HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING

3525 Byron Road Howell, MI 48855 September 23, 2025 6:30 pm

1.	Call to Order					
2.	Roll Call:	 () Wayne Williams - Chair () Chuck Frantjeskos () Robert Spaulding – Vice Chair () Matt Stanley () Mike Newstead – Secretary () Sharon Lollio () Tim Boal – Board Rep. 				
	Pledge of Alle Approval of th	e Agenda:				
5.	Approval of th	nmission Regular Meeting: September 23, 2025 ne Minutes: leeting August 26, 2025				
6.	Call to the Pu	blic:				
7.	Zoning Board	of Appeals Report:				
8.	3. Township Board Report: Draft Meeting Minutes September 8, 2025					
9.	Ordinance Vic	plation Report:				
10.		op, LLC, to Rezone portion of vacant land on corner of Grand River Ave. and M-59, 9, Parcel # 4706-28-400-016 from Regional Service Commercial (RSC) to				
	Grand Riv	onsulting Michigan, Inc., to Conditionally rezone various parcels in the area of ver Ave. and Fleming Rd., PC2025-20, from Agricultural Residential (AR), Single esidential (SFR), and Neighborhood Service Commercial (NSC) to Research and (RT)				
	C. Stantec C	onsulting Michigan, Inc., Zoning Ordinance Text Amendment, PC2025-21, for a text nt to Article 2 – Definitions, regarding Article 5 - Research and Technology (RT)				
11.	Other Matters	to be Reviewed by the Planning Commission:				

- B. New Business:
 - 1. Union at Oak Grove Major Change to Approved Site Plan
 - 2. Pirate's Cove Self Storage Request for Extension of Approved Site Plan
- 13. Call to the Public:

12. Business Items
A. Old Business:

14. Adjournment

Public Hearings. All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

- 1. Chairperson opens the public hearing and announces the subject.
- 2. Chairperson summarizes the procedures/rules to be followed during the hearing.
- 3. Township Planner/Engineer/other consultants present their report and recommendation.
- 4. Applicant presents the main points of the application.
- 5. Persons having comments on the application are recognized.
- 6. Chairperson closes the public hearing and returns to the regular/special meeting.
- 7. Planning Commission begins deliberation and arrives at a decision.

To ensure everyone has the opportunity to speak, the Chairperson may elect to limit the time permitted for each person to speak, except that the applicant may be permitted additional time as the Chairperson allows. The Chairperson may also elect to allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order.

A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request.

HOWELL TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES

3525 Byron Road Howell, MI 48855 August 26, 2025 6:30 P.M.

MEMBERS PRESENT:

MEMBERS ABSENT:

Wayne Williams Chair

Robert Spaulding Vice Chair Mike Newstead Secretary

Tim Boal Board Representative

Chuck Frantjeskos Commissioner
Matt Stanley Commissioner
Sharon Lollio Commissioner

ALSO IN ATTENDANCE:

Township planner Paul Montagno, Guest Speakers John Mills and Rick VanGilder, Mark Juett from Outside Storage, Scott Bell from Lapham Associates, Patrick Cleary from Boss Engineering and Zoning Administrator Jonathan Hohenstein

Vice Chairman Spaulding called the meeting to order at 6:30 pm. The roll was called. Vice Chairman Spaulding requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Motion by Boal, Second by Frantjeskos, "To approve the agenda, however I would like to make a minor adjustment to it under 12A if we could switch numbers one and two." Motion carried.

APPROVAL OF THE MEETING MINUTES:

July 22, 2025

Motion by Boal, Second by Frantjeskos, "Approve the regular meeting minutes for July 22, 2025." Motion carried.

August 12, 2025

Motion by Newstead, Second by Boal, with a friendly amendment by Spaulding "To approve the minutes from the Special Meeting August 12, 2025 with a change to all "like" conditions are satisfactory." Motion carried.

CALL TO THE PUBLIC

None

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet.

