



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 19, 2025

## Land Use and Zoning Analysis For Howell Township, Michigan

<b>Applicant:</b>	SC Develop LLC
<b>Project Name:</b>	Howell Commons Rezoning
<b>Location:</b>	Parcel # 4706-28-400-012
<b>Current Zoning:</b>	RSC – Regional Service Commercial
<b>Action Requested:</b>	Rezoning 11.64 acres of a 20.24-acre site from RSC – Regional Service Commercial to I – Industrial
<b>Required Information:</b>	As noted in the following review.

### PETITION

The applicant is requesting a conditional rezoning for a portion of parcel # 4706-28-400-012. Located southwest of W Grand River Ave, and east of the Trans West Industrial Center. The petitioner requests that the western 11.64 acre portion of the parcel be rezoned from RSC – Regional Service Commercial to I – Industrial (shown on Figure 1).

The Trans west Industrial Park includes facilities for trucking and storage for automotive, and heavy equipment as well as manufacturing and processing facilities. . The applicant wants to integrate the western half of the subject parcel to the Trans wester Industrial Park. The parcel is proposed to be split with the eastern portion remaining RSC – Regional Service Commercial.

The applicant offers two conditions for the rezoning that include reverting the parcel to the current zoning if the purchase of the parcel does not go through, and the completion of the lot split is not approved by the Township.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal*

Section 125.3405 of The Michigan Zoning Enabling Act allows an owner of land to voluntarily offer in writing certain restrictions to the use and development of the land as a condition to an amendment to the zoning map subject to approval by the Township. In approving a conditional rezoning, the Township may establish a time period by which the conditions must apply. If the conditions are not satisfied within the period of time established by the Township, then the land will revert back to its former zoning classification. The landowner may extend the time period in which the conditions must be met with approval of the Township. The Township shall not add or alter the conditions that were originally approved. The Township also shall not require a landowner to offer conditions as a requirement for rezoning.

#### **SITE DESCRIPTION/CURRENT USE**

The subject site is 20.24 acres and is currently vacant. The site is next to vacant land to the north, Grand River Ave. to the east, vacant land to the south, and industrial and manufacturing buildings to the east. The site is relatively flat with tree rows along the north, east, and west sides.

**Figure 1 - Aerial Image of Site and Surroundings**



Source: Nearmap

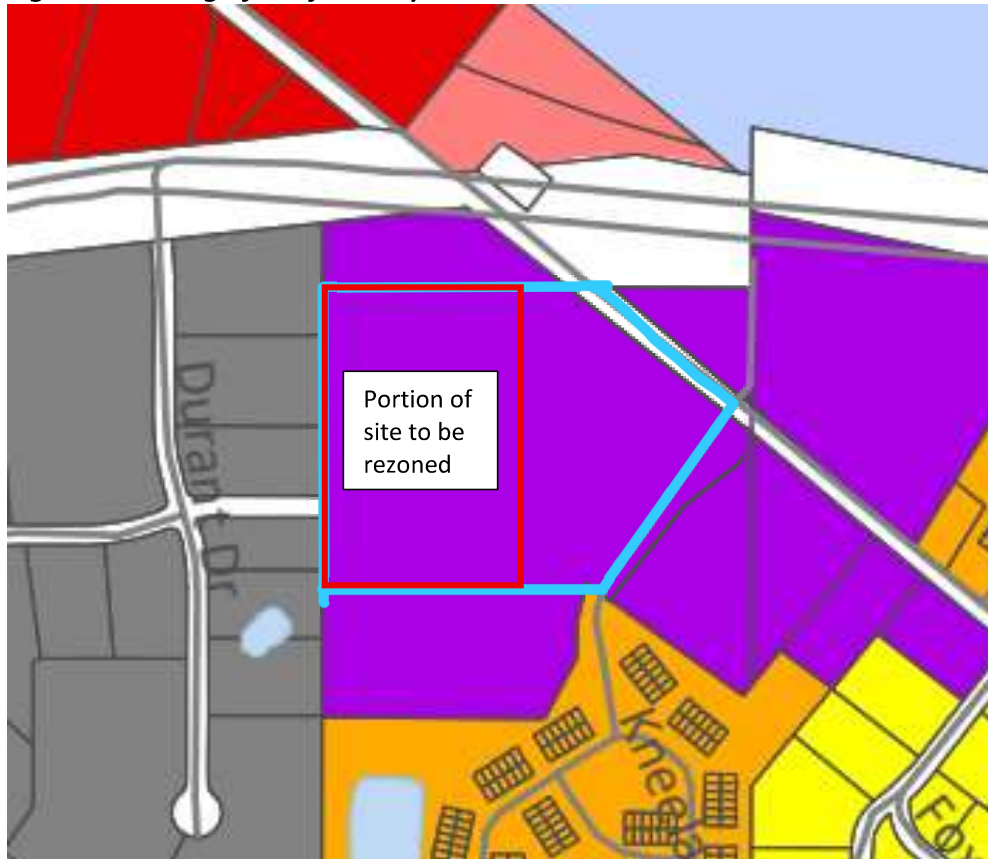
## SURROUNDING ZONING, LAND USE, AND FUTURE LAND USE

Table 1 on the next page summarizes the zoning, existing land use, and the future land use designation from the Township Master Plan of the subject parcel and the surrounding parcels.

**Table 1. Zoning, land use, and future land use of subject parcel and vicinity**

	Zoning	Existing Land Use	Future Land Use Designation
<b>Subject parcel</b>	RSC – Regional Service Commercial	Vacant	Residential – Medium Density
<b>North</b>	RSC – Regional Service Commercial	Vacant	Commercial – Local
<b>South</b>	RSC – Regional Service Commercial / MFR – Multiple Family Residential	Approved Agape Church site	Residential – Medium Density
<b>East</b>	RSC – Regional Service Commercial	Vacant	Residential – Medium Density
<b>West</b>	I – Industrial	Industrial and manufacturing buildings	Industrial

**Figure 2. Zoning of Subject Properties**





**Figure 3. Future Land Use Map**



As shown in Table 1, and Figures 1 and 2, the subject parcel is zoned as RSC – Regional Service Commercial along with parcels on the north, east, and south. The Parcels to the west are zoned as Industrial. The Future Land Use map designates the subject site as Medium Density Residential along with the parcels to the north, east, and south. The parcels to the west are designated as Industrial.

The Master Plan states the following on **Medium Density Residential**: These areas are intended to provide more dense housing in close proximity to developed areas. These areas would support attached multifamily developments that might include duplexes, single story attached condos, townhomes, or even low-density apartment complexes. All of these housing products should have design characteristics that are similar to the single-family development that exists in the surrounding areas of the Township. These developments should have similar amenities to single family neighborhoods such as sidewalks, pedestrian scale lighting and neighborhood scale parks. The intent of these areas are to have higher density development closer to more intense land uses so that residents have more direct access to retail, services and transportation.

## DEVELOPMENT POTENTIAL

### Current Zoning

The current zoning is RSC – Regional Service Commercial which is intended to recognize the unique regional location existing in Howell Township around the combination of I-96, M-59 and Grand River Road and therefore plan the surrounding adjacent area in part for regionally accessible commercial developments. This zoning does not allow light industrial and manufacturing uses.

### Proposed Zoning

The proposed zoning is I – Industrial which is intended to provide for the development of sites for industrial plants in which the manufacture of goods in the form of finished or semi-finished products or the assembly, compounding, or treatment of product parts or ingredients in order to create finished or semi-finished goods for sale to other industrial manufacturers, or to bulk or wholesale commercial purchasers. It is the further intent of this District to permit only those industrial manufacturing uses having performance characteristics which emit a minimum of noise, vibration, smoke, dust, dirt, glare, toxic materials, offensive odors, gases, electromagnetic radiation or any other physically adverse effect to the extent that they are abnormally discernible beyond the lot lines of the parcel or site upon which the industrial manufacturing activity is located.

This Zoning District does allow for light industrial and manufacturing uses. This will allow the applicant to connect the Trans West Industrial Park to the subject parcel there by expanding the park with the commercial services district boarding it to the east.

## CONDITIONAL REZONING PROCEDURE

Article 23 of the Zoning Ordinance outlines the requirements and procedures to review a conditional rezoning. The applicant has submitted an application for a conditional rezoning. The public hearing notices have been published in the newspaper, sent out to the parcels surrounding subject parcels and on the Township website fifteen (15) days before the public hearing which will be at the Planning Commission meeting on September 23, 2025, at 6:30 p.m.

The applicant has indicated their intentions of using the I – Industrial Zoning to build a connection from the Trans West Industrial Park to the portion of the site their planning on rezoning. The remaining area of the site will remain RSC – Regional Service Commercial to allow for commercial uses to go around the rezoned portion of the site. The applicant should provide more details on what they plan to build on the site if rezoning is approved, and what their plan is for the remaining portion of the parcel.

## **FINDINGS FOR REZONING**

According to Section 23.02.D.5 in the Zoning Ordinance states, 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;**

The proposed rezoning is not consistent with the designated land use in the future land use plan for the subject area in the Township’s Master Plan. The subject site has a Medium Density Residential land use designation intended for attached multiple family residential housing types. However, the land is immediately adjacent land that is zoned and planned for industrial. Because of the existing development pattern and the fact that it is surrounded by the highway and grand river, it would not be possible for this zoning to continue to creep.

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

The proposed rezoning would be compatible with the zones in the surrounding area because the parcels adjacent to the site are zoned for I – Industrial and already have industrial and manufacturing operations. It would be a logical extension of the industrial park. The applicant only wants to rezone a portion of the property, so that commercial operations can still happen around the site. These commercial operations will buffer the site from Grand River Ave, Highland Road, and multiple-family residential buildings to the south.

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

It appears that there will not be any impact on public services and facilities.

**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.**

The uses allowed under the proposed reasoning would be well suited for the area. It is unlikely that a site this size in this location would be developed for regional service commercial uses.

**RECOMMENDATIONS**

The Planning Commission should review each of the findings in this report to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board. The planning commission can recommend a timeline by which the conditions must be met.

  
CARLISLE/WORTMAN ASSOC., INC.  
Paul Montagno, AICP  
Principal

  
CARLISLE/WORTMAN ASSOC., INC.  
Brady Heath  
Community Planner

#308-2514

CC:     Joanathan Hohenstein, Township Zoning Administrator  
          Marnie Hebert, Administrator



# MARION HOWELL OCEOLA GENOA

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## *Sewer and Water Authority*

2911 Dorr Rd., Brighton, MI 48116

Ph: 810-227-5225

Fax: 810-227-3420

September 19, 2025

***Via Email:***

Howell Township Planning Commission  
3525 Byron Road  
Howell, MI 48855

**Subject: Statement of Current and Future Water Treatment Plant Capacities  
Potential Data Center - Howell Township**

Dear Members of the Howell Township Planning Commission,

MHOG is aware that there is a planning commission meeting planned for September 23, 2025 to consider rezoning of the Van Gilder Farm Property to permit the possible installation of a Hyperscale Data Center. We understand that there are numerous questions regarding the availability and capacity of water to serve the center and we wanted to provide the planning commission with facts regarding MHOGs capacities.

MHOG was started by the formation of an Authority by the Townships of Howell, Marion, Oceola and Genoa Townships. Our plant is situated in Marion Township over the Marshall Sandstone Aquifer. MHOG currently has (6) 400 foot deep production wells set in the bedrock and isolated by surface and shallower perched aquifers by a confining clay layer(s). Each well is capable of producing 2 Million Gallons Per Day (MGD), for a total production capacity of 12 MGD. Our Baseline Well Capacity through the State of Michigan is currently set at 9,400 Gallons Per Minute (GPM) or 13.5 MGD. In addition, our current treatment plant is also capable of treating, through lime softening, 12 MGD. Currently, MHOG averages peak summer demand of 4.5 MGD, with an annual average of 2 MGD. On our current site, MHOG is master planned to ultimately install two additional 2 MGD production wells, which, with blending, would increase our treatment and production capacity to 14 MGD on our current site.

MHOG has been informed that an initial data center could utilize up to 1 MGD for domestic and cooling use, with an ultimate site build out of 3 MGD.

This presents a summary of our current demands and production capability in the system. If you have any questions, or require additional information, please do not hesitate to contact me. I plan to attend the planning commission meeting on September 23 to address any additional questions in person.

