein will have no recourse to any slight - the difference in money and power is comparable to one kernel of corn in an entire silo.

Please, vote to keep hyperscale data centers out of Howell Township and Livingston County. Please preserve our green spaces and arable land.

Do the Right Thing,  
Jamie Hoelscher

## Howell Township Clerk

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**Sent:** [REDACTED] Wednesday, December 3, 2025 9:05 AM  
**To:** Howell Township Clerk  
**Subject:** FW: Deny the Datacenter Re-Zoning Request!!!!

Township Board,

I respectfully request my letter be added to the packet for the meeting.

I am Mary Motto of 780 Henderson Rd, Howell Township and I am deeply concerned by the proposed rezoning of the VanGilder Farm from agricultural (or agricultural-residential) to Research & Technology (RT) for the stated purpose of a data-center facility. For the reasons set forth below, I respectfully urge the Board to deny the rezoning application or, at minimum, defer action until the applicant can demonstrate full conformance with the Township's planning goals, infrastructure capacity, and compatibility with surrounding land uses.

[REDACTED]

### 1. Conflict with Agricultural and Rural Preservation Goals

Although I have not located a specific reference in the Township's published Master Plan to data centers or research-and-technology campuses, the zoning ordinance and accompanying zoning map show that the subject parcel lies in an agricultural-residential district (AR) and that RT-zoned areas are limited and specifically intended for low-impact technology uses with adequate infrastructure. Rezoning this property to RT would undermine the continuity of agricultural and rural character in this part of the Township and set a precedent for "spot" technology rezoning that is inconsistent with the zoning district pattern.

[REDACTED]

### 2. Inconsistency with Existing Zoning District Pattern

The current zoning map designates the subject property as AR; adjacent parcels remain agricultural or residential, not RT. The proposed change would introduce a high-intensity, round-the-clock technological use into a non-industrial corridor, potentially burdening adjacent rural uses with increased traffic, constant equipment noise, large cooling and generator systems, and heavy energy and water demands. As per the Zoning Ordinance, the official Zoning Map is part of the law (see Section 4.02). This raises the risk that this constitutes spot zoning—rezoning a single parcel (or small area) to a district inconsistent with surrounding land uses and the Master Plan. Michigan courts have repeatedly scrutinized such rezonings when not clearly justified by public welfare.

[REDACTED]

### 3. Infrastructure, Environmental, and Community Burdens

Research and technology campuses and data centers typically require substantial power and cooling capacity, heavy electrical infrastructure, and 24/7 operations that may not be suitable for an agricultural setting. Before rezoning, the Township should require:

- a comprehensive utility-capacity study (water, sewer, electric)
- an environmental review (stormwater, groundwater, and wellhead protection)
- a traffic and road-impact analysis
- compatibility screening with surrounding agricultural and residential uses

Absent these, the Board could be authorizing a use without full awareness of the infrastructure and environmental burdens that will fall on residents and taxpayers.

[REDACTED]

#### 4. Procedural Fairness and Public Input

The Planning Commission's recommendation to deny the rezoning must be given weight. If the Board chooses to override that recommendation, the rationale should be fully articulated in the public record—referencing the Master Plan goals, infrastructure analyses, and community impacts. Moreover, the Township must ensure that public notice and hearing procedures under the Michigan Zoning Enabling Act (MCL 125.3101 et seq.) have been strictly followed. If notice was insufficient or adjacent owners were inadequately informed, the re-zoning could be subject to appeal.

Approving the rezoning of the VanGilder Farm from Agricultural to Research & Technology (RT) for a datacenter use before a full review would risk undermining Howell Township's rural and agricultural character, impose substantial burdens on neighboring properties and local infrastructure, and may conflict with the goals and intent of the Township's Master Plan.

I respectfully request that the Board deny or defer this rezoning until the applicant provides comprehensive studies and enforceable conditions addressing infrastructure, environmental, and neighborhood impacts—or, alternatively, consider directing such uses to areas already designated for technology or industrial development.

Thank you for your time and for considering the concerns of neighboring property owners. I trust the Board will act to protect the public welfare and uphold Howell Township's guiding land-use principles.

Sincerely,

Mary Motto

780 Henderson Rd

Howell Township

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**From:** [REDACTED]

**Sent:** Tuesday, December 2, 2025 9:14 AM

**To:** clerk@howelltownshipmi.org; supervisor@howelltownshipmi.org; treasurer@howelltownshipmi.org; office@howelltownshipmi.org; deputyclerk@howelltownshipmi.org; deputytreasurer@howelltownshipmi.org; administration@howelltownshipmi.org

**Subject:** Deny the Datacenter Re-Zoning Request!!!!

## Howell Township Clerk

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**From:** Joell Maddox [REDACTED]  
**Sent:** Wednesday, December 3, 2025 9:20 AM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center Rezoning Meeting-PUBLIC COMMENT

**Importance:** High

### **Please include in the meeting packet for the December 8<sup>th</sup> Data Center Rezoning Meeting**

Howell Township's ordinances require the Board to consider the following 4 factors when making rezoning decisions:

#### **A: Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan**

- Master Plan heavily emphasizes agricultural preservation
- 88% of survey respondents indicated preservation of farmland as strong priority
- Future Land Use Map marks it for agricultural preservation: to remain rural
- Lists a strategy of maintaining zoning based on the Master Plan to ensure compatible land uses
- Encourages land use based on existing character
- Suggests limiting development to protect farmlands, open space, and rural character

#### **B: Whether ALL of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area**

- Development would include industrial-scale cooling systems, diesel generators, underground diesel storage tanks, and electrical substations- industrial features are not compatible with residential areas
- Data Centers are known for significant noise pollution disrupting neighbors' quality of life
- Setbacks and landscaping do not change the nature of this use nor mitigate impacts

#### **C: Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning**

- Uses more electricity than entire cities- strain on electrical grid threatens power supply and increases costs
- Uses more water than the entire township- no aquifer modeling studies have been done
- No well impact studies have been done
- No watershed impact studies have been done

- Unique and large-scale fire risks may monopolize emergency services in the event of an emergency, leaving the public vulnerable
- A decade of construction will impact traffic and roads

**D: Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land**

- Land is actively being farmed
- Industrial-scale facilities could never be a better use than farming in an agricultural area

**Additional points to mention:**

- Both the township and county Planning Commissions voted unanimously to reject the proposed rezoning

**Based on the above, it is imperative that the Township Votes NO on the proposed data center.**

Regards,

**Concerned Howell Township Residents  
Danny and Joell Maddox  
5683 Fisher Road  
Howell Township, MI 48855**

**This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. Equal Housing Lender.**

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**Data Center Rezoning Request File # PC2025-20- Please Include the 12/8/2025 Packet**

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**From** Paul Fergus [REDACTED]  
**Date** Tue 12/2/2025 2:45 PM  
**To** Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>  
**Cc** Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>; Howell Township Administration <administration@howelltownshipmi.org>

Howell Township Board,

I am absolutely opposed to rezoning the property in the request to allow a data center to be built on this land in our township.

1. My parents purchased their farm on Marr road in 1958 and raised 11 children there. They moved to the farm for a better quality of life. My wife and I purchased property that abutted that land and built our home and farm in 1989. We also raised our family here for that same quality of life. The AG/ Residential zoning allowed us to do this.
2. The whole nature of how this request has been handled from NDA's to the mention on our township's website that the applicant is allowing our township to release certain pieces of information leads me to believe that not all information has been released.
3. The value of our home I feel, will certainly be impacted by this type of development. The township assessor indicates there is not a way to determine how it will affect values. What research has the township done to make this determination and where can residents review it?
4. Our township has zoning ordinances for a reason. Please enforce them. This request, if granted, will reward one landowner to the detriment of many without any concrete benefit to our township.
3. The IFT tax break for 12 years indicated on the township website eliminates the townships ability to collect tax on the buildings and equipment inside that other businesses have to pay while the data center gets a free ride for 12 years. Will the township extend the same tax break to all of the other tax paying businesses in the township?

Please feel free to reach out,

Paul Fergus  
4120 N. Burkhardt Rd  
Howell, MI 48855  
[REDACTED]

## Howell Township Deputy Assessor / Deputy Zoning Administrator

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**From:** Lisa Nelson [REDACTED]  
**Sent:** Wednesday, December 3, 2025 9:45 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator  
**Subject:** Data center

I realize I'm from Fowlerville, but since the Howell Data center will affect Fowlerville more than Howell, I need to speak my mind.

We have chosen to live in a small, country community because we don't want the city. We want the farms, fields, and woods, not the ugly commercial buildings that cities have. We want quiet, not the noise a city has. But thanks to the greed of your township and our government, and the deception that you've supported, we will more than likely be stuck with what we're supposed to believe is good for us.

We may be small town, but we aren't stupid.

We ask ourselves, why is our farm land being bought up by big companies? There is a list of reasons, but the bottom line is Greed.

We trusted farmers to be farmers, but of course everyone in this area knows the VanGilders aren't farmers. They've screwed all the farmers in this area over.

So, I've said my piece. I know it doesn't mean anything to you. I know we'll sell our house because this isn't healthy to live close to a data center. You and this government have made this community and Michigan a horrible place to live. Everything that was good about Michigan is being destroyed to support clean energy, to support big tech, yet what a farce that is! Remember when we switched from paper bags and cartons to plastic? We did it to save trees? Instead we've polluted everything, and made everything toxic, including our Great Lakes. Here we are, with a foolish Michigan government, continuing to destroy our farmland, our woods, our community.