ORDINANCE VIOLATION REPORT:

Report in packet. Commissioner Lollio questioned violation of Haslock property. Board Representative Boal questioned violation on 5704 Crandall Rd.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

A. Legal Update- Information for Commission's review

BUSINESS ITEMS:

A. Old Business:

- 1. Renewable Energy Ordinance- Including Invited Guest Speakers: John Mills and Rick VanGilder. John Mills spoke on uses of energy, letters of introduction that he received from different solar companies and answered questions. Vice Chair Spaulding questioned the option agreement and asked if he has any current agreements with solar companies in Howell Township, if they can connect directly to the existing power grid and if Detroit Edison/Consumers Energy are obligated to buy that power or do they work separate agreements with utility companies. Commissioner Lollio questioned who is responsible for turning the property back to its original condition. Board Representative Boal questioned how much energy would be produced with community solar which is considered parcels under 50 acres. Rick and Ryan Vangilder spoke on their experience with solar farms and the financial benefits to farmers. Board Representative Boal questioned if they have been approached by developers for Agri-solar, a mixed use of solar energy and farming. Commissioner Frantjeskos questioned the damage to soil when the panels are removed. Discussion followed. Township Planner Montagno gave an update on the Renewable Energy Ordinance changes. Board Representative Boal questioned the noise decibels allowed to a property line. **Motion** by Newstead, Second by Stanley, "To recommend to Township Board, approval of the Renewable Energy Ordinance with the change discussed at the August 26, 2025 Planning Commission meeting." Motion carried.
- 2. Mark Juett, PC2025-09, 4706-28-100-071, Vacant Hydraulic Dr., Final Site Plan Review- Planner Montagno gave an overview of the project proposed and answered questions. The site will be for contractor equipment and material storage yard in the Industrial Flex Zone District (IF). The applicant has addressed comments and requirements from the Preliminary Site Plan Review with one outstanding item regarding screening of outdoor storage Section 12.02. Applicant Mark Juett answered questions and spoke on his opinion of evergreen trees vs maple trees for screening which was proposed in the Preliminary Site Plan. Vice Chair Spaulding questioned the tree spacing of the Crimson King Maple trees on the east property line. Commissioner Lollio spoke in favor of evergreen trees for screening and questioned the time frame storage containers will need to be painted. Discussion followed. Motion by Newstead, Second by Lollio with an amendment, "To recommend approval for Mark Juett PC2025-09, 4706-28-100-071 vacant Hydraulic Dr., final site plan review with the changes discussed at the August 26th Planning Commission meeting to include changing the maple trees to evergreen trees and to include all findings included in the Engineer's report dated August 19, 2025." Motion carried 5-1.

3. Portable Storage Container and Cargo Container Ordinance- Planner Montagno gave an overview of changes to the ordinance. Changes were made for shipping facilities to have no limitation on number of shipping containers in the Industrial (I) and Industrial Flex (IF) districts but not permanent on-site storage facilities. Clarification was added to exclude cargo containers from accessory buildings in section 14.07 and residential accessory structures under 200 Sq ft. will be required to be located in the rear or side yard. Discussion followed. Motion by Boal, Second by Frantjeskos, "To recommend to the Township Board the proposed zoning ordinance amendments for the portable storage containers per the Planner's report dated August 20, 2025." Motion carried.