Sincerely,  


Greg Tatara  
Utility Director,  
MHOG Sewer and Water Authority



# Howell Township

3525 Byron Road • Howell, MI 48855  
Phone: (517) 546-2817 • Fax (517) 546-1483  
[www.howelltownshipmi.org](http://www.howelltownshipmi.org)



September 22, 2025

Dear Planning Commission Members,

I was asked to provide insight into what One Billion dollars of investment would look like from the Township point of view. I compared it to the 2024 tax year. The taxing entities listed appear on the Howell Township Summer and Winter Tax bills. One thing to note is the tax revenues for the school columns include a tax abatement. This tax break is PA 198 or more commonly known as an Industrial Facilities Tax abatement. The abatement would have to be approved by the Howell Township Board of Trustees. This tax incentive gives a 50% discount on all millage rates other than the State Education Tax. It can stay in effect for up to 12 years. I included the abated numbers because I believe in a conservative approach to estimating. Taxes collected for the complete 2024 tax year total \$14,336,574. Of which 94% passed through Howell Township to the corresponding taxing entity. If One Billion dollars were invested in the Howell Public Schools district, the abated taxes would equal \$11,918,775 for that investment alone. This would represent an increase of 83% in year-over-year collection. If the investment landed in the Fowlerville Community Schools district, the total abated tax revenue would be \$12,880,725. This would represent a 90% increase in year-over-year collection. The individual percentage increases for each taxing entity are listed in the final column.

Obviously, these are large increases and will help most of the listed taxing entities. The School Operating, however, will not. Every dollar collected and sent to the schools for operating expenses is deducted from the per pupil funding sent by the State of Michigan. So, there is no net advantage for the public schools. The debt millage will help reduce taxes. Each school district is tasked with collecting only what is required to retire the scheduled debt payments. When the taxable value of the investment hits the tax roll, it will lower the debt millage. This is significant because the Howell Schools debt millage makes up 23% of the annual tax bill. The Fowlerville Community Schools debt millage is 35% of the annual tax bill.

Thank you,

Brent J. Kilpela MAAO, MCPPE  
Howell Township Assessor

# ESTIMATED TAX IMPACT OF AN INITIAL \$1 BILLION INVESTMENT

-TAX DOLLARS REFLECT TOTAL INVESTMENT IF MADE WITHIN EACH SCHOOL DISTRICT

TAXING ENTITIES	HOWELL TWP 2024 TAX YEAR	HOWELL SCHOOLS	FOWLERVILLE SCHOOLS	% INCREASE OF TOTAL 2024
STATE EDUCATION TAX	\$3,021,104	\$3,000,000	\$3,000,000	99%
HOWELL SCHOOL OPERATING	3,600,757	4,500,000	0	125%
HOWELL SCHOOL DEBT	1,355,909	1,375,000	0	101%
FOWLERVILLE SCHOOL OPERATING	24,805	0	4,500,000	18142%
LIVINGSTON ISD	1,611,285	790,050	790,050	49%
COUNTY ALLOCATED	1,622,714	795,475	795,475	49%
COUNTY AMBULANCE	142,498	70,575	70,575	50%
HCMA - PARKS	104,080	51,550	51,550	50%
VETERANS RELIEF	46,326	22,950	22,950	50%
HOWELL TWP ALLOCATED	429,347	211,326	211,326	49%
HOWELL TWP ROAD	457,234	225,050	225,050	49%
HOWELL LIBRARY	504,486	255,800	0	51%
HOWELL FIRE AUTHORITY	1,007,745	496,000	496,000	49%
HOWELL PARKS & RECREATION	246,516	125,000	0	51%
FOWLERVILLE SCHOOL DEBT	142,111	0	2,387,500	1680%
FOWLERVILLE LIBRARY	19,657	0	330,250	1680%
TOTAL TAX REVENUE	\$14,336,574	\$11,918,775	\$12,880,725	

\*TAXES REFLECT A PA 198 INDUSTRIAL FACILITIES TAX ABATEMENT



Outlook

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**NO DATA CENTER IN HOWELL**

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**From** Ryan Panozzo [REDACTED]**Date** Thu 9/18/2025 1:32 PM**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Good afternoon ,

My name is Ryan Panozzo and I have been a resident of Howell for 30 plus years . What makes The Howell special is that even though we have grown over the years we have maintained a small town vibe . This is a place where we can a peace and quiet , low crime , and good schools for our children . This potential rezoning will greatly impact some of these qualities. It would be a sellout and against what this community is all about . Not too mention this will come out of our pockets . I implore you to not let this pass . We don't need a vote . Stop this before voting is an option . Let Howell be the place we all love and cherish . Don't let us down . Please take our plea's serious . We are counting on you .

Thank you,

Ryan Panozzo (concerned citizen)



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## Data Center

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**From** Melanie Jackson [REDACTED]  
**Date** Thu 9/18/2025 2:21 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Howell Township

I am writing to express my opposition to the proposed data center in our township. I am very concerned about the potential impacts this project may have on our community, including increased noise, strain on local resources, environmental effects, and changes to the character of our town.

I strongly urge you to reconsider approving this development and to prioritize projects that better serve the long-term health, safety, and quality of life of residents.

Thank you for your time and consideration.

Sincerely,

Melanie Jackson

221 W Sibley St, Howell, Mi



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## ReZoning proposal at Grand River and M59

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From RICK WILSON [REDACTED]

Date Thu 9/18/2025 3:10 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Good afternoon,

It has come to my attention that the township of Howell is proposing a rezoning of industrial property at the intersection of Gr. River Rd. and M59.

It has been mentioned that the rezoning to Industrial, is for the purpose of a Data Center.

As a resident of Howell township, I oppose this proposal. There is no better way to ruin this township, and OUR community than to build a Data Center in Howell.

Here are a few of the many problems that will result, if this proposal goes forward:

### 1. Environmental and Resource Concerns

- **Water Consumption:** Data centers use massive amounts of water for cooling. A single, large data center can consume millions of gallons annually, equivalent to the water usage of a small town. This can put a strain on local water supplies, especially in areas already facing water scarcity concerns.
- **Energy Demands:** The high energy needs of data centers can overwhelm local power grids. To meet this demand, utilities may rely on fossil fuel-based energy production, which can undermine state-level clean energy goals and contribute to air pollution.
- **Noise and Light Pollution:** The constant operation of cooling systems and backup generators can create significant noise pollution. Additionally, the facilities often operate 24/7, leading to light pollution that can disrupt nearby residential areas and local wildlife.
- **Loss of Agricultural Land:** Many proposed data centers are planned for large parcels of undeveloped or agricultural land, leading to concerns about the permanent loss of farmland and rural character.

### 2. Economic and Social Impacts

- **Limited Job Creation:** While data center developers often promise a financial boon, the number of permanent, high-paying jobs created is often minimal relative to the scale of the project and the public subsidies they receive.
- **Strain on Public Services:** Despite promises of tax revenue, there is concern that the financial benefits may not offset the costs to the community, such as increased demands on fire departments and other emergency services that may not be equipped to handle a data center-related incident.
- **Rising Utility Costs:** The enormous energy demands of data centers can lead to increased electricity rates for residential customers, as the costs of infrastructure expansion are passed on to the public.
- **Community Character:** Residents in communities facing rezoning often express a desire to maintain the rural, agricultural character of their area, and feel that these large industrial facilities are inconsistent with their long-term master plans.



Please do Not allow this proposal to go forward.

Kind Regards,

Rick R. Wilson  
1433 Crestwood Ln.  
Howell Mi.



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## Opposition to Rezoning Farmland for Data Centers

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From Olivia Laird [REDACTED]

Date Thu 9/18/2025 3:17 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Howell township board,

I am writing to express strong opposition to the proposed rezoning of agricultural land to Research and Technology for the purpose of building data centers. While I understand the interest in promoting economic development, this project is neither a logical nor an ethical use of our community's resources and land.

First, data centers require immense amounts of water and electricity. Our town's infrastructure will bear the burden, and residents, farmers, and small businesses will inevitably compete with these facilities for essential resources. At a time when conservation is critical, it is short-sighted to allocate scarce utilities to an industry that contributes so little to the local population's needs.

Second, farmland is an irreplaceable asset. Rezoning it to industrial use undermines food security, eliminates natural habitats, and permanently alters the rural character of our community. Once agricultural land is lost, it cannot be reclaimed.

Third, the presence of massive data centers will depress nearby property values. Families who have invested in their homes here will see their quality of life, equity, and long-term stability diminished by industrial traffic, noise, and unsightly facilities.

Finally, the pros do not outweigh the cons. Data centers generate very few long-term jobs relative to the scale of development. Their tax contributions rarely offset the infrastructure demands, environmental costs, and negative impacts on existing residents. This rezoning benefits outside corporations far more than it benefits the people who call this town home.

For these reasons, I respectfully urge you to reject the rezoning of agricultural land to Research and Technology. Preserving farmland and protecting the long-term well-being of our community is far more valuable than pursuing short-term industrial gains.

Thank you for your time and consideration.

Sincerely,

Olivia Laird



Outlook

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**Rezoning of VanGilder Farm from AG to RT**

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**From** C [REDACTED]**Date** Thu 9/18/2025 3:19 PM**To** Howell Township Inspector <inspector@howelltownshipmi.org>**Inspector:**

The proposed rezoning of the Van Gilder Farm from AG to RT for the construction of a megalithic data center will adversely affect the current infrastructure, ground water levels, wild life habitats and property values surrounding the farm's property boundaries. The impact of this rezoning will be felt for years until the water runs dry and the data center is abandoned. Do NOT allow this effort to move forward! Data centers should be run on nuclear power not electricity and ground water in rural agricultural communities. Would you like to have this data center in YOUR backyard or neighborhood??? Who is benefitting from this? Not the township taxpayers! STOP this NOW!

Respectfully,

Cecelia DePeel

999 E Barron Rd

Howell, MI 48855



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**Fw: Protecting our township in our from rezoning our residential agricultural areas**

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**From** Jessica Rodriguez [REDACTED]  
**Date** Thu 9/18/2025 3:42 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

----- Forwarded Message -----

**From:** Dominic Rodriguez [REDACTED]  
**To:** Jessica Rodriguez [REDACTED]  
**Sent:** Wednesday, September 17, 2025 at 05:10:27 PM EDT  
**Subject:** Fwd: Protecting our township in our from rezoning our residential agricultural areas

Sent from my iPhone

Begin forwarded message:

**From:** Michael Marks [REDACTED]  
**Date:** September 16, 2025 at 1:19:56 PM EDT  
**To:** Jessica [REDACTED] Dominic R [REDACTED]  
**Subject:** Protecting our township in our from rezoning our residential agricultural areas

Dominic & Jessica Rodriguez  
Vacant land owner  
N burkhart road- Howell, mi 48843  
September 18th 2025

Howell Township Board & Planning Commission  
3525 Byron Road, Howell MI 48855

Dear Members of the Howell Township Board and Planning Commission,

I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

File #: PC2025-20

PETITIONER: Stantec Consulting Michigan, Inc.

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, 4706-07-400-005, 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



The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

## Reasons for Opposition

1. Per [Article XXIII and Section 23.02](#), the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft [Future Land Use Map](#) designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.

2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups warn that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways ([Huron River Watershed Council](#)).

3. Water Use and Potential Contamination - Data centers and similar technology facilities consume massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems ([Bridge Michigan](#)). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.

4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals ([STPP Ford School](#)).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote

supposed tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation ([Planet Detroit](#)). Local residents bear the costs while benefits largely bypass the community.