Great job for destroying Livingston county and Michigan.

## Howell Township Clerk

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**From:** Nancy G [REDACTED]  
**Sent:** Wednesday, December 3, 2025 9:45 AM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center Rezoning-PUBLIC COMMENT

To all township officials-

My name is Nancy Gosselin . I live at

3915 Indian Camp Tr. Howell twp. , and a long time resident for 46 years. I am entirely against this proposed industrial/tech rezoning and data center site building. With all the masses of residents not wanting either of these, you are obligated to deny both of these, as our elected board by the people of Howell Twp. The residents have an out pouring of asking you to vote these down repeatedly.

The reasons are as follows:

Howell Township's ordinances require the Board to consider the following 4 factors when making rezoning decisions. It is important to structure your public comments (written- due by 5pm today!- and oral, in person on the 8th) on these 4 aspects. I am including some key points to address each of these factors!

**A: Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan**

Master Plan heavily emphasizes agricultural preservation

88% of survey respondents indicated preservation of farmland as strong priority

Future Land Use Map marks it for agricultural preservation: to remain rural

Lists a strategy of maintaining zoning based on the Master Plan to ensure compatible land uses

Encourages land use based on existing character

Suggests limiting development to protect farmlands, open space, and rural character

**B: Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area**

Development would include industrial-scale cooling systems, diesel generators, underground diesel storage tanks, and electrical substations- industrial features are not compatible with residential areas

Data Centers are known for significant noise pollution disrupting neighbors' quality of life

Setbacks and landscaping do not change the nature of this use nor mitigate impacts

**C: Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning**

Uses more electricity than entire cities- strain on electrical grid threatens power supply and increases costs

Uses more water than the entire township- no aquifer modeling studies have been done

No well impact studies have been done

No watershed impact studies have been done

Unique and large-scale fire risks may monopolize emergency services in the event of an emergency, leaving the public vulnerable

A decade of construction will impact traffic and roads



D: Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land

Land is actively being farmed

Industrial-scale facilities could never be a better use than farming in an agricultural area

Additionally, both the township and Livingston county Planning Commissions voted unanimously to reject the proposed rezoning. This needs to be considered greatly.

Please do what the mass majority of residents want!!!

Regards

Nancy Gosselin

3915 Indian Camp Tr.

Howell 48855

## Howell Township Clerk

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**From:** Ryan Bartlett [REDACTED]  
**Sent:** Wednesday, December 3, 2025 10:05 AM  
**To:** Howell Township Clerk  
**Subject:** Data Center Rezoning

To whom it may concern,

Any potential tax revenue generated by the project, especially considering the fact that this project would be receiving tax breaks for decades, would certainly be offset by the strain and damages put upon our local water supply and electrical grid. The added drain on the water supply and electrical grid will without a doubt increase costs for local residents, an added cost to their utility bill in a time where costs are already rising fast enough. Adding fuel to the fire of rising costs by building this data center helps nobody but Meta and their shareholders. The board was not elected by Meta, was not elected to represent Meta and their needs. The board was elected to represent the people who live here and be their voice, not to ignore their voice in the name of campaign finances.

## Howell Township Clerk

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**From:** Christine Brondyke [REDACTED]  
**Sent:** Wednesday, December 3, 2025 10:17 AM  
**To:** Howell Township Clerk  
**Subject:** Dec8 data center rezoning-public comment

Hello,  
Please include this letter in the packet for the meeting. Thank you.

I live approximately one mile from the proposed data center. We moved to a 50 acre farm because my husband is ill and he needed to get away from pollution, traffic and noise. (We lived in Sothern California where he was a firefighter who was injured on the job. He's got a brain injury, among other serious issues, that includes being sensitive to noise, lights and smells similar to when someone has a migraine but he has it all the time) Science is now showing us that nature heals. Walking amongst trees heal. Clean water. Bird sounds all contribute to relaxed and peaceful states of mind. We don't use pesticides, fungicides or anything toxic on our land. Visitors to our farm take deep breaths, admire the beauty and tell us that they instantly feel relaxed and peaceful. This is why we live here. This is what we promote with our own dollars.

I believe this community will need MORE farmland, water and power resources to provide local food and water to our community. Not less. We enjoy the quiet country life and we paid a lot of money to obtain it. We've improved it. And we plan to create an Ag business that supports it and the township.

I have researched extensively the amount of pollution both in noise and lights, and the amount of electricity and water needs for a data center. I am in profound disagreement for a data center going in anywhere in Livingston County. I believe that the rush by Big Tech companies to grab land, water and power from small rural communities will end up being one of the largest catastrophes perpetuated on those communities. Not only does Big Tech want our precious resources, they will want to grow, influence and strong arm for future needs. AI is in its infancy. To give away our resources in the beginning is to go in without an awareness of the challenges and the pitfalls. It's sacrificing the good we have for potentials that have not been proven.

AI cannot produce food for our community. AI will use tons of our resources to eliminate jobs. (Current statistics state that AI will reduce up to 50% of white collar entry level jobs within 1-5 years) And yes, someone will get rich, but it won't be our community. Our community will be used. Used up. Used for what makes it wonderful and receiving money in return will not make it easier to undo the harm a data center will cause.

I'll be for a data center when they can generate all their power needs through solar. Silently and somewhat cleanly. And when they use a minimal amount of water that they put back into the environment that's as clean and temperate as to what they've pulled from it. When it contributes to our environment, instead of taking from it. If you insist on this, and if they're really want to "win" the AI war. Then they'll devote their immense financial resources to creating a way to do it. Please don't set the bar so low. Please be good stewards of our land, water and power. Please consider the citizens you're representing. Please think 20, 50 and a 100 years out. Please make your grandkids proud that you made a stand for what nature provides that cannot be replicated once concrete, buzzing, illuminated buildings covers it.

The citizens of Howell township overwhelmingly do not want this. To go against what the people you represent, will create a huge "why??" Why would you go against what the people of this community want? Why would you align with big tech, big money, big pollution, big business when we are a rural community that is zoned agricultural. We chose a farming community. I ask that you keep it that. If in 20 years, data centers turn out to be an amazing wonderful beneficial thing, then Howell township can consider donating acreage to the AI cause. The land will be even more valuable when it's a rare commodity.

But I think we all know the push for robots, brain chips and hyper-surveillance that the “Tech Bros” are promoting and actively creating is NOT aligned with the master plan for Howell Township. In fact, it’s the opposite.

Sincerely  
Christine Brondyke  
5707 Crandall Rd  
Howell MI 48855

Sent from my iPhone

## Howell Township Clerk

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**From:** [REDACTED]  
**Sent:** Wednesday, December 3, 2025 10:27 AM  
**To:** Howell Township Clerk  
**Subject:** 12-8-2025 HT Board Meeting- Notice of Public Hearing-Data Center Rezoning!

Howell Twp. Board,

I am Strongly Opposed to Re Zoning efforts for ANY Data Center.  
Not only is it a Huge draw on Water and Energy sources, they are Loud and damaging to the land and Ground Water.  
There is evidence of major Health Concerns where they already exist. Dramatic increase of Cancers and Miscarriages.  
Do Not alter the Master Plan to allow this monstrosity in Howell Twp.  
\*\*I respectfully request that this e-mail be added to the meeting packet.

Thank You,

Cynthia Toth  
10121 Meadow Lane  
Pinckney, Mi. 48169  
Putnam Twp  
Livingston County

## Howell Township Clerk

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**From:** [REDACTED]  
**Sent:** Wednesday, December 3, 2025 10:30 AM  
**To:** Howell Township Clerk  
**Subject:** FW: 12-8-2025 HT Board Meeting- Notice of Public Hearing-Data Center Rezoning!

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**From:** [REDACTED]  
**Sent:** Wednesday, December 3, 2025 10:27 AM  
**To:** 'clerk@howelltownshipmi.org' <clerk@howelltownshipmi.org>  
**Subject:** 12-8-2025 HT Board Meeting- Notice of Public Hearing-Data Center Rezoning!

Howell Twp. Board,

I am Strongly Opposed to Re Zoning efforts for ANY Data Center.  
Not only is it a Huge draw on Water and Energy sources, they are Loud and damaging to the land and Ground Water.  
There is evidence of major Health Concerns where they already exist. Dramatic increase of Cancers and Miscarriages.  
Do Not alter the Master Plan to allow this monstrosity in Howell Twp.  
\*\*I respectfully request that this e-mail be added to the meeting packet.

Thank You,

Cynthia Toth  
10121 Meadow Lane  
Pinckney, Mi. 48169  
Putnam Twp  
Livingston County

## Howell Township Clerk

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**From:** Steven Dennison [REDACTED]  
**Sent:** Wednesday, December 3, 2025 11:13 AM  
**To:** Howell Township Clerk; Howell Township Deputy Clerk  
**Subject:** Dec. 8 Public Comment-Data Center Rezoning

Dear Howell Township Board of Trustees,

I am submitting for public comment, to be included in the meeting packet, my request that you to reject the developer's proposed text amendment to define "data processing" as a "data processing facility". It is unethical for them to be writing our ordinances, it is blatantly inaccurate, and it enables them to exploit our zoning to suit their purposes. You have a planning commission you've appointed, whose entire purpose is to make necessary updates and revisions to our ordinances and definitions. If Howell Township needs to define data processing, it needs to be done through our planning commission, on our terms, in our words. It is a major conflict of interest for developers to be writing definitions that will dictate the rules they are subjected to. There is simply NO other choice but to vote no on this text amendment. Do not table it, do not send it back to the planning commission- reject it outright, as both the county planning commission and your own township planning commission already have.