B. New Business:

- 1. Ghraib Real Estate Holdings, PC2025-12, 4706-21-100-050, 2820 N. Burkhart Rd., Preliminary Site Plan Review- Township Planner Montagno gave an overview of the project. It is a multi-family project in the multi-family zoning district on Burkhart Rd. They are proposing 26 two-bedroom units and 2 three-bedroom units, it will be a senior site but not a senior facility. There will be two parking spaces for each unit. This would be phase two on approximately six acres, first phase has been existing since 2015. Requirements would be a landscaping cost estimate and narrative that services proposed will not require a Special Land Use Permit. Commissioner Frantjeskos questioned if the Township has received reports from the Fire Authority and Drain Commissioner. Applicant Buolus Paul Ghraib and Engineer Scott Bell with Lapham Associates answered questions and addressed the narrative. The facility will be for senior independent living and not run by the state. There will be a gazebo for gathering, small maintenance garage, a few buildings will include three bedrooms, possible nature trail, water and sewer and his discussion with the Drain Commissioner. Board Representative Boal questioned the gas line sign on the property and if there is an easement there, if this will be the last phase of the development and if there is an age limit or document that says it will stay senior living. Vice Chair Spaulding guestioned if the sanitary and water come from back of the property or only Burkhart Rd. Discussion followed. **Motion** by Boal, **Second** by Newstead, "To approve PC2025-12, Parcel # 4706-21-100-050 a preliminary site plan contingent on the Planner's report, the Engineer's contingent on meeting the requirements of the planning report, the Engineer's report, the Drain Commissioner's report and the Fire Authority." Motion carried.
- 2. Guided Mission Investments, PC2025-17, 4706-28-100-012, 1800 N. Burkhart Rd., Temporary Use Request- Planner Montagno gave an overview of the proposed site plan for a Haunted House and Christmas event. The event will take place from September 26th through January 5th for Halloween, Christmas, and clean up. The proposal includes tents that would expand the building to make it longer. It was recommended to put up a barricade at one end to direct traffic away from any pedestrian activity, to comply with Fire Marshal report and to apply for a Temporary Sign Permit. Applicant Dwayne Combs answered questions regarding the event. Board Representative Boal questioned if the applicant had any concerns with recommendations from the Planner's report. Motion by Boal, Second by Lollio with friendly amendments, "To approve Guided Mission Investments, PC2025-17, Parcel # 4706-28-100-012 subject to the conditions listed in the Planner's report dated August 7, 2025, with an expiration of January 5th 2026." Motion carried.
- 3. Wrangler's Saloon, Request for Extension of Approved Site Plan- Patrick Cleary from Boss Engineering answered questions. Board Representative Boal questioned if they were still expecting to start the project this year. Discussion followed. **Motion** by Boal, Second by Frantjeskos, "**To**

Draft Howell Twp. PC 8-26-25

approve the request for extension of the approved site plan previously passed for Wrangler's Saloon for a one-year extension." Motion carried

4. Soapy Bucket, Request for Extension of Approved Site Plan- Patrick Cleary from Boss Engineering spoke on some of the issues that have been causing delays in the project. **Motion** by Newstead, **Second** by Stanley, "**To recommend a one-year extension approved site plan for the Soapy Bucket.**" Motion carried.

Motion by Newstead, Second by Lollio, "To excuse Chairman Williams absence today." Motion carried.

motion by Nonotoda, occord by Lomo,	TO OXOGOO OHAIIHAII IVIII	iamo aboonto todayi motion camou.
CALL TO THE PUBLIC: None		
ADJOURNMENT: Motion by Newstead, Second by Newste P.M.	ead, "To adjourn." Motion c	arried. The meeting was adjourned at 8:50
	 Date	Mike Newstead Planning Commission Secretary
		 Marnie Hebert

Recording Secretary

HOWELL TOWNSHIP REGULAR BOARD MEETING MINUTES

3525 Byron Road Howell, MI 48855 September 8, 2025 6:30 P.M.

MEMBERS PRESENT:

MEMBERS ABSENT:

Mike Coddington
Sue Daus
Clerk
Jonathan Hohenstein
Tim Boal
Matt Counts
Shane Fagan
Trustee
Bob Wilson
Supervisor
Clerk
Treasurer
Trustee
Trustee
Trustee

Also in Attendance:

Five people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m.

All rose for the Pledge of Allegiance.