## Request to the Board

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

Issue	Proposed Requirement	Law/Ordinance/Regulation Be Adopted/Enforced
Environmental impact, water use, wildlife, habitat protection	Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.	Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. ( <a href="#">Michigan Legislature</a> ) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Act(s) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc. ( <a href="#">Michigan Legislature</a> )
Electric infrastructure & energy demand, grid strain	Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.	From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, regulate utility rate-hikes to prevent cost-shifting. ( <a href="#">stop.fordschool.umich.edu</a> ) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. ( <a href="#">Planet Detroit</a> )
Water usage and potential contamination	Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or cooling discharge, reuse or recycling of water, limit on heat discharge, and monitoring/reporting. Adopt ordinance to require these for any RT zoned development.	Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. ( <a href="#">Michigan Legislature</a> ) Also the "What Happens When Data Centers Come to Town?" report advocates such requirements. ( <a href="#">stop.fordschool.umich.edu</a> )
Noise, lighting, traffic, externalities, property value protection	Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly harmed).	Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and enforcement. ( <a href="#">Michigan Legislature</a> ) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with "reasonable consideration ... for the conservation of property values." MCL 125.3203(1) mentions "conservation of property values and natural resources." ( <a href="#">Michigan Legislature</a> )
Transparency, reporting, enforceable conditions	Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees.	Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. ( <a href="#">Michigan Legislature</a> ) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices. ( <a href="#">Michigan Legislature</a> )

## Conclusion

In considering File # PC2025-20, please note a nearly [identical rezoning request](#) in nearby community Saline Township that was recently denied on September 11, 2025, after residents and officials cited the same concerns outlined above. The petitioner's request for the subject parcels not only conflict with the township's master plan and future land use map (which emphasizes conserving agricultural land and sensitive resources, and weighs against converting large tracts of farmland to RT for high-intensity technology uses) but jeopardizes our communities farmland, water, wildlife, electric reliability, and property values. These risks far outweigh any speculative economic benefit. I urge the Township to stand with its residents and reject this rezoning request.

Sincerely,

Dominic & Jessica Rodriguez

Sent from my iPhone



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## Rezone of farm land to industrial

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From Andrea Rasizzi [REDACTED]

Date Thu 9/18/2025 3:45 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Sent from my iPhone Michael and Andrea Rasizzi  
4379 Indian Camp Trail, Howell, mi 48855  
September 18th 2025

Howell Township Board & Planning Commission  
3525 Byron Road, Howell MI 48855

Dear Members of the Howell Township Board and Planning Commission,  
I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

File #: PC2025-20

PETITIONER: Stantec Consulting Michigan, Inc.

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, 4706-07-400-005, 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

The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

### **Reasons for Opposition**

1. Per Article XXIII and Section 23.02, the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft Future Land Use Map designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.

2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups warn that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways (Huron River Watershed Council).

3. Water Use and Potential Contamination - Data centers and similar technology facilities consume massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems (Bridge Michigan). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.

4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals (STPP Ford School).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote supposed tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation (Planet Detroit). Local residents bear the costs while benefits largely bypass the community.

### **Request to the Board**

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

### **Issue**

### **Proposed Requirement**

### **Law/Ordinance/Regulation Be Adopted/Enforced**

Environmental impact, water use, wildlife, habitat protection

Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.

Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. (Michigan Legislature) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Act(s) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc. (Michigan Legislature)

Electric infrastructure & energy demand, grid strain

Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.

From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, regulate utility rate-hikes to prevent cost-shifting. (stpp.fordschool.umich.edu) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. (Planet Detroit)

Water usage and potential contamination

Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or cooling discharge, reuse or recycling of water, limit on heat discharge, and monitoring/reporting.

Adopt ordinance to require these for any RT zoned development.

Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. (Michigan Legislature) Also the "What Happens When Data Centers Come to Town?" report advocates such requirements.

(stpp.fordschool.umich.edu)

Noise, lighting, traffic, externalities, property value protection



Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly harmed). Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and enforcement. (Michigan Legislature) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with "reasonable consideration ... for the conservation of property values." MCL 125.3203(1) mentions "conservation of property values and natural resources." (Michigan Legislature)

Transparency, reporting, enforceable conditions

Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees.

Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. (Michigan Legislature) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices. (Michigan Legislature)

## **Conclusion**

In considering File # PC2025-20, please note a nearly identical rezoning request in nearby community Saline Township that was recently denied on September 11, 2025, after residents and officials cited the same concerns outlined above. The petitioner's request for the subject parcels not only conflict with the township's master plan and future land use map (which emphasizes conserving agricultural land and sensitive resources, and weighs against converting large tracts of farmland to RT for high-intensity technology uses) but jeopardizes our communities farmland, water, wildlife, electric reliability, and property values. These risks far outweigh any speculative economic benefit. I urge the Township to stand with its residents and reject this rezoning request.

Michael and Andrea Rasizzi and Family



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## Comments on Zoning Request - 9/23/25 Public Hearing

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**From** Ciera Boyes [REDACTED]  
**Date** Thu 9/18/2025 3:55 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Zoning Administrator,

As a constituent of Livingston County for 20 years, I write to you my concern regarding the petition to amend the zoning ordinance. I strongly oppose this request and am disappointed and deeply saddened by the potential erasure of hundreds of acres of agricultural land in the place I call home.

I urge the planning commission and any other parties of authority to deny this request for the sake of our community and the environment.

Sincerely,

**Ciera Boyes, MA**



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**Data center**

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**From** Michelle Colon <[REDACTED]>  
**Date** Thu 9/18/2025 4:06 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

We absolutely cannot have a data center in or around Howell. We have had enough negative environmental impacts on this area already, and certainly need to preserve what we can.

Water and electricity rates are more expensive than ever, and we do not have the infrastructure to support such a drastic usage that a data center would require.

All this would achieve is an exodus of residents which will inevitably lead to the downfall of this community and any funding for the local government would dry up quickly.

Do not approve this!

-Michelle Colon, local resident



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## Rezone property concerns

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From Rachael Somers [REDACTED]

Date Thu 9/18/2025 4:10 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

I am writing to formally express my strong opposition to the proposed rezoning of the agricultural land located across the street from my property (5565 Warner Rd.) to research and technology. As previously stated, my property is located directly across the road along with many other residential properties. I am deeply concerned about the long-term impacts this development would have on my home, my community, the environment, and our rural character.

This rezoning would permanently alter the nature of the land and it would have a direct impact on myself and my neighbors. Agricultural zoning has preserved the area's open space, natural beauty, and compatibility with residential life. A large-scale data center is incompatible with this environment for many reasons in which I will introduce below.

Firstly, I am concerned about the noise and light pollution the facility will produce. This will not only disrupt my quiet, peaceful way of life, but it will also disrupt the many animals that are natural to this area. The noise alone can interfere with animal communication, behavior, and migration patterns. I am also concerned about the stress of the constant noise and light having a direct impact on the mental and physical health of myself and my children. Chronic noise and light exposure can disrupt sleep, increase stress, and may contribute to health issues involving cardiovascular disease, children in particular are very vulnerable. I have a young son and daughter, I am especially worried about the long term health effects this could have on them.

I am also deeply concerned about the water usage. Data centers require substantial water usage for cooling systems. My neighbors and I all rely on the ground water for our well systems. We do not have the option of having city water. I am concerned that the amount of water the data center will require will deplete or contaminate our well systems. The amount of water needed for the data center could also cause environmental degradation.

Another concern is the high electricity consumption the data center would need. This would increase the cost of electricity for all the residents that live near the data center. Not to mention, our property value declines. The proximity of a data center will likely diminish surrounding property values, unfairly burdening my neighbors and myself.


Please consider the long-term consequences of rezoning this land. The decision should reflect the best interests of the residents who already live here, not the demands of outside developers. Our community deserves to maintain its rural character, safety, and environmental integrity.

For these reasons, I respectfully request that the Howell Township Planning Commission deny the rezoning request for this project.

Thank you for your time and consideration of the concerns of residents like myself. I would appreciate being kept informed of all hearings and opportunities for public comment regarding this proposal.

Sincerely,

Rachael John  
5565 Warner Rd  
Fowlerville, MI 48836



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

**Fwd: Data center**

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

**Date** Fri 9/19/2025 1:55 PM

**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Begin forwarded message:

**From:** Jo Ann Davis [REDACTED]

**Date:** September 18, 2025 at 4:28:26 PM EDT

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

**Subject:** Data center

**Reply-To:** Jo Ann Davis [REDACTED]

Vote No on the data center. This facility is out of place in our rural community and is not wanted by your constituents.

Thank you  
Jo Ann Davis

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

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## Disapprove Data Center!!!

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**From** Sherri Bullinger [REDACTED]  
**Date** Thu 9/18/2025 4:34 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Please do not approve!!!



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## Howell Township Rezoning

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**From** Steve Thumser [REDACTED]  
**Date** Thu 9/18/2025 4:51 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Planning Commission,

I am writing to give my strong endorsement for the rezoning to allow for the data center being considered on 9/23. I taught high school mathematics for 32 years in Livingston County . I am enthusiastic about the prospect of a tremendous tax windfall for Howell and Fowlerville schools. The promised grants and STEM opportunities will be great for the students and offer prestige for the districts.

My wife and I have been residents of Howell Township for 47 years and we deeply care about maintaining the rural character of the area. We are pleased that the plans call for deep setbacks and low profiles for the buildings as well as ample berms and foliage to hide them.

Thank you for supporting this very important and progressive initiative.

Steven and Nancy Thumser  
Sent from my iPad




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**Letter of Support - Rezoning and Proposed Data Center**

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**From** [REDACTED]  
**Date** Thu 9/18/2025 5:27 PM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

 1 attachment (66 KB)  
Pominville Data Center Letter.pdf;

Hi Jonathan,

Prior to next week's meeting, I would like to submit this letter in support of the proposed rezoning and the potential Hyperscale data center development. While the project will not have a direct effect on Howell Public Schools' operational budget, the increased tax base generated through this development will provide significant long-term benefits to our community.

Specifically, a higher tax base will enable Howell Public Schools to reduce the millage rate assessed to the taxpayers of Howell Township. This creates an opportunity to ease the financial burden on local residents while maintaining the high-quality educational opportunities our district provides. Additionally, the presence of a large-scale, reputable development signals a strong commitment to investment in our community, which will benefit both residents and businesses.

I respectfully urge the Planning Commission to support the rezoning request and move this project forward. It represents a unique opportunity to strengthen Howell Township's economic foundation and, by extension, support the long-term success of our schools and community.

Thank you for your time and consideration.

Paul Pominville

Paul Pominville  
5075 N Burkhart Rd  
Howell, MI 48855

September 18, 2025

Dear Planning Commission,

We have lived in Howell Township for 30 years, less than a mile from the proposed site, and we want to share our support for this project.

This project represents a real investment Howell Township and Livingston County. It will bring hundreds of good-paying jobs, a significant boost in tax revenue, and critical infrastructure improvements that provide long-term stability and growth for our region.

The design has been planned with our community in mind. With over 300 feet of open space surrounding the site, the project will blend into Howell's rural character rather than overwhelm it. The company has been described as one that owns and operates its facilities long term, which gives us confidence they intend to be a committed partner in our future, not just a temporary investor.

What stands out most to us is that the facility will fully fund all the upgrades to water, energy, and internet systems needed to support the project. That means stronger, more reliable infrastructure for the township as a whole, without shifting the cost onto residents.

I believe this is a clean, quiet use of land that avoids the traffic and strain that other developments might bring, while delivering meaningful benefits to everyday life in our community. For those reasons, we urge you to approve the rezoning and move this project forward.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Paul Pominville, featuring a stylized 'P' and 'P'. The signature on the right is for Susan Pominville, featuring a more fluid, cursive script.

Paul Pominville

Susan Pominville

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## Data Center

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From A.L. [REDACTED]

Date Thu 9/18/2025 5:34 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I am **strongly opposed** to the proposed data center and believe it is not in the best interest of our community.

Data centers are known for:

- Using millions of gallons of water per day with no reporting requirements. If pollutants penetrate the watershed, the entire ecosystem could be ruined.

- Increasing electricity costs for residents.

- Are not separated into their own payer category for the purposes of electricity bills to ensure they pay their fair share.

- Say they will generate tons of money for local schools. However, it is my understanding that school aid money is funneled through Lansing first and redistributed to school districts throughout the state. So, while increased school revenue might be true, does 100% end up with our local schools?

- Say they contribute to job creation when it appears that once the data center is completed it requires very minimal staffing of mostly low paying security jobs. It would generate a spike in construction jobs, but that would be short lived. Where does the influx of workers stay? We have many festivals in this area. If our hotels are overrun with construction workers where do the visitors for Balloonfest, Melonfest, and other high attendance activities stay? Are they displaced?

- Humming. Data centers are notoriously known for emitting non-stop humming. It does not require a rocket science degree to realize that this noise will negatively impact adjacent property owners.