I also ask you to reject the rezoning request. There are four primary criteria upon which your decision should be based.

First, whether the rezoning is compatible with the master plan. It is very plainly incompatible. The fact the land sits on Grand River is irrelevant, when there are dozens of pages emphasizing the importance of agricultural preservation. In fact, the parcel is marked for agricultural preservation in the Future Land Use Map! There is nothing in the developer's offer of conditions that changes the fact that that land is intended to remain rural.

Second, whether the uses in the proposed rezoning are compatible with the surrounding zones. The surrounding zones are nearly all residential and agricultural. Hyperscale data centers are, contrary to their unsubstantiated claims, a significant source of noise and pollution. There will be dozens of enormous diesel generators, dozens-if not hundreds- of acres of “mechanical yards”, electrical substations, water treatment facilities... none of these things belong in a residential area. They will disrupt the surrounding neighbors’ quality of life, and have the potential to pollute neighboring farms. It is most definitely NOT compatible with the surrounding zones.

Third, whether any public services and facilities would be adversely impacted. If a single facility that consumes as much electricity and water as entire cities doesn’t have the potential to adversely impact public services, I’m not sure what would. A decade or more of construction with hundreds of workers will significantly impede local roads and strain local first responders. There are reports across the country of electrical grids being perilously strained and utility bills skyrocketing as a result of data centers. There have been NO aquifer modeling studies based on the proposed water usage to evaluate potential impacts on the aquifer and therefore the municipal water supply. There are instances of neighboring wells going dry from dewatering and construction activity. The utility companies who stand to earn enormous revenue are claiming there is no problem, but they have not backed up that claim with any hard evidence. With such an enormous development, the default assumption should be that there WILL be adverse impacts, unless and until they can definitively prove otherwise. They have not and cannot do that, and therefore you must treat this as a “yes, there will be adverse impacts”.

Lastly, whether the uses in the new zoning would be better suited to the area than the current uses. The area is currently rural farmland and residential land. What could be more suitable than what it currently is: farmland? How could an industrial facility that will itself



span hundreds of acres possibly be considered a “better use for the area”? This isn’t a question about being a more lucrative use in terms of tax revenue, this is about the development that will be constructed and how it fits within the community. A data center would be entirely out of place, and is a wholly inappropriate use for an agricultural residential area that is specifically marked to remain that way.

As you can see, this rezoning fails to meet any of these four criteria. Additionally, both the county and township planning commissions have unanimously agreed that this rezoning ought to be rejected. The public voice is overwhelmingly shouting “no”. This appears to be a pretty straightforward and obvious decision: you must vote to reject the proposed rezoning.

Thank you for the time you’ve dedicated to this issue, and for hearing (or, reading) all of our comments.

Sincerely,

Steven Dennison  
7196 Manor Ln, Fowlerville

## Howell Township Clerk

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**From:** Dan Wholihan [REDACTED]  
**Sent:** Wednesday, December 3, 2025 11:06 AM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center Rezoning-PUBLIC COMMENT

Dear Township Board:

My name is Dan Wholihan. I am an attorney who works in elections related field and am the former three term Chair of the Livingston County Republican Party and former Chair of the Michigan 7th District Republican Committee. I am a lifelong Livingston County Resident currently residing in Fowlerville where some of the Data Center proposed land is. During my time as a Republican Party Chair, I represented many delegates and supporters who live in Howell Township and the rest of Livingston County.

I strongly ask for this Township Board to follow the recommendations of the Howell Township and Livingston County Planning Commissions in denying the rezoning and following the master plans which call for Agricultural Preservation. Rezoning the parcels to "Research and Technology" or any other "Industry" related classification is spot zoning that does not fit the rest of the area.

We already have "Industrial" zoning in Howell Township, so denying this zoning would not be a case of exclusionary zoning. Please do not create a spot zoning for this harmful building disrupting the way of life in Western Livingston County. The People do not want this in our community. That's an opinion that crosses party lines. If you do the right thing and follow the recommendations of two Planning Commissions in denying the rezoning, the People will have your back.

Thank you:  
Dan Wholihan  
Fowlerville  
Former Chair – Livingston County Republican Party.

## Howell Township Clerk

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**From:** tammy [REDACTED]  
**Sent:** Wednesday, December 3, 2025 11:22 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Meeting-Notice of Public Hearing-Data Center Rezoning

From: Tammy O'Doherty  
7087 W. Grand River Road.  
Fowlerville MI 48836

Re: Opinion on Data Center on Grand River and rezoning of property and text amendment.

I ask that my written comment be added to the meeting packet , Please and Thank you

My concerns at this time are the following, what is the name and record of the company building the data center. Are they responsible and trustworthy? And who are they working for? Will there be tax breaks for the company , how much and for how long? How much water will they require and who will supply it? When the water is running short where will MHOG get its water? Will the higher usage be reflected in the water bills for other residents, or ongoing building projects ? ( subdivisions and other water sensitive projects already approved). We have heard that Grand River will be moved by the builder. True or not? Even though my home is in Handy Township I am just over a mile from the site, I am concerned about noise, and then what is the increase in energy cost to us?

To be honest, this all seems to be a done deal behind the scenes, with most of the players wanting to hide the final outcome. If you have faith in your project and it is so wonderful for our community then give us the information and if it is great I am sure that the community will see it. Stop being so evasive, and just put it out there, that's your job.

Thank you for your time  
Tammy O'Doherty

## Howell Township Clerk

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**From:** Tammy Bird [REDACTED]  
**Sent:** Wednesday, December 3, 2025 11:41 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 Howell Township Board Meeting - Data Center Rezoning - PUBLIC STATEMENT

Hello,

I am a resident & registered voter of Howell. I'm reaching out because I recently learned of the proposal to build a massive data center on agricultural farmland located near Owosso Rd/Marr/Grand River. My first concern is why this is being fast tracked, without consideration of the negative impacts this data center will have to residents and other surrounding communities. Please honor the oath you took, when you accepted this position. To protect and serve your constituents, doing what is best for this town and its residents (your constituents). VOTE NO at the Dec 8th meeting to the rezoning request for this project as this is not in the our best interested.

At the very least, do not push this through hastily, without listening to the concerns that residents are raising. VOTE NO to allow for further research to gather factual data of how this type of data center has impacted other cities, like ours, that thought this would be good for their community. Be sure to research the negative impacts to quality of life in their town due to noise, water and air pollution which all effect human and animal health. Not to mention the enormous impact to energy and water resources which raise utility costs and most importantly, compromise ours and our children's health for decades to come. Please take your duty seriously and take the time to perform your own honest, factual research. Only then can you make such a decision that will impact this community and the state of MI so greatly.

I love this town and hope to stay here for the rest of my life. And to be clear, I do not want to see this data center built in this town or any other town in Michigan. Most of my family has spent their lives in this community as well. However, we stay because we stand for preservation of agricultural farmland, our resources and our health. Unfortunately, I have to think about where I may relocate to if this data center goes through, without transparency and input from the very people that will bear the burden, the residents of Howell. I will not stay in a community where our leadership makes decisions without listening to the concerns of their constituents.

I plead once more to the board: DO THE RIGHT...VOTE NO to the rezoning on Dec. 8. It is the only vote that shows your constituents that you care about protecting them and our wonderful community. I have confidence that this board will stand with the people.

Thank you for your consideration-

Tammy Bird-Scott

## Howell Township Clerk

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**From:** jenniferbiela [REDACTED]  
**Sent:** Wednesday, December 3, 2025 11:44 AM  
**To:** Howell Township Clerk  
**Subject:** 12-08-2025 HT Board Mtg-Data Center Rezoning

Hello,

I am writing as a concerned citizen to address my concerns about a consideration to rezone what is currently a quiet, residential area to build a business and possibly destroy the surrounding land and life that live within the area.

The data center considering to be built would be better situated in zones already deemed business sectors, which is possible.

Residents expect to have their right to to a peaceful life and the value of their land respected. There is no need to rezone land that could be used as residential as anything else. I live within 2 miles of where the proposed rezone area would be and I can tell you this would change the future in a negative way for anyone and anything within a twenty mile radius. Our concerns will continue to be heard loudly until you reject the idea of turning a residential area into anything other than that (business, technology, or experimental).

Thank you for your time and consideration,  
Jennifer Biela

Powered by Cricket Wireless

## Howell Township Clerk

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**From:** Michael Zahrt [REDACTED]  
**Sent:** Wednesday, December 3, 2025 12:00 PM  
**To:** Howell Township Clerk  
**Subject:** Dec 8-Data Center rezoning-Public Comment

Dear Members of the Howell Township Board,

I am writing to urgently and respectfully request that you **vote NO** on the proposed RT rezoning during the upcoming meeting on **December 8th**.

I have deep and significant concerns regarding this proposed change. The process to date has lacked sufficient transparency, and the information provided to the public has been inadequate for evaluating the long-term consequences of such a dramatic shift in land use. Potential pollution—including impacts to drinking water, air quality, noise levels, and light pollution—poses serious risks to both the environment and the health and safety of our community.

While the Township recently enacted a six-month moratorium on new applications, it is troubling that the current application was excluded. I firmly believe that not enough research has been completed, nor has enough information been shared with the residents of Howell Township, to make a responsible, well-informed decision about this rezoning. The potential impacts on the land, surrounding ecosystems, and the people who live here demand far more thorough study and transparency.

I have attended most of the public hearings on this matter, and it is abundantly clear that **the majority of residents in both the township and the county strongly oppose this rezoning**. Beyond public sentiment, the proposed RT designation directly conflicts with Howell Township's Master Plan, which was created precisely to guide responsible, community-supported development.

For these reasons, I urge the Board to protect the character and wellbeing of our community by **rejecting the proposed rezoning**.

Please include my comments in the official meeting packet.

Thank you for your time, consideration, and service to our community.

Sincerely,

Michael Zahrt

5380 Owosso rd

Fowlerville, MI. 48836

**Howell Township Clerk**

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**From:** McMahon, Lisa [REDACTED]  
**Sent:** Wednesday, December 3, 2025 12:00 PM  
**To:** Howell Township Clerk  
**Cc:** Lisa McMahon  
**Subject:** Dec. 8th Data Center Rezoning - PUBLIC COMMENT

**Importance:** High

*Good morning Howell Township Board members,*

*I'm going to keep this short and sweet...*

*Just say/vote **“NO”** to rezoning our beautiful agricultural community, keep it rural!*

*Thank you,*

*Lisa McMahon*

*3537 Riverton Drive*

*Howell, Michigan 48855*

*A proud Howell Township resident for 22 years*

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## Howell Township Clerk

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**From:** Brent Hable [REDACTED]  
**Sent:** Wednesday, December 3, 2025 12:02 AM  
**To:** Howell Township Clerk  
**Subject:** 12/8/2025 HT Board Meeting - Notice of Public Hearing- Data Center Rezoning

Dear Township Board,

Brent Hable  
3620 Embassy Drive  
Howell, MI 48843

Please add to the meeting addendum for the 12/8 meeting.

My wife and I moved from Oakland county to Livingston county in early 2018. We had never expected to venture out this way, but we moved into the city of Howell (downtown) which then transitioned into us purchasing 10 beautiful acres in Marion township for us to set up our family homestead/farm for our 4 children. We spent our life savings on this "forever home" in mid 2024 and inserting this meta data center will only force us to leave.

As a small business owner I see the value in a small town feel with the ability to expand my company, by bringing operations/new branch to this area which would provide good paying jobs to actual hard working Livingston county citizens. Unlike the current situation you have yourselves in.

My major fear with rezoning this land is opening up Pandora's box for more companies to tagalong and turn this beautiful country into an industrial technology revolution with no clear evidence of the effects to ground water, light and air pollution. We for one do not want to be the test patients!!!! ITC currently has one of the largest substations in Michigan less then 1.5 miles from us, with a proposed 2,000 acres of solar overlay being installed in Iosco, which will add another substation less then a mile for that overlay. This leads us to the root of all evil. The 1,000 acre data center that has been proven to dry up resources and surge prices for an already fragile grid in our area. This data center provides no value to us as a member of the MHOG water plant and only puts our family estate at risk of whatever these trillion dollar corporations decide to pollute us with.

I am emailing out of anger and frustration that this hasn't already been shut down. The board needs to be level headed with this and say NO to the data center and NO to rezoning away from Livingston counties master plan. Coming from a background in manufacturing and architectural development, these companies can get larger breaks and benefits by using a brownfield which are already vacant and in more docile locations. Please keep our farmland green and in place for future generations to steer away from corporate greed and corruption.

Thanks,

Brent Hable  
[REDACTED]

## Howell Township Clerk

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**From:** Kelly Tessmer [REDACTED]  
**Sent:** Wednesday, December 3, 2025 12:13 PM  
**To:** Howell Township Clerk  
**Subject:** 12-08-25 HT board meeting -notice of public hearing- data center rezoning

Please include my written comment in the meeting packet:

I am writing to express my desire for denial of the rezoning application for any and all parcels relating to the hyperscale AI data center development.

You are aware that the Howell Township Master Plan for land use has supported the communities desire to see Howell Township remain rural and to protect its agricultural nature. We ask that you remain faithful to the Master Plan in regard to this rezoning request and continue to protect valuable farmland in accordance with those stated goals.

We also request that the Howell Township board accept the recommendations denying rezoning which have already been voted by the Howell Township Planning Commission and the Livingston County Planning Commission. These boards are created to evaluate and make recommendations fitting with the Master Plan/s of their communities and constituents, are capable of evaluating the feasibility, desirability, and scope of rezoning requests, and are imbued with the authority to make reasoned recommendations to the full Township board. We encourage you to follow their recommendations and deny the rezoning request for these parcels of farmland.

We also encourage you to refrain from spot zoning these parcels for fundamental fairness and consideration of the Master Plan and area residents. Other zoning requests have been denied for much less disturbance and divergence from the Master Plan. Please deny this request for a much more egregious violation of the same.

We urge you to deny rezoning to protect property values and the sustainable tax base of Howell Township. Property tax is paid based on assessed value, and assessed value will fall substantially on all properties within 5 miles of this development. That assessed value will fall year over year, dropping property taxes and the sustainability of Howell Townships tax base when/if this data center leaves.

In addition, the adverse effects of hyperscale data centers have been repeatedly and thoroughly substantiated in the press, from reputable scientist and environmental groups, as well as experientially documented by those living in proximity to them. We ask that you deny this rezoning request for the safety of those who would be living nearby. Finally, we ask for denial of this rezoning request due to the sheer volume of protest and opposition that has been exhibited by the township residents. As representatives of the people, we encourage you to exercise your responsibilities on behalf of those you serve.

Please deny this request December 8th, and any other time or with any other revision to the data center site plan. This land use does not follow the plan for our township and we do not support it being here, nor find that rezoning would bring long term benefits, the opposite actually!!

Thank you,

Kelly Tessmer  
5587 W. Schafer Rd.  
Howell, MI. 48843

## Howell Township Assessor

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**From:** Dan Bonello [REDACTED]  
**Sent:** Wednesday, December 3, 2025 12:48 PM  
**To:** Howell Township Clerk; Howell Township Treasurer; Howell Township Assessor  
**Subject:** December 8th Data Center Rezoning - Public Comment

Howell Township Board-

This email is a plea for the Township Board to not approve the zoning request for the rezoning from Agricultural to Research and Technology for the proposed data center on Grand River between Fleming and Owasso Roads.

There are a myriad of reasons for my objections:

- 1) The property is currently zoned agricultural/residential on the Master Plan that was just recently adopted based on surveys from Howell Township residents that iterated that they want the Township to remain rural in nature and to maintain wide open spaces. This data center would do just the opposite. The Board should stick with the Master Plan; the Howell Township Planning Commission and the Livingston County Planning Commission both agreed.
- 2) The proposed rezoning to Research and Technology is an incorrect classification for a data center. Due to the massive size of the campus (1,100 acres), the massive size of the proposed buildings along with the use of huge diesel generators and underground fuel storage for thousands of gallons of fuel, industrial sized cooling systems the lighting and noise that it will produce, and the amount of water and electricity it will consume, this site should be zoned as heavy industrial.
- 3) The Township has no adequate ordinances to steer the construction and placement of facilities like this and the draft of the proposed special use amendment to the current R&T ordinance falls woefully short of what is necessary for this type of project to proceed.
- 4) This project would bring years of ongoing construction, interfering with traffic, creating noise, dust and general quality of life issues.
- 5) This land is an active farm, producing crops and is not in dire straits by any means and it should remain that way. Also, it would require the razing of a historical barn and apartment built by Matilda Dodge of the Dodge automotive family.
- 6) There have been no adequate studies as to what the effect this would have on our aquifer or watershed impact studies or what impact dewatering the site or the impact of constant pile driving during construction will do to surrounding structures.

My background is in architecture, and I have worked on several large scale industrial projects for Ford, General Motors and Chrysler as well as other large manufacturing companies as well as hospital and municipal buildings so I know what an immense undertaking this is.

To give a perspective; The Ford Wixom Plant was on 320 acres, Zug Island is 316 acres, Buick City was on 40 acres and the largest industrial plant in the country, Boeing's Everett Factory sits on 1,000 acres. This campus would be 1,100 acres, larger than ANY of them.

Most Howell Township residents do not want this monstrosity built in our rural community.

Remember these people are your neighbors and you will have to face them every day while you're out and about. Will you be able to look them in the face standing in a checkout line or at a restaurant. The developers don't care about your reputation or your feelings; they'll be long gone after this project gets built to move on to rape another small town. You'll never have to face them again, but you will have to face your neighbors or move.

What do you want your legacy to be?

How do you want to be remembered and thought of by your neighbors that put their trust in you to do the right thing?

Please include this letter in the packet for the Board meeting on December 8th.