- Are lighted 24/7 contributing to light pollution.

- Emit emissions 24/7. Use diesel generators as supplemental sources of energy or as backup during power outages.

- Two decommissioned nuclear power plants are being brought back online in Michigan to help boost the power grid in Michigan. These plants are 50 years or older. This is happening at the same time things are being deregulated.

- One of the big tech guys is buying a power plant from overseas and having it shipped here to boost energy for his data center. Could the petitioner purchase a nuclear power plant and place it nearby. If it's privately owned, who regulates it? The entire country is in the process of being deregulated, so that's not scary at all.

- Have evolved at a fast pace, leaving any protections for residents in the dust. There has been no time to determine long term environmental impacts.

When an entire industry lacks transparency, you have to ask yourself "what are these people hiding"? I mean, if it's such a great thing for the community then why are so many of us opposed to it?

Respectfully submitted,

Abby Harvey

## Data centers

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**From** Janet Dickerson [REDACTED]  
**Date** Thu 9/18/2025 7:07 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

No data centers in Howell, Michigan please. For obvious reasons I am asking please do not let this happen. Thank you for your time.

Janet Dickerson  
1267 woodland springs drive  
Howell, Michigan 48843

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**Do not vote for data center**

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**From** Cathy Gibbons [REDACTED]

**Date** Thu 9/18/2025 7:32 PM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Members of the Howell Township Board and Planning Commission,

I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

**File #:** PC2025-20

**PETITIONER:** Stantec Consulting Michigan, Inc.

**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, 4706-07-400-005, 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

The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

**Reasons for Opposition**

1. Per Article XXIII and Section 23.02, the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft Future Land Use Map designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.

2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups warn that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways (Huron River Watershed Council).

3. Water Use and Potential Contamination - Data centers and similar technology facilities consume massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems (Bridge Michigan). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.

4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand

forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals (STPP Ford School).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote supposed tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation (Planet Detroit). Local residents bear the costs while benefits largely bypass the community.

Request to the Board

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

Issue

Proposed Requirement

Law/Ordinance/Regulation Be Adopted/Enforced

Environmental impact, water use, wildlife, habitat protection

Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.

Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. (Michigan Legislature) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Act(s) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc. (Michigan Legislature)

Electric infrastructure & energy demand, grid strain

Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.

From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, regulate utility rate-hikes to prevent cost-shifting. (stpp.fordschool.umich.edu) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. (Planet Detroit)

Water usage and potential contamination

Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or cooling discharge, reuse or recycling of water, limit on heat discharge, and monitoring/reporting.

Adopt ordinance to require these for any RT zoned development.

Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. (Michigan Legislature) Also the "What Happens When Data Centers Come to Town?" report advocates such requirements.

(stpp.fordschool.umich.edu)

Noise, lighting, traffic, externalities, property value protection

Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly harmed).

Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and



enforcement. (Michigan Legislature) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with "reasonable consideration ... for the conservation of property values." MCL 125.3203(1) mentions "conservation of property values and natural resources." (Michigan Legislature) Transparency, reporting, enforceable conditions

Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees.

Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. (Michigan Legislature) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices. (Michigan Legislature)

## Conclusion

In considering File # PC2025-20, please note a nearly identical rezoning request in nearby community Saline Township that was recently denied on September 11, 2025, after residents and officials cited the same concerns outlined above. The petitioner's request for the subject parcels not only conflict with the township's master plan and future land use map (which emphasizes conserving agricultural land and sensitive resources, and weighs against converting large tracts of farmland to RT for high-intensity technology uses) but jeopardizes our communities farmland, water, wildlife, electric reliability, and property values. These risks far outweigh any speculative economic benefit. I urge the Township to stand with its residents and reject this rezoning request.

Sincerely,

Cathy Gibbons

[Sent from AT&T Yahoo Mail on Android](#)

To Whom It May Concern,

As a resident of Howell Township for 41 years, my family and I support the proposed rezoning for the planned data processing facility.

This is a balanced and thoughtful project. It brings in new tax revenue that can support essential services, but doesn't bring the downsides we often worry about—like traffic congestion, noise, or strain on schools. In fact, data processing centers are among the least disruptive types of new development.

This project honors the look and feel of our community with its generous landscape setbacks and preservation of open space. It's a quiet, clean use of land that fits in well with our values and vision for the future.

Please approve the rezoning so we can move forward with site plan review of a project that benefits our entire region now and long into the future.

Sincerely,  
[Your Name]

*Janet Horton Robert Horton*  
*Janice L. Allen James Allen*

Dear Planning Commission Members,

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**Rezoning 9/23 Meeting**

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**From** Matt [REDACTED]  
**Date** Thu 9/18/2025 9:09 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

This rezoning sounds like a terrible idea. We have been considered a rural town. A big small town is always how it's been thought of. Bringing in big tech on rural farm lands sounds like a traffic and infrastructure nightmare. Not to mention most people have moved out to the Howell over last 20 yrs to enjoy the rural lifestyle. It feels like there is a push to also grow industry into these areas. Once converted I think there will be a mass exodus of core residents who can no longer enjoy the peace and tranquility of the rural lifestyle.

Another question would be what properties are being considered? Are these long time tax foreclosures that Howell Twp has been holding for years? Who stands to benefit from this conversion? Board members? There should be a very deep probe into how this property has been managed and who stands to gain from the conversion if successful. If any board members stand to gain a single dollar I would be all in on a fraud and land misuse investigation.

Matt

Sent from my iPhone

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## Opposition to rezoning

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From Krista Smith [REDACTED]

Date Thu 9/18/2025 9:43 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I have lived in Howell Township for 3 years (Livingston county for over a decade) and intend make my current residence my "forever home".

I am OPPOSED to the following proposal requests due to the devastating impacts they will have on our community's health and safety.

**PETITIONER:** Stantec Consulting Michigan, Inc., File# PC2025-21

**ARTICLE 23 – Amending the Zoning Ordinance and Map,**

**REQUEST:** For a text amendment to Article 2 – Definitions, regarding Article 5 - Research and Technology (RT) Zoning District.

And

**PETITIONER:** Stantec Consulting Michigan, Inc., File# PC2025-20, 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](#), (full legal descriptions available upon request.)

**ARTICLE 23 – Amending the Zoning Ordinance and Map,**

**REQUEST:** To rezone property from Agricultural Residential (AR) to Research and Technology (RT)

Do NOT allow these changes to be made. This is bad for our community's health, the wildlife in our area, and our quality of life as a whole.

-Krista Smith  
2024 Oak Grove Rd

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**Fwd: I support data center jobs in Livingston County!**

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

**Date** Fri 9/19/2025 1:13 PM

**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Begin forwarded message:

**From:** Gary Schuldt [REDACTED]

**Date:** September 19, 2025 at 8:52:20 AM EDT

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

**Subject: I support data center jobs in Livingston County!**

**Reply-To:** [REDACTED]

Supervisor Mike Coddington,

I urge you to support the Data Center development project proposed in Livingston County. As a county resident and member of the Michigan Regional Council of Carpenters and Millwrights, I know this project will benefit families like mine by creating good construction and permanent jobs.

The tax revenue generated by this project will benefit our community, and I appreciate the development will use a closed-loop cooling system to minimize water usage and actually restore more water than it consumes, and at the same time, its quiet operation and low traffic impact will help preserve what makes Livingston County special.

We need to keep building things in Michigan if we are going to have vibrant communities that our kids will want to live and work in. This project is a great step on the road to a more prosperous Michigan.

Thank you,

Gary Schuldt



9513 losco ridge dr

Gregory, Michigan 48137

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**Opposition to Data Center proposal**

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**From** Erin Heap-Schmidt [REDACTED]  
**Date** Fri 9/19/2025 2:28 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hello. My name is Erin Heap-Schmidt and I am contacting you to register my opposition to the rezoning plan related to the proposed Data Center. I have lived and worked in Livingston County for over 30 years and am alarmed about the damage that a facility like this will cause our community. A facility like this will irreparably damage our township and permanently overburden our water and electrical capacities. The visual pollution, noise pollution, and negative environment impacts that this will create are not acceptable. I also fear the negative impact a project like this will have on the property values of residents in its proximity.

I respectfully request that the Board and Planning Commission deny rezoning from AR to RT for this project.

#PC2025-19  
#PC2025-20  
#PC2025-21

Erin Heap-Schmidt  
504 Lake St.  
Howell, MI



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**FW: Zoning**

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**From** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

**Date** Mon 9/22/2025 7:31 AM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Carol Makushik  
Deputy Assessor  
Office Hours - Monday - Thursday 8:00 am to 5:00 pm  
CLOSED - FRIDAY and all Federal Holidays  
(517) 546-2817 Ext.102  
(517) 546-1483 - fax  
[office@howelltownshipmi.org](mailto:office@howelltownshipmi.org)



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**From:** Terran Frye [REDACTED]

**Sent:** Friday, September 19, 2025 3:19 PM

**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

**Subject:** Zoning

## Vangilders farm

We must remember whose property this is. Who has payed for it! Who has payed taxes on it! People in the community might not like it, however it's not their property! These people could buy up the land and do with it as they see fit. We don't want solar farms and everyone fought against that too! This is not a H.O.A.! The people in this community don't own this property. These township doesn't own this property. We are growing as a community and growth is inevitable! It is my understanding that currently it is on the table to approve moving the zoning from agricultural to research and technology. For this reason I request that the zoning be changed!

Thank you Terran Frye  
[REDACTED]

Michael Aaron  
President

Alex Zurek  
Secretary-Treasurer

Brent Pilarski  
Business Manager

# Michigan Laborers' District Council **LiUNA!**

Board Members:  
Nick DeFauw  
Joel Archibald  
Dan Minton  
Geno Alessandrini, Jr.

1118 Centennial Way, Suite 100, Lansing, MI 48917-9280  
Phone (517) 321-2349 • Fax (517) 321-3266  
www.mi-laborers.org

**Feel the Power**

To: [inspector@howelltownshipmi.org](mailto:inspector@howelltownshipmi.org)

September 19, 2025

Dear Members of the Howell Planning Commission,

As representatives of the Michigan Laborers in Howell Township/ Livingston County, we are proud to support the rezoning request for the proposed data center project in Howell Township. This project is more than just a building—it's a chance to invest in our community's future.

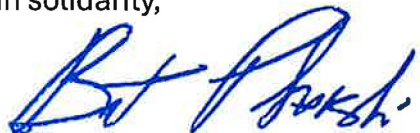
Our members live and work here. We raise our families here. And we believe this project will bring meaningful benefits to our neighborhoods—good-paying jobs, new infrastructure, and a stronger local economy. We're excited about the opportunity to put our members to work on a project that reflects the values of quality, safety, and sustainability.

We recognize the critical role this project will play in advancing our region's economic competitiveness. Data infrastructure is the backbone of the modern economy, and this project positions our region as a hub for future innovation and investment. The construction and ongoing operations will create high-quality jobs, many of which will be filled by our local union members who are trained, certified, and ready to deliver.

We look forward to working closely with the project team to ensure that local labor is prioritized and that the economic benefits are shared broadly across our community.

We respectfully ask for your support in approving the rezoning so that this project can move forward and bring lasting benefits to our community.

In solidarity,



Brent Pilarski, Business Manager

Michigan Laborers District Council

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**No Data Centers in Howell- please read**

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**From** Hanna Holman [REDACTED]

**Date** Fri 9/19/2025 4:24 PM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Good afternoon,

I am writing this to urge you reconsider placing a data center in Howell Michigan. My name is Hanna, and I live on the border of Hartland in Livingston county. Howell is a beautiful city built on agriculture, and it is a shame to see such valuable land in our community to go waste. We have limited resources of electricity and water, and those should go to the community, not data centers. I do not believe this aligns with the Howell we know and love. This data center is undisclosed, and the promise of jobs is not enough to outweigh the potential damage this will cause to our city.

According to the Environmental and Energy Study Institute, a medium sized data center can use 110 million gallons of water per year. <https://www.eesi.org/articles/view/data-centers-and-water-consumption> . And this specific data center being proposed, will be the largest in Michigan.

I am begging you to protect our community from the harmful emissions and pollution, the unnecessary waste of our valuable water, and our precious energy. Thank you for reading this far, I hope that we together can continue to uphold the values that Howell has to offer, and to bring a thriving community to all who are fortunate enough to call it home.