Regards,

Dan Bonello

3531 Warner Road

Howell Township, MI 48855

December 2, 2025

Howell Township Board  
3525 Byron Road  
Howell, Michigan 48855

Subject – 12-08-2025 HT Board Meeting

Dear Members of the Board,

I am writing to express my strong opposition to the proposed rezoning for the proposed data center which represent a large farm located at and around the intersection of Owosso Road and Grand River Avenue, from Agricultural Residential (AR) to Research and Technology (RT):

• Parcel #s: 4706-07-100-003, 4706-07-200-018, 4706-07-100-004, 4706-07-200-017, 4706-07-300-007, 4706-07-300-008, 4706-07-300-006, 4706-07-400-005, 4706-18-100-003, 4706-18-100-004, 4706-18-200-003, 4706-18-200-002, 4706-18-400-002, 4706-18-400-003, 4706-18-400-001, 4706-18-400-021, 4706-07-200-003, 4706-18-400-017, 4706-18-300-002.

Although I do not live in Howell Twp., given the location of this project, it will affect more than just the Howell Township residents. This will change the whole county and bring other data centers and solar farms to the area. I feel that the people have made their feelings very clear that they do not want this here. And given the large amount of people speaking out against it, I would think it would be an easy NO vote. You do work for the people and not the data center. I have spoken to several Howell Township residents, and they are more than willing to fight this in court if needed.

There is a lot of proof out that shows data centers are not good for rural communities. I am sure the data centers only tell you what they want you to know. But there is plenty of evidence that they do more harm than good. I have listed some of my issues.

1. The amount of air pollution, both audible and low-frequency noise (ELF) pollution and vibration reduce quality of life, disrupt wild-life, and can cause actual health problems such as insomnia, stress, anxiety, and potential neurological problems. Chemical contamination of cooling water is also a concern. Where will it go?
2. Data centers require substantial amounts of electricity and water, which could result in shortages and/or substantially increased rates. A data center could also threaten the viability of wells, forcing a significant amount of cost of drilling a deeper well or connecting to municipal water and sewer on residents. Also, the electric usage can cause brown outs with could result in damage to our homes and electrical items in the home. Any upgrades will be passed onto us. There is no written proof that we never will be paying for this by the data center or DTE who

- constantly applies for rate hikes. There will need to be massive upgrades to the grid. How many homes will be affected for the new lines? How many people may lose their land for this?
3. The extreme tax incentives offered to these projects may neutralize any economic benefit they bring.
  4. Data centers do not deliver the amount of employment represented or honor all the promises that incentivize communities.
  5. I've learned through nearby township meetings that this part of the state has particularly fertile soil, and that the area along Owosso Road is becoming known as the sacrificial zone. Fertile agricultural land should not be "sacrificed", it should be preserved. There are multiple abandoned factories and other industrial properties in Michigan that could be used for such a project, and the tech companies building these data centers have the financial means to use them. Plus, these areas are already set up to handle the water and power needs that the data center will demand. In today's world of supply issues and unstable foreign relations, it's critical that we support the ability to produce food locally. Importing from out of state and other countries is not a good idea. Thousands of acres of farmland have already been turned into solar which has been proven to be a factor in our higher food costs.
  6. If this data center would be such a good thing for the community, and the owner would be such a good neighbor, why is the name of the ultimate owner still being withheld from the public? The lack of transparency only violates the trust of the residents. Also, the non-disclosure agreements signed may not be illegal, but they are morally and ethically wrong. It shows a lot of distrust with the people you represent. What are you hiding? What benefits have you received? As these meeting progress, we find out more negative things. The only people benefiting from this is the Van Guilders. It is all about the money for them. Not the community. They never even showed up for the solar farm meetings for their land because they have the law on their side and a relative works for the solar company. Are these projects connected?
  7. When the data center said they scaled down the project after the initial meeting, we were led to believe that they took our comments and made it smaller. But in fact, that was just the initial project. There is still plans to expand. And moving Grand River so they can do this is unacceptable. How many people may lose their home for the rerouting of the road? How many may end up with a major road in their backyard? The road commission said they opposed this. I know it would make my drive longer. This is just wrong.

These are just a few of the concerns about the impact of a data center on the environment, community health, and overall quality of life. I grew up in Livonia, by a lot of industry. It was not fun. I watched Livonia go from a rural area to a major city. We moved out here in 1995 to get away from city life and enjoy the benefits of rural living. We love the peace and quiet, the wildlife and the farms. I have a high stress job and coming home to here is my relief. I am not afraid of change, but this will change the area more than you realize. And not for the better. I even avoid Brighton because it's so crazy. Our county is already changing with the solar farms trying to come in. Which we are fighting also. They are no better either. But at least the townships took their time and did their research and talked to the people. From what I have observed, you have not responded back to anyone's questions at these

meetings. You appear not interested in anyone's opinion. I know there is a lot of people asking questions; however, you could make quick comments to answer the public. Also, you could hold more meetings to address everything, this is so wrong and very concerning. There are many other townships right nearby that will be affected. You need to think of the bigger picture. I would rather see a subdivision than a data center.

You should have included this project in the moratorium. You also have the right to say no. You have the right to table it for a few months so everyone can get answers, and you to do your research on everything people have told you. Take the example of the Cohoctah township board. They went and looked at the similar solar farm built by the same people and other solar farms around. They talked to the residents and found out for themselves how negative they were. They verified our data we gave them. This should not be taken lightly.

The Planning Commissions of both Howell Township and Livingston County have already voted no on the rezoning because it is not consistent with the master plan which was overwhelmingly supported by the community. I urge you to VOTE NO on the rezoning and oppose any text amendments that would enable data centers to be defined as anything but what they are, heavy industrial projects with massive resource consumption.

Sincerely,

Sharon & Michael Heath  
Fowlerville, Michigan

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## Howell Data Center Statement for Public Comment

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**From** Dan McKernan [REDACTED]  
**Date** Wed 12/3/2025 12:26 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>  
**Cc** Lee Graham [REDACTED] Tim Ganto [REDACTED] Dan McKernan [REDACTED]

 1 attachment (47 KB)  
OE324\_Support\_DataCenter\_HowellTownship\_120225\_v2.docx;

Good afternoon,

Please find the public comment/statement from Operating Engineers 324 re: the rezoning proposal around the Howell Data Center. Please let me know if there are any questions, and thank you.

 **Dan McKernan**  
Communications Director  
Operating Engineers 324  
500 Hulet Drive  
Bloomfield Twp., MI 48302  
248-451-0324 office  
586-214-5080 cell  
248-454-1766 fax



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## December 8th Data Center Rezoning - Public Comment

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From Dan Bonello [REDACTED]

Date Wed 12/3/2025 12:48 PM

To Howell Township Clerk <clerk@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Assessor <assessor@howelltownshipmi.org>

### Howell Township Board-

This email is a plea for the Township Board to not approve the zoning request for the rezoning from Agricultural to Research and Technology for the proposed data center on Grand River between Fleming and Owasso Roads.

There are a myriad of reasons for my objections:

- 1) The property is currently zoned agricultural/residential on the Master Plan that was just recently adopted based on surveys from Howell Township residents that iterated that they want the Township to remain rural in nature and to maintain wide open spaces. This data center would do just the opposite. The Board should stick with the Master Plan; the Howell Township Planning Commission and the Livingston County Planning Commission both agreed.
- 2) The proposed rezoning to Research and Technology is an incorrect classification for a data center. Due to the massive size of the campus (1,100 acres), the massive size of the proposed buildings along with the use of huge diesel generators and underground fuel storage for thousands of gallons of fuel, industrial sized cooling systems the lighting and noise that it will produce, and the amount of water and electricity it will consume, this site should be zoned as heavy industrial.
- 3) The Township has no adequate ordinances to steer the construction and placement of facilities like this and the draft of the proposed special use amendment to the current R&T ordinance falls woefully short of what is necessary for this type of project to proceed.
- 4) This project would bring years of ongoing construction, interfering with traffic, creating noise, dust and general quality of life issues.
- 5) This land is an active farm, producing crops and is not in dire straits by any means and it should remain that way. Also, it would require the razing of a historical barn and apartment built by Matilda Dodge of the Dodge automotive family.
- 6) There have been no adequate studies as to what the effect this would have on our aquifer or watershed impact studies or what impact dewatering the site or the impact of constant pile driving during construction will do to surrounding structures.

My background is in architecture, and I have worked on several large scale industrial projects for Ford, General Motors and Chrysler as well as other large manufacturing companies as well as hospital and municipal buildings so I know what an immense undertaking this is.

To give a perspective; The Ford Wixom Plant was on 320 acres, Zug Island is 316 acres, Buick City was on 40 acres and the largest industrial plant in the country, Boeing's Everett Factory sits on 1,000 acres. This campus would be 1,100 acres, larger than ANY of them.

Most Howell Township residents do not want this monstrosity built in our rural community.

Remember these people are your neighbors and you will have to face them every day while you're out and about. Will you be able to look them in the face standing in a checkout line or at a restaurant. The developers don't care about your reputation or your feelings; they'll be long gone after this project gets built to move on to rape another small town. You'll never have to face them again, but you will have to face your neighbors or move.

What do you want your legacy to be?

How do you want to be remembered and thought of by your neighbors that put their trust in you to do the right thing?

Please include this letter in the packet for the Board meeting on December 8th.