Please protect our people, and our land.

Hanna Holman.

Lynn Delamielleure  
3494 N. Burkhart Road  
Howell, MI 48855

9/19/2025

Howell Township Board & Planning Commission  
3525 Byron Road, Howell MI 48855

Dear Members of the Howell Township Board and Planning Commission,

I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

File #: PC2025-20 and File #: PC2025-21

PETITIONER: Stantec Consulting Michigan, Inc.

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, 4706-07-400-005, 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

The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

## Reasons for Opposition

1. Per [Article XXIII and Section 23.02](#), the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft [Future Land Use Map](#) designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.
2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups warn that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways ([Huron River Watershed Council](#)).
3. Water Use and Potential Contamination - Data centers and similar technology facilities consume massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems ([Bridge Michigan](#)). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.
4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals ([STPP Ford](#)

[School](#)).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote supposed tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation ([Planet Detroit](#)). Local residents bear the costs while benefits largely bypass the community.

## Request to the Board

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

Issue	Proposed Requirement	Law/Ordinance/Regulation Be Adopted/Enforced
Environmental impact, water use, wildlife, habitat protection	Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.	Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. ( <a href="#">Michigan Legislature</a> ) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Act(s) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc. ( <a href="#">Michigan Legislature</a> )
Electric infrastructure & energy demand, grid strain	Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.	From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, regulate utility rate-hikes to prevent cost-shifting. ( <a href="#">stpp.fordschool.umich.edu</a> ) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. ( <a href="#">Planet Detroit</a> )
Water usage and potential contamination	Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or cooling discharge, reuse or recycling of water, limit on heat discharge, and monitoring/reporting. Adopt ordinance to require these for any RT zoned development.	Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. ( <a href="#">Michigan Legislature</a> ) Also the "What Happens When Data Centers Come to Town?" report advocates such requirements. ( <a href="#">stpp.fordschool.umich.edu</a> )
Noise, lighting, traffic, externalities, property value protection	Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly harmed).	Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and enforcement. ( <a href="#">Michigan Legislature</a> ) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with "reasonable consideration ... for the conservation of property values." MCL 125.3203(1) mentions "conservation of property values and natural resources." ( <a href="#">Michigan Legislature</a> )

Transparency, reporting, enforceable conditions	Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees.	Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. ( <a href="#">Michigan Legislature</a> ) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices. ( <a href="#">Michigan Legislature</a> )
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## Conclusion

In considering File # PC2025-20, please note a nearly [identical rezoning request](#) in nearby community Saline Township that was recently denied on September 11, 2025, after residents and officials cited the same concerns outlined above. The petitioner's request for the subject parcels not only conflict with the township's master plan and future land use map (which emphasizes conserving agricultural land and sensitive resources, and weighs against converting large tracts of farmland to RT for high-intensity technology uses) but jeopardizes our communities farmland, water, wildlife, electric reliability, and property values. These risks far outweigh any speculative economic benefit. I urge the Township to stand with its residents and reject this rezoning request.

Sincerely,

Lynn Delamielleure



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**Article 23 proposed change- comments**

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**From** Charlotte Zepp [REDACTED]  
**Date** Fri 9/19/2025 4:59 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Zoning Administrator,

I'm writing to express concern for myself, my family of 4, and the community in regards to the proposed change to the zoning ordinance and map in Howell to accommodate a desire to build data centers. There are many impacts that do not benefit local residents including a large consumption of water and electric utilities and noise and light pollution. For these reasons I implore you to protect our community by not considering rezoning.

Your service as a public servant is much appreciated, thank you for your time.

Charlotte Zepp

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**Re: Application to Rezone 1,077.3 Acres for Data Center Use & Addition of RT Zone**

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From Alissa Recker [REDACTED]

Date Fri 9/19/2025 6:07 PM

To Howell Township Supervisor <supervisor@howelltownshipmi.org>; Howell Township Treasurer <treasurer@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

Howell Township Board,

I am a homeowner located approximately one mile from the property proposed for rezoning for data center use by Randee, LLC. I have significant concerns about the proposed rezoning and strongly encourage the Township board not to add a research and technology district to its zoning categories or to approve the request.

**Data centers have extraordinary negative impacts on local water resources.**

A single data center can consume up to 5 million gallons of drinking water per day, more than what the Marion Howell Oceola Genoa water plant currently produces in a day. While Randee indicates “no public services or facilities would be significantly adversely impacted by the development proposed” and “the Data Processing Facility will implement water efficiency and sustainably practices” there is no information provided in the public materials that discusses how much water will be used, how it will be supplied, how it will impact the water table, and whether this consumption will negatively impact the many local property owners relying on well water.

There are many communities across the country that have seen dramatic drops in the water table when data centers become operational.<sup>[1]</sup> The cost to drill a new well could increase by up to \$30,000, negatively impacting all of the rural residential and agricultural properties in the area and is directly in conflict with the Township’s goals related to quality and attainable housing. Pumps running continuously to draw water from falling aquifers shorten their lifespan and increase electricity bills. They also must pull lower-quality groundwater, introducing sediment that can cause damage to pipes and pumps while decreasing water pressure.<sup>[2]</sup>

In addition, the water used in data centers is often treated with chemicals to prevent corrosion and bacterial growth, rendering it unsuitable for human consumption or agricultural use. This means that not only are data centers consuming large quantities of drinking water, but they are also effectively removing it from the local water cycle.<sup>[3]</sup>

Randee, LLC’s claims that their client’s Data Processing Facility will not negatively impact public services are completely unsupported, and notably make no mention of property owners reliant on well water. The township should not allow the proposed usage until a thorough, third-party water study has been completed and demonstrates that the water used by the Data Processing Facility will not have any adverse impacts on the thousands of local residents reliant on well water.

**Data centers employ very few people, having limited economic benefits for local communities compared to other industrial projects.**

Randee LLC touts the economic benefits of the proposed project, stating that this Data Processing Facility will have “hundreds of employees, vendors, and contractors badging into the facility once the project is operational”. While the initial construction of a data center generates jobs, after its completion, the U.S. Chamber of Commerce indicates that [the number of employees needed at the center drops by approximately 90%](#).

By comparison, Ford's Michigan Assembly Plant in Wayne, MI is sited on 369 acres and employs around 3,400 people. GM's Factory ZERO in Detroit, MI is sited on 365 acres and employs approximately 4,000 people. While some may view this as a positive to reduce traffic, from a land and resource vs. job creation perspective, data centers return extremely low value to local communities through wages and benefits compared to other types of industrial projects. I strongly urge the township not to add a research and technology district to its zoning for this reason. The property along Grand River Avenue could be put to better commercial and industrial uses that bring more value for local community members.

**The research and development district and proposed zoning change is not consistent with the Township's Master Land Use Plan.**

While the Township's Master Land Use Plan does allow for some commercial and industrial development along Grand River Avenue, the vast majority of the 1,077 acres included in this project are designated for agricultural use and low density residential. To change the zoning on 5% of the Township's total area to allow a data center be built is in direct conflict with agricultural preservation and the values outlined in the Township's Master Land Use Plan.

**The lack of transparency around this project is deeply concerning.**

I live less than a mile from one end of the proposed project and I did not become aware of it until a news article was forwarded to me by a neighbor. The developers have done the bare minimum of community outreach and have not disclosed the company behind the project, leading to more questions about their environmental and community stewardship.

The public documents available have no data related to energy usage, impacts on water resources, wastewater plans, traffic patterns, the number of jobs created, or the wages paid by this company. Instead, they make vague comments about efficiency measures and being a good community partner.

**If the Township does elect to add a research and technology zoning to the land use map, new ordinances must be immediately established to protect water resources for residents.**

Randee LLC states this project will comply with all local ordinances, but as there is no research and technology zoning in the current planning documents and a massive consumer like a data center was never envisioned, the existing ordinances are insufficient to ensure that the local community's water resources are protected, including for property owners reliant on well water. The township should not approve water usage for a single company that may harm water resources for all surrounding residents.

Sincerely,

Alissa Recker

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[1] <https://www.nytimes.com/2025/07/14/technology/meta-data-center-water.html>

[2] <https://www.wellmanager.com/low-water-pressure/ai-data-centers-home-water-supply-know/#:~:text=When%20data%20centers%20drain%20large,to%20access%20the%20dwindling%20resource.>

[3] <https://utulsa.edu/news/data-centers-draining-resources-in-water-stressed-communities/>

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**I support data center jobs in Livingston County!**

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**From** Scott Boesch [REDACTED]  
**Date** Fri 9/19/2025 6:09 PM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Treasurer/Zoning Administrator Jonathan Hohenstein,

I urge you to support the Data Center development project proposed in Livingston County. As a county resident and member of the Michigan Regional Council of Carpenters and Millwrights, I know this project will benefit families like mine by creating good construction and permanent jobs.

The tax revenue generated by this project will benefit our community, and I appreciate the development will use a closed-loop cooling system to minimize water usage and actually restore more water than it consumes, and at the same time, its quiet operation and low traffic impact will help preserve what makes Livingston County special.

We need to keep building things in Michigan if we are going to have vibrant communities that our kids will want to live and work in. This project is a great step on the road to a more prosperous Michigan.

Thank you,

Scott Boesch  
[REDACTED]

2757 Byron Road  
Howell, Michigan 48855

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## I support data center jobs in Livingston County!

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**From** Jason VanGorden [REDACTED]  
**Date** Fri 9/19/2025 6:40 PM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Treasurer/Zoning Administrator Jonathan Hohenstein,

I urge you to support the Data Center development project proposed in Livingston County. As a county resident and member of the Michigan Regional Council of Carpenters and Millwrights, I know this project will benefit families like mine by creating good construction and permanent jobs.

The tax revenue generated by this project will benefit our community, and I appreciate the development will use a closed-loop cooling system to minimize water usage and actually restore more water than it consumes, and at the same time, its quiet operation and low traffic impact will help preserve what makes Livingston County special.

We need to keep building things in Michigan if we are going to have vibrant communities that our kids will want to live and work in. This project is a great step on the road to a more prosperous Michigan.

Thank you,

Jason VanGorden  
[REDACTED]

19437 M 36  
Gregory, Michigan 481379505

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## Rezoning Tooley & Warner

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**From** Nicole Shaw [REDACTED]  
**Date** Fri 9/19/2025 7:18 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Jonathan,

My name is Nicole Shaw. My husband, Alan Shaw and I live at 2735 Bowen road in Howell Township. I am writing you in regards to, the rezoning at Tooley & Warner, which is just down the road from me. We 100% against this rezoning. Our area is quiet and a lovely place to live. I do not want a data center taking that away from us. Not only does it affect the animals, which let's be real are slowly losing their homes in all of Michigan but it affects the quiet, peaceful sounds that we like to call home.

I know, most neighbors would agree. We DO NOT want this to happen and I hope this is taken Into consideration.

If you have any questions please reach out.

Nicole & Alan Shaw  
2735 Bowen rd  
Howell, MI 48855

Sent from my iPhone

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Fwd:

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From Rebecca Linksz [REDACTED]

Date Fri 9/19/2025 7:26 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Howell Township Board & Planning Commission  
3525 Byron Road, Howell MI 48855

Dear Members of the Howell Township Board and Planning Commission,  
I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

File #: PC2025-20

PETITIONER: Stantec Consulting Michigan, Inc.

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, 4706-07-400-005, 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

The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

Reasons for Opposition

1. Per Article XXIII and Section 23.02, the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft Future Land Use Map designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.

2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups warn that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways (Huron River Watershed Council).

3. Water Use and Potential Contamination - Data centers and similar technology facilities consume massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems (Bridge Michigan). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.



4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals (STPP Ford School).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote supposed tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation (Planet Detroit). Local residents bear the costs while benefits largely bypass the community.

Request to the Board

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

Issue

Proposed Requirement

Law/Ordinance/Regulation Be Adopted/Enforced

Environmental impact, water use, wildlife, habitat protection

Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.

Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. (Michigan Legislature) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Act(s) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc. (Michigan Legislature)

Electric infrastructure & energy demand, grid strain

Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.