Regards,

Dan Bonello

3531 Warner Road

Howell Township, MI 48855

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**Fwd: Notice of Public Hearing December 8th**

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**From** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Date** Wed 12/3/2025 6:04 PM  
**To** Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Sorry not at home to covert this to PDF

Begin forwarded message:

**From:** Danielle Wetzel [REDACTED]  
**Date:** December 3, 2025 at 3:04:15 PM EST  
**To:** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Subject: Notice of Public Hearing December 8th**

Dear Board Members,

I am writing to you today regarding the rezoning of parcels :4706-07-100-003,4706-07-200-018,4706-07-100-004,4706—07-200-017,4706-07-300-007,4706-07-300-008,4706-07-300-006,4706-07-300-002,4706-07-400-005,4706-18-200-002,4706-18-100-004,4706-18-200-003,4706-18-200-002,4706-18-400-002,4706-18-400-003,4706-18-400-001,4706-18-400-021,4706-18-200-003,4706-18-400-017,4706-18-300-002 from agricultural preservation and residential-low density to research and technology.

Firstly I would like to say that I am not a Howell Township resident but from Handy Township and will live approximately 1.5 miles from the parcels stated above. I believe that rezoning the parcels to research and technology will cause ruination to the rural community. I would like to provide you with passages from the Howell Township Master Plan that was updated and adopted on May 23, 2023. On page 13 it is written as follows "Preservation of open spaces and community character is of primary importance to the quality of life in Howell Township. Most residents of Howell Township live in-single-family homes in suburban neighborhoods or in large lots located throughout the Township with direct access to country roads. Much of the housing development is north of M-59 and Grand River. The bulk of this area in the northern half of the Township is surrounded by pastoral rural countryside consisting of rolling farm fields and large tracts of woodlands and wetlands. This environment is what most residents identify as the reason they are attracted to the community." How is turning over 1,000 acres into research and technology preserving open spaces or keeping the environment as what most residents identify as the reason they are attracted to the community? Rezoning to RT is in opposition of what you the board voted on in your master plan. No more rolling farm fields to look at as you drive down the road. The rural countryside will forever be gone regardless of how you dress up RT it is not, and never will be pastoral rural countryside.

The existing land use map has the above mentioned parcels zoned for agricultural and single family residential, your future land use map has the above mentioned parcels zones as agricultural preservation and residential-low density. On page 18 is states "The Future Land Use Plan is a basic element of the Master Plan, it designates the future use or reuse of the land within the community, and the policies and reasoning used in arriving at the decisions in the plan. The future land use plan is sometimes considered the most important part of a Master Plan because it serves as a guide to official

decisions in regard to the proposed location, and intensity of future land development for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes." What is the purpose to a Master Plan and Future Land Use Plan if you will not follow your own guidelines? This plan serves as a guide to official decisions, and should be upheld.

On page 21 and 22 there is chart on goals the strategy and tasks taken to uphold the master plan. On page 21 it states the goal " Support private property rights in order to allow property owners to realize the value and enjoyment of their land while providing appropriate safe-guards to ensure land uses are responsible and respectful of neighboring property owners, the environment and the over-all vision of the Township." Can you please explain to me how rezoning this property will keep your goals and what safe-guards are you providing? The strategy for this goal is as follows (there are two) "Maintain a Zoning Ordinance that is based on the Master Plan and other good planning principles." And "Maintain an open planning process to ensure that input from the community helps to shape the community's planning and regulatory environment." You have heard from the community and the majority are not in favor of this rezoning. By ignoring the community you are not following your own guidelines. Now on to the tasks (there are three) "Review the Zoning Ordinance to ensure that it incorporates the best planning techniques and practices." "Update the Zoning Ordinance upon adoption of the Master Plan to be consistent with the community goals identified during the planning process." "Periodically review the Zoning Ordinance and other regulatory documents to ensure that they are achieving the goals of the community." I was present at the Township meeting in November, you heard from your own planning commission and the Livingston County commission all vote no on the rezoning of this property, you also heard from multiple community members via email and speaking at the township meeting. Please listen to your recommending boards and the community.

On page 22 there is another chart that talks about commercial intensity in appropriate areas, I can spell it out for you word for word if you like but I think you get the point I am trying to make. If you look at this proposal for rezoning and refer to your Master Plan and Future Land Use Map there is no question on how you should proceed, this rezoning does not align with either. If you decide to move forward and rezone this property I would like for you to think about the future. In making such a large change, headless to your Master Plan what stops any company from coming in and asking for rezoning of further agricultural lands or residential lands? What will Howell Township look like in 10, 20 years? Will there be any rolling farm fields left or just an industrial wasteland where there may be green grass and landscaping, but the beauty of rows and rows of crops or large areas of woodlands will be just a memory. The lure of a large tax revenue from one resident should not make you lose your moral compass, instead you should look to the community that has come out time and again to let you know how they feel, how concerned they are over the potential water issues, electricity rates and the loss of town character. You were voted in to be the voice of this community, not to silence it by doing what you think is best in complete opposition of the majority of the community.

Sincerely,

Danielle Wetzel

**Fwd: Dec-8-Data Center Rezoning Public Comment**

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**From** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Date** Wed 12/3/2025 6:03 PM  
**To** Howell Township Deputy Clerk <deputyclerk@howelltownshipmi.org>

Sorry not at home to convert this one to PDF

Begin forwarded message:

**From:** [REDACTED]  
**Date:** December 3, 2025 at 5:00:15 PM EST  
**To:** Howell Township Supervisor <supervisor@howelltownshipmi.org>  
**Subject: Dec-8-Data Center Rezoning Public Comment**

Dear township board,

We request that you deny the rezoning of the proposed Van Gilder and the adjacent properties. The Howell Township planning commission voted it down. The county planning commission voted it down. You should vote it down.as well!!

Nobody is arguing the property owners have the right to sell to whomever they may choose. However, That is where their rights end and the rights of the community begin. Nobody has the right to forcefully request rezoning that totally disregards the Master Plan of our Township. Nobody!!!! Both the township and county Planning Commissions voted unanimously to reject the proposed rezoning since they recognized that it is inconsistent with the zoning .

The future of AI is unpredictable. Furthermore, we were saddened by the actions of some board members and certain individuals outside the board. The appearance of the potential of dishonesty, unethical and unfair actions may exist. The NDA's in our opinion are potentially problematic legally. The fact that our township attorney is employed by the firm representing the property is without question a direct conflict of interest. We respectfully request that those who originally signed an NDA whether should abstain from voting all together on this matter.

Cordially Yours,  
Allen and Lynn Romain

5182 Owosso Rd

Gloria Moore  
4450 Indian Camp Trail  
Howell, Michigan 48855

December 2, 2025

Howell Township Board  
3525 Byron Road  
Howell, Michigan 48855

Subject – 12-08-2025 HT Board Meeting

Dear Members of the Board,

I am writing to express my strong opposition to the proposed amendment of the zoning ordinance and map that would rezone the following parcels, which represent a large farm located at and around the intersection of Owosso Road and Grand River Avenue, from Agricultural Residential (AR) to Research and Technology (RT):

- Parcel #s: 4706-07-100-003, 4706-07-200-018, 4706-07-100-004, 4706-07-200-017, 4706-07-300-007, 4706-07-300-008, 4706-07-300-006, 4706-07-400-005, 4706-18-100-003, 4706-18-100-004, 4706-18-200-003, 4706-18-200-002, 4706-18-400-002, 4706-18-400-003, 4706-18-400-001, 4706-18-400-021, 4706-07-200-003, 4706-18-400-017, 4706-18-300-002.

I have serious concerns about the conversion of this land away from Agricultural Residential. The concerns are not just conjecture, many are supported by a study released by the U of M Ford School of Science and Technology (What Happens When Data Centers Come to Town), and by additional research, such as a documentary released by Business Insider. Primary concerns are as follows:

1. The amount of air pollution, both audible and low-frequency noise (ELF) pollution and vibration reduce quality of life, disrupt wild-life, and can cause actual health problems such as insomnia, stress, anxiety, and potential neurological problems. Chemical contamination of cooling water is also a concern.
2. Data centers generally require substantial amounts of electricity and water, which could result in shortages and/or substantially increased rates. A data center could

- also threaten the viability of wells, possibly forcing the not insignificant costs of drilling a deeper well or connecting to municipal water and sewer on residents.
3. The extreme tax incentives offered to these projects may neutralize any economic benefit they bring.
  4. Representations in the referenced report and other sources also show that data centers do not deliver the amount of employment represented or honor all the promises that incentivize communities.
  5. I've learned through nearby township meetings that this part of the state has particularly fertile soil, and that the area along Owosso Road is becoming known as the sacrificial zone. Fertile agricultural land should not be "sacrificed", it should be preserved. There are multiple abandoned factories and other industrial properties in Michigan that could be used for such a project, and the tech companies building these data centers have the means to use them. In today's world of supply issues and unstable foreign relations, it's critical that we support the ability to produce food locally.
  6. If this data center would be such a good thing for the community, and the owner would be such a good neighbor, why is the name of the ultimate owner still being withheld from the public? The lack of transparency only violates the trust of the residents.

This list is just a sampling of the concerns about the impact of a data center on the environment, community health, and overall quality of life. The benefits must be weighed against the costs, and the more I research, the more evidence I see that the costs the community will be exposed to far outweigh the benefits. We made sacrifices to move to Howell Township to enjoy the benefits of rural living. We live roughly two miles from the site and could lose the very things that brought us here, not to mention the health risks. If those concerns become reality, we could find ourselves trapped in a house that we can't sell because the area has become undesirable.

The Planning Commissions of both Howell Township and Livingston County have already voted no on the rezoning because it is not consistent with the master plan which was overwhelmingly supported by the community. I urge you to vote no on the rezoning and oppose any text amendments that would enable data centers to be defined as anything but what they are, heavy industrial projects with massive resource consumption.