From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, regulate utility rate-hikes to prevent cost-shifting. ([stpp.fordschool.umich.edu](http://stpp.fordschool.umich.edu)) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. (Planet Detroit)

Water usage and potential contamination

Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or cooling discharge, reuse or recycling of water, limit on heat discharge, and monitoring/reporting. Adopt ordinance to require these for any RT zoned development.

Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. (Michigan Legislature) Also the "What Happens When Data Centers Come to Town?" report advocates such requirements.

([stpp.fordschool.umich.edu](http://stpp.fordschool.umich.edu))

Noise, lighting, traffic, externalities, property value protection

Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly

harmed).

Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and enforcement. (Michigan Legislature) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with "reasonable consideration ... for the conservation of property values." MCL 125.3203(1) mentions "conservation of property values and natural resources."

(Michigan Legislature)

Transparency, reporting, enforceable conditions

Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees.

Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. (Michigan Legislature) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices. (Michigan Legislature)

## Conclusion

In considering File # PC2025-20, please note a nearly identical rezoning request in nearby community Saline Township that was recently denied on September 11, 2025, after residents and officials cited the same concerns outlined above. The petitioner's request for the subject parcels not only conflict with the township's master plan and future land use map (which emphasizes conserving agricultural land and sensitive resources, and weighs against converting large tracts of farmland to RT for high-intensity technology uses) but jeopardizes our communities farmland, water, wildlife, electric reliability, and property values. These risks far outweigh any speculative economic benefit. I urge the Township to stand with its residents and reject this rezoning request.

Sincerely,  
Rebecca Links

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**I support data center jobs in Livingston County!**

---

**From** Darryl Klausing [REDACTED]  
**Date** Fri 9/19/2025 7:27 AM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Treasurer/Zoning Administrator Jonathan Hohenstein,

I urge you to support the Data Center development project proposed in Livingston County. As a county resident and member of the Michigan Regional Council of Carpenters and Millwrights, I know this project will benefit families like mine by creating good construction and permanent jobs.

The tax revenue generated by this project will benefit our community, and I appreciate the development will use a closed-loop cooling system to minimize water usage and actually restore more water than it consumes, and at the same time, its quiet operation and low traffic impact will help preserve what makes Livingston County special.

We need to keep building things in Michigan if we are going to have vibrant communities that our kids will want to live and work in. This project is a great step on the road to a more prosperous Michigan.

Thank you,

Darryl Klausing  
[REDACTED]

2620 Wallace Rd  
Webberville, Michigan 488929778

Todd Moore  
4450 Indian Camp Trail  
Howell, Michigan 48855  
September 19, 2025

**Howell Township Planning Commission**

3525 Byron Road  
Howell, Michigan 48855

Dear Members of the Planning Commission,

Regarding file #PC2025-20 and #PC2025-21, I am writing to express my strong opposition to the proposed amendment of the zoning ordinance and map that would rezone the following parcels 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.

The sole purpose of this rezoning is to accommodate the construction of a commercial data center, and I believe that such a project in this location is both inappropriate and harmful to the community, the environment, and the future of the area.

**Concerns:**

**1. Destruction of Agricultural Land:**

As someone who has lived in this area for many years, I am deeply concerned about the impact this rezoning will have on the rural character and agricultural value of the land. These parcels are currently used for agricultural purposes and converting them to commercial use will permanently alter the landscape and remove fertile land from production. This is especially concerning given the increasing importance of preserving agricultural land in the face of population growth and the demand for locally sourced food.

**2. Environmental Impact:**

The environmental consequences of a large data center in this rural area cannot be overstated. Data centers consume enormous amounts of electricity, typically relying on non-renewable sources, contributing to greater carbon emissions. The water consumption and the potential for local water issues, including groundwater depletion, are well-documented concerns in areas with data centers. Additionally,

the noise from cooling towers, backup generators, and other equipment would likely disrupt the surrounding natural environment and wildlife, potentially harming local ecosystems.

**3. Noise Pollution:**

Having worked in a data center myself, I am familiar with the level of noise generated by cooling systems, backup generators, and other machinery required to maintain operations 24/7. The constant hum of cooling fans, the roar of backup generators during testing, and the general mechanical noise will be intrusive, especially for nearby residents. This is not the type of noise that belongs in a quiet, rural area where people seek peace and solitude.

**4. Health Concerns:**

The electromagnetic fields (EMFs) generated by large data centers, particularly the low-frequency noise (ELF), have been the subject of growing concern due to potential health risks. While studies are still ongoing, the proximity of residential homes to such a facility may put residents at risk for long-term health effects, such as increased stress levels, sleep disturbances, and possible long-term neurological issues.

**5. Increased Electricity Demand:**

Data centers consume vast amounts of electricity, and it is well-known that neighboring areas often experience power grid strain as a result. For the residents in the nearby vicinity, this could lead to more frequent power outages, brownouts, or higher electricity bills. Furthermore, any planned expansions of the local power grid to accommodate the data center would likely increase infrastructure costs and put a strain on already limited resources.

**6. Limited Employment Opportunities for the Community:**

Another key concern is that data centers typically do not provide many full-time, permanent employment opportunities for local residents. While these facilities may require some technical staff for maintenance, the majority of the workforce is often highly specialized, requiring specific expertise that may not be readily available in the local job market. This limits the potential for a data center to truly contribute to the local economy or provide meaningful employment opportunities for the surrounding community.

**7. Loss of State Revenue Due to Sales Tax Exemption:**

Additionally, Michigan Public Act 207 of 2024 grants a sales tax exemption on data center equipment, which could result in a substantial loss of state revenue. This exemption applies to the sale of data center equipment to operators of qualified

data centers, including equipment used in the operation and installation of such centers. While this tax relief is intended to incentivize data center development, it effectively removes millions of dollars in sales tax revenue from the state.

This revenue loss, which could have been used for state services and infrastructure, significantly diminishes the financial return to the state and potentially the local community. This raises further concerns as the local area would still bear the environmental costs and infrastructure strains, while the state government loses out on tax income that could otherwise benefit public services.

**Conclusion:**

The decision to rezone these parcels for the construction of a commercial data center would not only drastically change the rural character of our community, but it would also bring with it serious environmental, social, and health-related consequences. The lack of substantial local employment benefits, coupled with the loss of state revenue due to the sales tax exemption, further diminishes any potential positive impact this project might have on our community.

I strongly urge the Planning Commission to reject this rezoning proposal and protect the agricultural, environmental, and residential values that make this area special. Please prioritize the long-term welfare of the community over short-term economic interests tied to commercial development.

Thank you for considering my concerns. I look forward to your response and to participating in any further discussions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Moore", with a stylized, cursive script.

Todd Moore  
4450 Indian Camp Trail  
Howell, Michigan 48855

(No subject)

---

**From** Mackenzie Brown [REDACTED]  
**Date** Fri 9/19/2025 8:24 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

I VOTE NO !!!

No data center

Thank you  
Mackenzie



---

**I support data center jobs in Livingston County!**

---

**From** Gary Allen [REDACTED]  
**Date** Fri 9/19/2025 8:24 PM  
**To** Howell Township Treasurer <treasurer@howelltownshipmi.org>

Treasurer/Zoning Administrator Jonathan Hohenstein,

I urge you to support the Data Center development project proposed in Livingston County. As a county resident and member of the Michigan Regional Council of Carpenters and Millwrights, I know this project will benefit families like mine by creating good construction and permanent jobs.

The tax revenue generated by this project will benefit our community, and I appreciate the development will use a closed-loop cooling system to minimize water usage and actually restore more water than it consumes, and at the same time, its quiet operation and low traffic impact will help preserve what makes Livingston County special.

We need to keep building things in Michigan if we are going to have vibrant communities that our kids will want to live and work in. This project is a great step on the road to a more prosperous Michigan.

Thank you,

Gary Allen  
[REDACTED]

11495 Nora Dr  
Fenton, Michigan 484308702

---

**No data centers!**

---

**From** Desiree Anderson [REDACTED]

**Date** Fri 9/19/2025 8:29 AM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Please do not support the data center coming to Howell. These facilities have massive repercussions for quality of life for nearby residents, including noise, and huge drain on water and power grid. Howell has enough difficulty with its grid as is. We experience brown outs and outages with the slightest storm. We do not need a huge facility drawing on that already frail grid. These data centers in other cities have also caused utilities prices for normal residents to increase. Many residents are already struggling to pay bills with increased inflation and depressed wages, any additional burden placed on them by the actions of greedy developers is cruel.

Please please reconsider the rezoning.  
Thank you for your time and consideration,  
Desiree Anderson  
Howell Resident

---

**FW: Data Center**

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**From** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

**Date** Mon 9/22/2025 7:31 AM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Carol Makushik  
Deputy Assessor  
Office Hours - Monday - Thursday 8:00 am to 5:00 pm  
CLOSED - FRIDAY and all Federal Holidays  
(517) 546-2817 Ext.102  
(517) 546-1483 - fax  
[office@howelltownshipmi.org](mailto:office@howelltownshipmi.org)



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**From:** Wendy Tassie [REDACTED]  
**Sent:** Friday, September 19, 2025 9:49 AM  
**To:** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>  
**Subject:** Data Center

Dear Sir or Madam,

We do NOT want a data center here!! Do you realize it will take millions of gallons of water and pull so much electricity to run this disgusting monster?!! But most importantly, those data centers store everyone's data!!!! How dumb can you be?? You are giving up your and our rights for money!!

Please rethink this!! Shame on you and Van Gilders for selling out the people!!

Sincerely,

Wendy Tassie  
Howell, MI

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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## Data Center Siting in Howell Township

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From Kim Kurylo [REDACTED]

Date Fri 9/19/2025 10:10 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Board Members and Planning Commission Members.

I am disheartened to learn that you are considering an enormously impactful data center in the township. These data centers are known to be huge resource users in the community. Other municipalities have not required impact studies or even disclosure on the use of water and electricity in the area. They are known to create a noise burden as well and that noise will be 24/7 with no reprieve. I suspect the positive impact on the area in terms of jobs will be minimal at best.

Please keep your community in mind and hold these organizations to full accountability. This is the post I made on social media today.

**Back in the day, when I had industry experience, heavy water users built on lakes and large rivers, often creating lakes with dams to supply water. Now they plan to use your underground water supply without any requirement that they disclose or even evaluate the impact.**

**Also, back in the same day, utilities were required to prioritize homes over industry. Instead of shutting down your home power when the grid experienced heavy usage, they shut industry power. Industry responded by building their own power plants. This is no longer the case. These Data centers will take priority and your grandmother will lose her electricity in the heat of summer because her AC takes too much power.**

I do have experience in industry. I worked providing equipment for many industries in 8 states in my early career. All of the heavy users had their own power plants to ensure adequate power. All of the heavy water users were on bodies of water. Many of those bodies of water were created specifically to provide cooling water for utilities. Those man made lakes were not made for recreation, they were made for power generation and cooling. Our underground water supply is not endless. It is not something you can just use without consideration for the community. We take water for granted in the Great Lakes State. It's abundant. I would caution you to be aware that abundant does not mean invincible or endless. Clean available water is necessary for life. Do yourselves a favor and spend some time reading about AZ and the housing communities that were built and later had not water restrictions, but water denial. It's very common there where water is not abundant. One article below for reference.

<https://www.homes.com/news/arizona-homebuilders-say-state-unjustly-denies-them-water-access/1950443944/https://www.homes.com/news/arizona-homebuilders-say-state-unjustly-denies-them-water-access/1950443944/>

Sound is a consideration. There is a datacenter in the UP that has all but shut down a school because the noise is making their education impossible on the neighboring property. This is NOT a small decision, it is not inconsequential. Please deny this application. If you are legally unable to deny, make it really really really difficult and beneficial for your community. Please also disclose to the public any NDA's signed and fully disclose to the public conflict of interest. With love for my chosen home,

Kim Kurylo

See your home value: <https://hmbt.co/h87pz9>

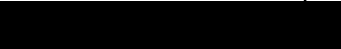
Kim@KimKRealtor.com



[kimkurylo.com](http://kimkurylo.com)



KELLER Williams Living



8491 Grand River Ave Suite 100  
Brighton MI 48116

Each office is independently owned and operated.



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## Data Center

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From Sabrina Hay [REDACTED]

Date Fri 9/19/2025 10:41 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Zoning Administrator,

My name is Sabrina Hay and my family and I built our home here in 2017. We chose Howell for its farmland, open spaces, and sense of community — qualities that make this township unique and worth protecting. I am writing to share my strong opposition to the proposed rezoning for a data center.

### Minimal Community Benefit

We've been told this project will bring opportunity, but data centers are not the kind of development that strengthens a community. They bring very few permanent jobs once built, and most of the long-term work is automated or handled off-site.

### Uncertain Financial Impact

The promise of tax revenue sounds appealing, but other communities have learned the hard way that corporate projects like this rarely lower taxes for residents. Meanwhile, the township carries the cost of added infrastructure, utilities, and public services.

### Loss of Farmland

Most concerning of all is the permanent loss of farmland. Once land is rezoned and paved over, it is gone forever. Howell's character and future are tied to protecting that land — not handing it over to industrial development.

### Closing

This rezoning request does not serve Howell Township or its residents. It risks our resources, erases farmland, and offers very little in return. I respectfully urge you to deny this rezoning request and keep our community's values and long-term interests at the forefront.

Sincerely,

Sabrina Hay

Howell Township Resident

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**Public Comment: Public Hearing 9/23/25 ARTICLE 23 – Amending the Zoning Ordinance and Map**

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**From** Nathan Fergus [REDACTED]

**Date** Fri 9/19/2025 10:57 AM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I do not support the rezoning of the proposed parcels from Agricultural Residential (AR) to Research and Technology (RT). If a data center were to be constructed, it would consume exorbitant amounts of electricity and water to operate daily and produce excessive noise and light pollution in the immediate area. Although many jobs are promised in deals like this, they rarely come to fruition in our state.

Nathan Fergus  
Howell Township Resident



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**Rezoning concern Howell Township**

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**From** Phillips, Amanda [REDACTED]  
**Date** Fri 9/19/2025 11:00 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Good morning,

I am writing as I recently became aware of the request to rezone the corner of Owosso/Grand River/Marr/Fleming road area from agriculture to research.

I have lived in Fowlerville off Owosso road since 2002/2003. I do not support this change. The purpose of living in this area is for its agriculture atmosphere, less pollution and beautiful scenery.

This is just as terrible as the solar farm requests and is quick lining of a small group of people's pockets. It does not support or benefit the Fowlerville/Howell community. I have concern over the water quality and pollution this may cause.

Please do not allow this zoning change to occur.  
The community needs to remain as is, which is why I live here.

Thank you for your time and consideration,

Amanda Phillips-Heinrich

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---

**Proposed Amendment to the Zoning Ordinance and Map**

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**From** christina wright [REDACTED]  
**Date** Fri 9/19/2025 11:33 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

September 19, 2025

Howell Township Zoning Administrator  
3525 Byron Road, Howell MI 48855

Dear Zoning Administrator,

I write as a resident living in close proximity to the proposed rezoning request (below) and I strongly oppose it.

File #: PC2025-20

PETITIONER: Stantec Consulting Michigan, Inc.

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, 4706-07-400-005, 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

The request to rezone these parcels from Agricultural Residential (AR) to Research and Technology (RT) zoning carries significant risks for the community, environment, and surrounding residents.

#### Reasons for Opposition

1. Per Article XXIII and Section 23.02, the Board must determine consistency with the Master Plan before approving any rezoning. The Howell Township draft Future Land Use Map designates the subject parcels as Agricultural Preservation. The Township Master Plan states the following regarding the Agricultural Preservation future land use classification: "These areas are intended to remain rural. These areas are 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 helps 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." Therefore the zoning request from AR to RT conflicts with the plan and should be denied, or the plan should be amended first with full public process.
2. Environmental Damage and Loss of Wildlife - Rezoning to RT opens the door to large-scale industrial and data-center type facilities that destroy farmland and wildlife corridors. Michigan environmental groups war that these projects eliminate habitat, increase impervious surface runoff, and can discharge heat or pollutants into waterways (Huron River Watershed Council).
3. Water Use and Potential Contamination - Data centers and similar technology facilities consume

massive amounts of water. Reports show average centers use over 1 million gallons per day for cooling, straining aquifers and municipal systems (Bridge Michigan). Wastewater and heated discharge further threaten aquatic life and groundwater integrity.

4. Energy Demand and Grid Reliability - Michigan already faces reliability issues with frequent outages. Data centers impose enormous electrical loads that worsen strain and can degrade power quality for nearby residents. A University of Michigan policy study warns this level of energy demand forces utilities to keep fossil plants running or build new ones, undermining clean-energy goals (STPP Ford School).

5. Property Values and Community Impact - Property values near industrial technology projects typically decline due to noise, glare, traffic, and degraded surroundings. While developers promote supposed

tax benefits, Michigan's nonpartisan fiscal analysis projected over \$90 million in state and local tax revenue losses by 2065 tied to data center incentives, with limited job creation (Planet Detroit). Local residents bear the costs while benefits largely bypass the community.

### **Request to the Board**

Given the scope of this petition, I respectfully request the Board and Planning Commission to deny rezoning from AR to RT for the subject parcels. At minimum, the township must require:

### **Environmental impact, water use, wildlife, habitat protection**

- *Proposed Requirement:* Require a full Environmental Impact Assessment (EIA) prior to rezoning, covering water draw, wastewater discharge, wildlife habitat, effects on wetlands, heat discharge, etc.
- *Law/Ordinance/Regulation Be Adopted/Enforced:* Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives townships power to regulate land uses to protect public health, safety, welfare, natural resources and conserve natural resources and energy. (Michigan Legislature) Also requires compliance with state/federal wetland protection laws (e.g. Clean Water Act) and local wetland ordinance if present. Include Michigan Public Acts) for enterprise data centers (e.g. House Bill 4906 / Public Act 207 of 2024) which require data centers to adopt practices to mitigate negative environmental impacts, including water reuse, renewable power, etc (Michigan Legislature)

### **Electric infrastructure & energy demand, grid strain**

- *Proposed Requirement:* Require proof of adequate electric service to existing customers. Also require binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.
- *Law/Ordinance/Regulation Be Adopted/Enforced:* From the report What Happens When Data Centers Come to Town? (U of Michigan Ford School & Michigan Environmental Justice Coalition) suggesting that states/localities should mandate energy audits, renewable energy integration, enforce transparency in energy usage, capacity, reliability, and no degradation regulate utility rate-hikes to prevent cost-shifting. ([stop.fordscheolumich.edu](http://stop.fordscheolumich.edu)) Also Michigan legislature is considering legislation (and some passed) that requires data centers to draw from municipal water systems, and to ensure residential energy customers are not subsidizing lower rates for data centers. (Planet Detroit)

### **Water usage and potential contamination**

- *Proposed Requirement:* Require water-use plans, including sources (surface, groundwater, municipal), treatment of wastewater or water, limit on heat discharge, cooling discharge, reuse

or recycling and monitoring/reporting. Adopt ordinance to require these for any RT zoned development.

- *Law/Ordinance/Regulation Be Adopted/Enforced:* Public Act 207 of 2024 / HB 4906 includes provisions encouraging conservation, reuse, recycling of water, use of reclaimed water, partnering with utilities, etc. (Michigan Legislature) Also the "What Happens When Data Centers Come to Town?"<sup>®</sup> report advocates such requirements. ([stpp.fordschool.umich.edu](http://stpp.fordschool.umich.edu))

### **Noise, lighting, traffic, externalities, property value protection**

- *Proposed Requirement:* Adopt local ordinances or update the zoning code to include noise ordinances (decibel limits), lighting control, traffic mitigation (hours, truck access), buffer zones, setbacks, screening, etc. Also define property value protection (ensuring neighboring residential properties are not unduly harmed). Michigan's Noise-Related Statutes allow local control via ordinance, including limiting outdoor decibel levels. For example MCL 691.1542 covers rules or regulations adopted by the state for limiting noise levels in an outdoor atmosphere. Local noise ordinances (such as those in Clio, Michigan, or Orleans Township's Noise Control Ordinance) show examples of noise disturbance definitions and enforcement. (Michigan Legislature) Also under Michigan Zoning Enabling Act, zoning ordinances must be made with reasonable consideration .... for the conservation of property values.' MCL 125.3203(1) mentions conservation of property values and natural resources." (Michigan Legislature) | Transparency, reporting, enforceable conditions
- *Law/Ordinance/Regulation Be Adopted/Enforced:* Require binding, enforceable conditions in the rezoning decision, with ongoing reporting (energy use, water use, noise, outage impact). Also require that site plan approval includes conditions; require special land use / performance guarantees. Michigan Zoning Enabling Act, Act 110 of 2006: sections concerning Special Land Uses (MCL 125.3502) and Site Plan Submission and Approval (MCL 125.3501). These allow the township to impose conditions, enforce compliance, require guarantees, etc. (Michigan Legislature) Also Public Act 207 / HB 4906 requires that data centers applying for tax exemptions must maintain certain reporting to the MSF (Michigan Strategic Fund) including water, energy usage, and invoices.

Thank you for your time and consideration.

Sincerely,

Christina Wright  
Concerned Citizen

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## Against the proposed Data Center

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**From** Nancy G [REDACTED]  
**Date** Fri 9/19/2025 12:20 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

To the Zoning Administrator,  
I've been a Howell Township resident for 40+ years. I'm 100 % against the use of the proposed VanGilder farm property for a data center. Research shows these facilities cause major environmental health issues & use excessive electricity and water. They're know to cause air pollution & excessive carbon emitted into the air, polluting the surrounding areas. The excessive diesel exhaust is harmful to the township residents health, wildlife , and destroying our land itself. Sucking 450,000 to millions of gallons of water daily from our ground is severely damaging to our area. Please listen to the residents who you work for - this isn't just your decision .  
Regards  
Nancy Gosselin  
Howell Township resident

---

## Zoning change for data center

---

From Hoganson [REDACTED]

Date Sat 9/20/2025 1:48 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I am writing in opposition of the zoning change for the data center. I, like others, am concerned about the impact on my living conditions. I feel that we don't know enough about the potential long term impact on our community. I urge you to deny this zoning change. I feel more in-depth studies need to be completed before this is approved.

Thank you

Gwen Hoganson

2159 Knotty Pine Tr

Howell, Mi 48855  
[REDACTED]

Sent from my iPhone

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## No Data Center in Howell

---

**From** Hillary Morrison [REDACTED]

**Date** Sat 9/20/2025 2:59 PM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I'm writing as a concerned citizen of Howell. I will be at the hearing this Tuesday about rezoning an area between Howell and Fowlerville from Farming to Data Centers. I think this is a horrible idea. The about of water, electricity and new lines for both is going to cost the tax payers and all that we will be left with a a noisy mess. Please do not vote to allow this to happen. Thank you.

Sincerely

Hillary Morrison  
[REDACTED]



---

**data center**

---

**From** mike whitehead [REDACTED]  
**Date** Sat 9/20/2025 3:02 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hi,

I live in Howell township, just south of where the data center is being proposed and am against the location of the build site. While these data centers may be necessary, the location is not good. This is farm country and the reason I moved here. I propose they build in an industrial area closer to Detroit. There are lots of empty businesses in the concrete jungle. I would guess that the land, taxes, and paying off big city politicians would be too high, which is why they thought paying off rural politicians would be cost effective and easy.

The proposed data center would only offer multiple negative impacts for local residents. Zero positive.

Sincerely,  
Mike Whitehead


Also, sign AXMITAX.org petition to eliminate property taxes with NO reduction of services, simply a redistribution of all the other taxes (of which, there are many...) Thank you

---

**No Data Center - You are selling us out**

---

**From** char charmander [REDACTED]  
**Date** Sat 9/20/2025 3:10 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

 1 attachment (248 KB)  
data center.jpeg;

I will be personally giving out printed flyers to oppose your plans of turning Howell into something it's not. You are using our land to line your pockets and destroy our resources. You waste our money with Burch Partners, expand our city like a cancer, and make it uglier everyday.  
NO DATA CENTERS!

You don't represent the voice of the people and should step down.