Sincerely,

Gloria Moore



## Howell Township Clerk

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**From:** Sue Mast [REDACTED]  
**Sent:** Wednesday, December 3, 2025 4:59 PM  
**To:** Howell Township Clerk  
**Subject:** Data center meeting Dec8

I'm sending this email to voice my concerns about the unknowns of this data center that they want to put in. I only live 3 miles from the site they want. I'm concerned about the possibility of water pollution and lack of, considering the amount the facility will be needing per day. Not to mention the air and noise pollution.

Another big concern is who would be paying for the electric grids that will be needed to provide energy to this facility. Would that be the taxpayers of Howell and other cities in the surrounding area? My electric bill is barely affordable as it is. I don't feel it's right that residence in the area I don't want this data center will be forced to pay higher electric bills because of it!

I would like this email to be part of the packet that is going for the December 8 meeting Sincerely,  
Suzanne Mast  
6277 Layton rd  
Fowlerville Mi 48836

December 2, 2025

**Re: Amending the Zoning Ordinance Map for a Data Center**

Howell Township Trustees,

As a Howell Township taxpayer and a nearby neighbor of this proposed data center site, I urge you to follow the recommendations unanimously made by both the Howell Township Planning Commission and the Livingston County Road Commission.

First, whether Data Processing Facilities even belong in Howell Township's Researching and Technology (RT) zone is not a settled issue. Both planning commissions recommended rejecting the text proposed by the applicant to add a "Data Processing" definition to the RT zone. This definition reads:

"A facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses, buildings or structures located on the same lot such as utility buildings, offices, warehousing, cafeteria, guardhouses, diesel storage tanks, water storage tanks, security fencing, and other similar structures, improvements and appurtenances."

This definition is completely incongruous with the Township's RT zone. The Zoning Ordinance states: "this district is intended to permit **only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare and radiation.** Storage of materials, supplies, products and equipment shall be within a structure."

As this project includes external mechanical yards and generators that will emit significant volumes of soot and air toxics, it is far more consistent with the Township's Industrial zone which includes "any other manufacturing plants and uses having performance characteristics similar to those listed in this District in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, and glare." These are the performance characteristics of a data center.

Whether this project belongs in Industrial or RT does not change the fact that the applicant's request to rezone over 1,000 acres of land does not satisfy a single criteria for approval outlined in Howell Township's Zoning Ordinance or the Master Plan:

- 1) *Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan*  
.Rezoning over 5% of the entire township to RT is in direct conflict with the Master Plan, the Township's stated values, and the importance that residents place on agricultural preservation and preserving open space.

- 2) *Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area*

The surrounding uses are entirely residential or agricultural. It is inappropriate and grossly negligent to site what is essentially an industrial site beside existing homes. Furthermore, it is impossible to determine whether all of the allowed uses under the proposed rezoning would be compatible with the surrounding zones because no independent studies have been completed. For example, the application proposes 55 dba for a noise limit. There is no noise study at the surround property lines to determine whether or not this compatible. Cohoctah Township recently did a noise study and found the daytime ambient noise to be in the 30-40 dba range, indicating this is in fact not compatible<sup>1</sup>.

More concerning, there has been no independent environmental or hydrogeological study that evaluates what impact this proposed use would have on the water supply for all of the surrounding homes reliant on well water. There is no assessment of whether contamination is likely to occur or whether the more than 50 wells immediately surrounding the proposed site will experience issues during dewatering.

- 3) *Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning.*

The Township should consider the language in the offer regarding reimbursement very carefully. Paying for the infrastructure costs and reimbursing the Township are two very different things. Water, sewer, and electrical customers are likely to experience an increase in their rates due to this project even if the developer pays for the initial infrastructure extensions. When the system expands overall, the maintenance and repair costs increased, and these costs are typically socialized to all users in the rate base.

Howell Township should also consider the impact of air quality on Fowlerville's schools, which are within the air pollution radius of this site and will be exposed to the air toxics emitted by the site's generators. The developers have indicated they intend to install technology that meets EPA's Tier 2 regulations, which emit substantial amounts of NOx and particulate matter, both of which have serious human health impacts<sup>2,3</sup>. One Tier 2 generator emits as much as over 30 modern heavy-duty semi-trucks. Each time these generators run for testing or emergency backup is equivalent to running thousands of diesel semi-truck in the community. These are unequivocally industrial level emissions that adversely impact the community and its residents.

- 4) *Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land*

As Howell Township's residents overwhelming indicate that preservation of agriculture and open space are of critical importance, and as this proposed site backs up to many residential properties, the Board cannot conclude that the proposed uses are equally or better suited to the uses allowed under the current zoning.

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<sup>1</sup> <https://www.cohoctahtownship.gov/media/2226>

<sup>2</sup> <https://www.epa.gov/no2-pollution/basic-information-about-no2>

<sup>3</sup> <https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm>

**If this rezoning request is approved, Howell Township will likely face a spot zoning challenge.**

Rezoning requests that have the characteristics of a spot zoning run a high risk of invalidation if challenged in court, especially if they are not consistent with the Master Plan. Characteristics of a spot zoning include<sup>4</sup>:

- The new district allows land use inconsistent with those allowed in the vicinity.
- The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
- The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

While this project is substantial and not a small “spot”, it has all the other characteristics of a spot zoning. Spot zonings are only permitted where there is overwhelming evidence of public benefit. This project has significant environmental issues, devalues the surrounding homes and farms, and is not consistent with the Master Plan. Approving this application for an unnamed private entity cannot reasonably be considered in the common interest.

**Howell Township should not fear a discriminatory zoning claim being brought by the developer for denial of this application.**

Howell Township has districts identified in the future land use map for Research and Technology, Commercial, and Industrial use. This land is not that. It is unlikely the developer would be successful in challenging the Township’s denial in a Michigan court.

However, if the Board approves this project, the Board should be concerned that they have effectively *yielded local control* to a trillion dollar company. The requests will not stop at this rezoning or rerouting county roads. They will likely continue expansion and challenge any rules they don’t like with a team of attorneys and lobbyists. The Township is likely unprepared to enforce the conditions or existing ordinances against a company of this size. An ordinance violation is not substantive enough to impact their bottom line and will not be an effective method to ensure compliance.

**The Township should be concerned that approving this rezoning request will set a precedent for turning AR land into data center and data center ancillary uses.**

If the Township approves this application, there is very little to prevent the next hyperscale data center or wind or solar developer from further altering the Township’s future land use map. Future applicants seeking to rezone AR land will likely point to this case as one shaping the Township’s policies, and if this project is approved, and future ones are denied, the Township will face a discriminatory zoning suit. In addition, there is no natural boundary that stops the spread of RT or similar uses up Owosso Road, across Marr Road, Allen Road, Millet Road, etc.

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<sup>4</sup> [https://www.canr.msu.edu/news/how\\_to\\_spot\\_a\\_spot\\_zoning](https://www.canr.msu.edu/news/how_to_spot_a_spot_zoning)

The Township should also expect an influx of utility scale renewable energy requests. This data center will need massive amounts of renewable energy to be eligible for the state's tax cuts, and additional agricultural land in Howell and the surrounding townships is likely to be rezoned for this use.

**There remain issues with the applicant's proposed conditions that the Township cannot adequately address after approval.**

The conditions offered make only vague promises about site plans, reimbursement of expenses, and water that the Board should have serious reservations over. These conditions are not nearly specific enough and can easily be circumvented by a skilled legal team. For example, the applicant's commitment relating to water is deeply concerning. On its surface, it is written to placate residents and relieve water concerns, but it is unlikely any resident would ever be successful in a challenge against the property developer or owner. The applicant states:

"If wells on any residential properties run dry as a result of the Data Processing Facility's water usage, the Data Processing Facility would cover all costs associated with fixing the impacted wells."

First, "run dry" should not be the threshold for responsibility. Major decreases in pressure, damage to well pumps, damage to plumbing fixtures due to sediment, contamination – these are all issues properties around hyperscale data center site have experienced and do not meet the threshold of "running dry." Second, "Data Processing Facility's water usage", does not include dewatering the construction site and as was pointed out by the Livingston County Planning Commission, "Data Processing Facility" is improperly defined and not included in the definition of "Data Processing". Third, how "as a result of" will be determined is unclear. The burden of proving the Data Center Facility impacted the wells of the surrounding property owners should not be on the residents and where this occurred in Georgia, the "independent" studies commissioned by Meta concluded they were not at fault. Fourth, "cover all costs associated with fixing the impacted wells" does not cover the other potential damage noted above, does not cover water expenses incurred while their wells are out of service, does not indicate they will be restored to pre-data center condition, does not specify a timeline, and does not include a claims process. As written, this protection is completely unenforceable.

If approved, the Board should set aside a fund specifically to support homeowners facing water issues related to the data center. When we experienced our first extended power outage that caused our well pump not to function, we spent over \$500 in just a few days on bottled water to be able to water our livestock. It is unacceptable for any of the surrounding property owners to face hardship so that a Fortune 100 company can process data and the township can cash in on tax revenue.

If the Board is unable to see the loopholes in these conditions, Howell Township needs to seek outside counsel skilled in negotiating projects of this scale to advise on the associated risks.

Approving this application without having commissioned independent analysis on environmental, hydrogeological, and financial assessments would be grossly negligent. If this hyperscaler is truly invested in being a community partner, they will withdraw their application until the Township has properly evaluated these issues.

Sincerely,

Alissa Recker

7171 Manor Lane, Fowlerville (Cohoctah Twp)

000 Burkhart Road, Howell (Howell Twp)



## **OPERATING ENGINEERS 324**

**Douglas W. Stockwell - Business Manager**

Howell Township Planning Commission  
3525 Byron Road  
Howell, MI 48855

Dear Commissioners,

Operating Engineers 324 respectfully submits this letter in strong support of the proposed data center project in Howell Township, and the rezoning it requires to move forward.

OE324 represents nearly 16,000 heavy equipment operators, technicians, and stationary engineers across Michigan, and we are proud that one of our most significant investments—and one of the nation's premier skilled trades training campuses—is located right here in this community. The 560-acre Construction Career Center in Howell, including its self-funded \$25 million expansion completed this year, stands as a testament to our long-term commitment to Livingston County. Thousands of apprentices and journeypersons train at this facility annually, developing the skills needed to build and maintain Michigan's modern infrastructure.

Our relationship with the Howell community stretches back decades, built on partnership and shared investment in future generations. Each year, OE324 works directly with Howell-area schools to introduce students to the skilled trades and the pathways available to them. We proudly participate in local career fairs and host the Michigan Construction Career Days event at our Howell campus, bringing thousands of students from across the state into the community. Through these events, young people experience first-hand not only our industry and training facilities but the hospitality and strength of Howell Township itself.

A project of this scale brings substantial opportunity. During construction, it will require the specialized skills of union heavy equipment operators and technicians—exactly the workforce we train here in Howell every day. After the project is complete, it will continue to provide stable, long-term careers for stationary engineers, who play a critical role in the safe, efficient operation and maintenance of high-tech facilities like data centers.

Importantly, we have received direct assurances that this will be a union-built project. That commitment matters. Union labor guarantees the project will be constructed



## **OPERATING ENGINEERS 324**

Douglas W. Stockwell - Business Manager

safely, professionally, and with respect for workers and the surrounding community. Fair wages, strong training standards, and comprehensive safety practices ensure that the development is completed correctly the first time—delivering value, protecting the local environment, and upholding community expectations.

For our members—both apprentices beginning their careers and seasoned journeypersons—this project represents real, life-changing opportunity. These are family-supporting jobs rooted in skill, safety, and reliability. They also keep talent and investment right here in Michigan at a time when other states are competing aggressively for projects in the data and technology sectors.

OE324 is proud to be part of Howell Township. Our members live here, train here, and raise their families here. We remain deeply committed to being responsible, engaged partners through environmental stewardship, community outreach, and civic participation. We believe this project aligns with the community's long-term goals: it is clean, quiet, low-impact, and economically significant. With a trained local workforce already in place, Howell is uniquely positioned to ensure this development is built to the highest standards while strengthening the local economy for decades to come.

For these reasons, Operating Engineers 324 strongly encourages the Planning Commission to approve the rezoning for this project and allow Howell Township to continue leading the way in Michigan's economic and technological growth.



Clerk @Howelltownshipmi.org

Subject Line: 12-08-2025 Howell Township Board Meeting

Notice of Public Hearing for Data Center Rezoning

I would like my written comments be added to the meeting packet

Mark & Debbie Mannisto

2330 Tooley Rd, Howell, MI 48855

We are residents of Howell Township for the past 30 years.

We are greatly concerned about the planning of bringing a large Data Center to Livingston County. This area is still very rural with a lot of agriculture and open space. We understand the need for growth and development, but this Data Center development meets nothing that we see for this county's master planning growth. The placement of it puts it in the center of a very rural area. We've been to meetings to try and learn more about it and the requirements to allow it to operate. And again, everything we see and read shows that this Data Center meets nothing for this county except maybe land, corporations and the wealth. We believe that not enough research has been done or studied for this Data Center to move forward.

Our list of concerns and thoughts:

- 1) The buildings will be unsightly for this area. Their only plan that we heard is for berms and trees to be around it. The buildings are supposed to be 70' in height. And trees to conceal something of this mass would have to at least be that height. (That's a lot of years of growth to meet that requirement)
- 2) We heard about the rerouting of Grand River. (At who's Cost?) This need would only be necessary for a much larger operation than 10 building. So the growth for this Data Center is massive.
- 3) Has the local water table been looked at and analyzed for the needs these Data Center require? This we have heard is a very large amount of water consumption.
- 4) The electric power required to operate a Data Center is excessive. Can the County power grid handle it? The development has already admitted that it cannot. (They need to add a new power sub-station) (At who's Cost?)
- 5) The light pollution that this Center will generate will not be stopped by berms and a line of trees.
- 6) What will be the financial fall out for the residents of this county? Are any plans for restitution to residents off Livingston County?
- 7) I'm guessing here, the tax base to this County by this Data Center probably have been offset by 20 or more years?

So, again, we recommend that any rezoning for a Data Center be denied. We also recommend that any Data Center for Livingston County be denied. A very large part of Livingston County residents are depending on you to do the peoples work, not the large corporations or wealthy bidding.

Thank You for your consideration in this matter.

Boozhoo, Members of the Howell Township Board of Trustees,

My European name is Jeffrey Payne. I am an enrolled member of the Sault Ste. Marie Tribe of Chippewa Indians, a proud U.S. military combat veteran, the owner of a local business, and a 30-plus-year professional in industrial water treatment and enterprise data center operations.

For seven years I traveled the Midwest with Chardon Laboratories treating cooling towers and closed-loop systems for hospitals, power plants, factories, and large commercial buildings. I personally mixed and dosed the algaecides, quaternary ammonium compounds, bromine, isothiazolin, molybdate corrosion inhibitors, and polyphosphates that keep Legionella, scale, and corrosion in check. I signed the safety data sheets, hauled the drums, and watched the discharge permits—hundreds of systems across Michigan, Ohio, Indiana, Illinois, and beyond.

After that, I spent more than 25 years designing, building, and operating enterprise data centers for corporations like MGM Resorts International, AAA Insurance, and Autodesk. I have stood on the raised floors, treated the cooling towers myself, managed entire facilities, and personally approved seven- and eight-figure power bills at the Director Level.

I am telling you from direct, hands-on experience across the Midwest: a hyperscale data center of the size proposed for Howell Township will be an environmental and economic disaster for Livingston County.

It will evaporate or discharge millions of gallons of chemically treated water every single day—water laced with the same biocides and corrosion inhibitors I once handled by the barrel. That water and those chemicals do not vanish; they enter our groundwater, our drainage ditches, and eventually the Great Lakes my people have protected since time immemorial.

The power demand—potentially 600 megawatts or more—will drive up everyone's electric rates and possibly scar our landscape with new transmission corridors? The permanent job count will be fewer than 100 people once construction crews leave. The 24/7 drone of cooling fans and weekly diesel-generator tests will carry for miles across open farmland—noise I have measured and tried (and failed) to fully silence in other facilities.

As a member of the Sault Ste. Marie Tribe of Chippewa Indians, I see this project as one more extraction from Anishinaabe homelands for the profit of outsiders. As a veteran and as a taxpayer here in Livingston County, I refuse to let our water, power, farmland, and peace be sold off.

The Howell Township Planning Commission has recommended denial. Hundreds of residents have demanded you listen. Thousands of residents from Livingston county say no. On December 8, please honor those recommendations and reject this rezoning once and for all.

Our water is not for sale. Our land is not for sale. Our future is not for sale.

Miigwech. Thank you for your service to this community.

Jeffrey Payne

1597 Sexton Road

Howell, MI 48843



12-2-2025

12-08-2025 HT Board Meeting - Notice of Public Hearing - Data Center Rezoning

This written comment is for the Dec 8 Public Hearing on data center rezoning - please include my comment in the Dec. 8 meeting packet.

**I am writing as a concerned resident urging you to deny the rezoning request submitted by Stantec Consulting on behalf of Randee LLC for the purposes of a data center in Howell Township.** Rezoning the parcels in question does not align with the Howell Township or Livingston County Master Plans, both which emphasize keeping the area rural. It does not align with the Future Land Use map, which identifies these parcels as Agricultural Preservation. Both the Township and County Planning Commissions voted unanimously to recommend you DENY this request for these reasons and more.

Thousands of Howell Township and Livingston County residents have spoken against this rezoning and pointed out critical adverse impacts to our neighbors and community. We have packed the Howell High School Auditorium and gathered more than 6,000 signatures cumulatively to stop this rezoning and enact a moratorium, however it did not include the only property that mattered and that was what the residents in Howell Township wanted.

**For the safety and the well-being of every resident in Howell township and surrounding communities, please think before falling prey to the money promised to the community that may never capitalize. There is no documented proof the utilities won't rise, the private wells will not be affected, resident's taxes will go down, and the electrical grid won't be compromised. What is a fact is that this will change Howell for years to come. If you approve of this, it will set a precedent for many other communities in Michigan and compromise what this great lake state is known for.**

**Think about all the residents you represent and PLEASE don't go against the will of the people and deny this rezoning.**

**Do not let pressure from DTE, the developer, the landowner, or any township, county, or state officials influence your moral decisions.**

Sincerely,  
Lynn Delamielleure  
3494 N Burkhart Rd.  
Howell, MI 4885