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**Statement by Jodi Fulton (formerly Jodi Payne, current resident at 3528 Warner Road Howell, Michigan 48855) for record on PETITIONER: Stantec Consulting Michigan, Inc., File# PC2025-20, Parcel #s: 4706-07-100-003, 4706-07-200-018, 4706-07-100-004, 4706...**

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From J.M. Fulton [REDACTED]

Date Sat 9/20/2025 5:28 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Cc JasonWoolford@house.mi.gov <JasonWoolford@house.mi.gov>

Howell Township,

Thank you for your time. It is my understanding we may not be able to speak at the upcoming rezoning hearing on September 23rd 2025 at 6:30pm at 3525 Byron Road in Howell, so per the pop up notice instructions on the Howell township website I am formally submitting a statement for record.

Following is my statement for record on:

**PETITIONER:** Stantec Consulting Michigan, Inc., File# PC2025-20, 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](#), (full legal descriptions available upon request.)

**ARTICLE 23 – Amending the Zoning Ordinance and Map,**

**REQUEST:** To rezone property from Agricultural Residential (AR) to Research and Technology (RT)

This statement is prepared and submitted today, September 20th 2025, I am a resident of Howell Township Michigan, I am against any changes being made to the current zoning ordinances that would allow for zoning or rezoning of land at any location in Howell Township Michigan from Agricultural Residential to Research and Technology, especially if it would permit any data center of any kind to be built or any other large similar type facilities to be built on land in Howell Township Michigan, my statement is in response to **PETITIONER:** Stantec Consulting Michigan, Inc., File# PC2025-20, 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](#), (full legal descriptions available upon request.)

**ARTICLE 23 – Amending the Zoning Ordinance and Map,**

**REQUEST:** To rezone property from Agricultural Residential (AR) to Research and Technology (RT)

I am against data centers, against research facilities and against technology facilities of any kind being permitted to be built on any land in Howell Township Michigan.

Respectfully,

Jodi Fulton (formerly Jodi Payne)  
Current resident at 3528 Warner Road  
Howell, MI 48855

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**Comment for Public Hearing 9/23**

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**From** Jude Krajnyák [REDACTED]  
**Date** Sat 9/20/2025 5:45 PM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I am writing to submit my comment for the public hearing taking place on 9/23 at 6:30PM, as I am unfortunately unable to attend in person. I strongly oppose the establishment of data centers in Howell, Michigan under the new rezoning request to change existing Agricultural Residential areas into Research and Technology zones. It is critical that we protect our communities from the damage that these data centers have been shown to bring. In Michigan, we are blessed to have incredible freshwater resources. However, it is also our responsibility to protect and guard the resources of our state from threats like data centers, who have been shown to deplete natural resources in cities across the country, like Mansfield, Georgia and Phoenix, Arizona. Not only do data centers use 3 million gallons of water per day for cooling (according to University of Tulsa), they also create yet another boom-and-bust cycle for workers. University of Tulsa states that, "While the initial construction of a data center generates jobs, after its completion, the number of employees needed at the center drops by approximately 90%." No matter how you look at it - data centers are not good for our communities. They bring in a very few number of jobs, while irreversibly damaging our environment. Please, for the sake of future generations who will also share the earth, do not agree to the data centers. Thank you.

<https://utulsa.edu/news/data-centers-draining-resources-in-water-stressed-communities/>  
<https://www.bbc.com/news/articles/cy8gy7lv448o>

Thank you,  
Jude Krajnyák

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**Public Opposition to File #PC2025-20 and #PC-2025-21**

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From Robert Kempisty [REDACTED]

Date Sat 9/20/2025 5:46 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Administrator,

This correspondence is to serve as formal opposition to the requests from the petitioner, **Stantec Consulting Michigan, Inc.**, file #PC2025-20 and #PC2025-21. As a local resident and taxpayer, we do not need nor desire the construction of a data center for the purpose of increasing Meta's profits at the expense of local residents in the form of increased utility costs and massive environmental impact.

A data center of this size is estimated to use more power than our entire community currently uses. The additional stress that this will put on our energy grid will cause increased utility prices for residents and reduced capacity for local households and businesses. To local taxpayers, this is effectively a tax that will come directly out of their pockets every month only to never see that money reinvested into their community.

This will also unilaterally consume millions of gallons of water every single day, slowly draining our wells and aquifers for the sake of a corporation's own use. Why should we allow a singular corporation to excessively consume the natural resources shared by not only our local residents, but the residents of the state of Michigan? We should not be welcoming this selfish activity from corporate interests to the disservice of private citizens who receive no benefit from the transaction.

These data centers provide an insignificant number of long-term jobs after the initial construction of the facility, estimated in the low hundreds for a county of two hundred thousand. The tax revenue this data center could bring in will not offset the harm this facility will cause to local residences.

As an elected staff of Howell Township, you have a civic duty and responsibility to represent and safeguard your constituents. A temporary boon is not worth the long-term costs.

Local taxpayer and voter,  
Robert Kempisty

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## Oppose data center rezoning

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From Carol [REDACTED]  
Date Sat 9/20/2025 7:17 AM  
To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Inspector,  
I am a rural resident of Howell and local business owner.

I want to register my opposition to the rezoning request for large parcels between Howell and Fowlerville from Agricultural to Research and Technology which would open the door for large data centers.

Large data centers have a severe negative impact on every community where they are located by

- dramatically increasing electricity and water usage, the cost of which is subsidized by the local community
- increasing ground water usage and contamination which negatively impacts local communities
- dramatically increasing noise levels, 24/7

I believe much better use for this land is additional housing to address the very real housing crisis.

We don't have a local "information crisis" that necessitates a new data center to be built on our land.

I oppose paving the way for large data centers to build in our beautiful community.

Thank you,  
Carol Kremer (local business owner)  
6691 Crofoot Rd  
Howell, MI 48843  
[REDACTED]



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## Rezoning Request thoughts

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**From** Calvin Heckman III [REDACTED]  
**Date** Sat 9/20/2025 7:30 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I'd like to voice my opinion here,  
I do NOT want to see the zoning changed from agricultural residential to research and technology.  
I bought a home in a rural area to get away from these types of things, please don't change it,

Thank you for your time,

Calvin Heckman III  
6420 Warner Road

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**Data center**

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**From** Charles Lanning [REDACTED]  
**Date** Sat 9/20/2025 8:08 AM  
**To** Howell Township Inspector <inspector@howelltownshipmi.org>

As a life long Livingston county resident, I completely loathe the idea of any data center in Livingston county. We the people don't want it here. I'm sure with some basic creativity, officials could find a place where the farmland, wildlife, peace and quiet has been already destroyed, that is where the data center should go, NOT in Livingston county.

Thank you  
Charles Lanning  
Cohoctah township resident

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**Data Center**

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From RAYMOND SANCHO [REDACTED]  
Date Sat 9/20/2025 10:13 AM  
To Howell Township Inspector <inspector@howelltownshipmi.org>

Due to previous commitments I unfortunately can not attend the Township meeting on September 23.

My family moved to Deal Road in Howell township in 1972 and to this day we still live on Deal road. My property is only 2400' from the proposed Data center and I am opposed to it being OK'd by Howell township. There is a very concerning problem with our water table in this area and it is because of the expansive shale formation. The shale harbors gases and odors which make the water all but non-potable. The only way to avoid this is to draw water from the gravel layer which sits atop the shale, my well is only 63' deep. The proposed Data water usage is said to be considerable, this if true would decimate all the surrounding wells and make the property values sink. I am sure the township officials have already talked of putting everybody on their water and sewer if this was to happen, to me this would border upon criminal. Taking a resource from the "people" and giving it to a corporation is wrong.

On another note is the power usage and noise Pollution issue. The DTE coal fired plant in Monroe Mi. is due to close in 2032, it provides 20% of all the power in Michigan! At this time there is nothing in place to fill that gap. The scramble to reopen Palisades nuclear is but a small last ditch attempt to fill this huge gap. Solar and wind is not sustainable as a main energy source for Michigan, basically they are ways for corporations to extract State and Federal monies then simply disappear.

The noise issue is another negative drawback to building a Data center around any area in which people live, How does one stop noise pollution. You can not.

On the Howell Township solar overlay map the properties in question were to be solar panels, what happened there? I was under the impression that each township by state law had to allot a certain percentage of land to solar power. Dis the rules change now that billions of dollars are at stake?

In conclusion, as elected officials of the People of Howell Township, you as a zoning board should vote NO to a rezoning request of this magnitude. Google , META , Amazon and Microsoft did not elect you, and a few residents seeking to enrich themselves did not solely elect you. The people as a whole elected you and the people as a majority do not want this. After all we are a Democracy now.

Ray Sancho  
4835 Deal Rd.  
Fowlerville, Mi 48836  
[REDACTED]

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## Data Center Concerns

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**From** nina cambron [REDACTED]  
**Date** Sat 9/20/2025 11:19 AM  
**To** Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>  
**Cc** supervisor@howelltownshipmi.org <supervisor@howelltownshipmi.org>; Howell Township Clerk <clerk@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 Clerk <deputyclerk@howelltownshipmi.org>; Howell Township Deputy Treasurer <deputytreasurer@howelltownshipmi.org>

### Nina Cambron

4130 Rurik Dr.  
Howell, MI 48843

Howell Township Planning Commission  
3525 Byron Road  
Howell, Michigan 48855

Re: Public Comment Regarding Proposed Howell Township Data Center Rezoning Nightmare

Dear Members of the Planning Commission:

Thank you for the opportunity to comment on the proposed data center and associated rezoning at the corner of M-59 and Grand River Avenue (File #PC2025-19 and related zoning amendments). I appreciate the potential benefits of the project, including investment, jobs, and taxes, but I believe there are several critical impacts and data points that need to be clarified in order for the community to make an informed decision.

Below are my comments and requests for additional information:

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## Questions / Concerns

### 1. Water usage and water source

- What is the projected daily water usage (in gallons/day or gallons/minute) for the data center once fully operational (cooling, landscaping, bathrooms, etc.)?
- Will water be supplied via an existing municipal water supply, by new wells tapping into aquifers, or a combination? If wells / aquifer: what studies have been done to assess sustainable yield and impact on other users and groundwater levels?

- If municipal water utility: what capacity does the utility have, and what impact will this project have on peak demand and rates for existing residents?

## **2. Wastewater, drainage, and water discharge**

- How will wastewater be handled (on-site treatment, connection to public sewer, or septic)?
- What plans exist for stormwater management to avoid runoff, flooding, or water quality degradation downstream?

## **3. Electricity usage and grid impact**

- What is the expected electrical load (in megawatts) for the data center and associated infrastructure (cooling, lighting, support buildings)?
- What are the plans for increasing electric service to the site (e.g. new substations, lines, transformers)? Who will bear the cost?
- What is the impact on local electrical rates for residents? Will there be special rate agreements?

## **4. Environmental and community impacts**

- What environmental impact studies have been done (or will be done) regarding water, aquifer, groundwater recharge, noise, light, traffic, air quality?
- What measures are planned to mitigate visual, noise, lighting, and traffic impacts to the surrounding neighborhoods?
- What are the projected long-term impacts (10-20 years) given anticipated expansion or additional capacity, especially in water use and energy consumption?

## **5. Economic details**

- What are the projected numbers of permanent jobs, as well as temporary/construction jobs?
- What tax revenues are expected and how will they be allocated (roads, fire, police, schools)?
- What is the projected impact on property values of adjacent parcels?

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## **Suggested Conditions**

- Require submission of a finalized site plan with water & wastewater engineering details prior to final approval.
- Require independent review of aquifer/water sustainability if wells will be used.
- Limitations on project expansion unless threshold environmental reviews are updated.

- Transparent reporting by the developer on energy usage and environmental performance after opening.
  - Community benefits: buffer zones, traffic mitigation, noise/lighting restrictions, possibly community water / rate protections.
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## **Conclusion**

I encourage the Commission and developer to provide these details publicly and sufficiently in advance of any vote, so that residents can fully evaluate the impacts. Without this information, it is difficult to assess whether the benefits justify potential costs—particularly in terms of water resource strain, utility infrastructure, environmental risks, and quality of life for nearby residents.

Thank you for your consideration.

Sincerely,  
Nina Cambron

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**Rezoning for Howell.**

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**From** Mary Schmidt [REDACTED]

**Date** Sat 9/20/2025 12:24 PM

**To** Howell Township Inspector <inspector@howelltownshipmi.org>

<https://youtu.be/t-8TDOFqkQA>

Don't let this happen to Howell. Will be the final straw for me to say goodbye to Livingston county!

Sent from my iPad