CALL TO THE BOARD:

No additions

APPROVAL OF THE AGENDA:

September 8, 2025

Motion by Counts, Second by Daus, "To approve the agenda." Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

August 11, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, Second by Boal, "Approval of the minutes of the regular Board meeting of August 11th." Motion carried – one dissent.

August 11, 2025

CLOSED SESSION MEETING MINUTES

Motion by Hohenstein, **Second** by Counts, "**To accept the closed session meeting minutes from August 11, 2025 as presented." Motion** carried – one dissent.

August 21, 2025

SPECIAL BOARD MEETING MINUTES

Motion by Hohenstein, **Second** by Daus, "**To accept the Board minutes from August 21, 2025 as presented.**" Motion carried – one dissent.

CALL TO THE PUBLIC:

No response from the public

Motion by Counts, **Second** by Hohenstein, "To move the closed session up." Motion carried.

Motion by Daus, **Second** by Boal, **"To enter into closed session."** Roll call vote: Daus – yes, Coddington – yes, Fagan – yes, Wilson – yes, Hohenstein – yes, Counts – yes, Boal – yes. Motion carried (7-0). (6:33 p.m.)

Motion by Daus, **Second** by Boal, "**To enter back into regular session.**" Roll call vote: Fagan – yes, Hohenstein – yes, Boal – yes, Counts – yes, Wilson – yes, Coddington – yes, Daus – yes. Motion carried (7-0). (7:06 p.m.)

Motion by Hohenstein, Second by Daus, "To authorize legal counsel to reject Howell-Mason LLC September 4th settlement proposal because the site in the gas station is prohibited under the Township Zoning Ordinance, and direct counsel to provide a counter offer consistent with its recommendations and ensure all settlement proposals involve public participation. Roll call vote: Wilson – yes, Coddington – yes, Hohenstein – yes, Fagan – yes, Counts – yes, Boal – yes, Daus – yes. Motion carried (7-0).

UNFINISHED BUSINESS:

A. Township Hall Renovation

It was the consensus of the Board to accept the design of option three for the Township Hall renovation and have Lindout Associates Architects to move forward with getting bids from contractors. The Board requested that any current needs for emergency preparedness to be included in the design of the renovation, as well as an IT infrastructure room.

B. Howell-Mason LLC v. Howell Township
Treasurer Hohenstein explained that the court documents for Howell-Mason LLC v. Howell Township were added to the packet for the Board's review.

NEW BUSINESS:

A. 1907 Oak Grove Rd – Sidewalk Quotes

It was the consensus of the Board to wait and get bids closer to Springtime.

- B. Combined Sewer and Water Ordinance
 - It was the consensus of the Board to get additional information on the rules and regulations for mandatory water connection and septic fields from the Township attorney or Greg Tatara with MHOG.
- C. Zoning Enforcement Officer

Supervisor Coddington explained that the HR Committee met with three applicants for the Zoning Enforcement Officer position, two applicants provided resumes, and one did not submit a resume. The HR committee's recommendation for the position of Zoning Enforcement Officer is Tom Boyer. Trustee Fagan and Trustee Boal had follow-up questions for Mr. Boyer. **Motion** by Hohenstein, **Second** by Daus, "**To accept resolution 09.25.557 to appoint Tom Boyer as the Ordinance Enforcement Officer as presented.**" Roll call vote: Hohenstein – yes, Coddington – yes, Daus – yes, Counts – yes, Fagan – yes, Wilson – yes, Boal – yes. Motion carried (7-0).

CALL TO THE PUBLIC

John Mills, 1750 Oak Grove Rd.: Spoke on the sidewalk issues, paid property taxes and the renovation of the Township Hall, e-bikes, presented a question to the newly appointed Zoning Enforcement Officer.

Bill Graham, 4540 Oak Grove Rd.: Spoke about his family, Township Hall grievances, Oak Grove Rd. maintenance, grievances with two properties on Oak Grove Rd.

Motion by Fagan, **Second** by Wilson "**To remove Jonathan Hohenstein from the Zoning Administration position."** Discussion followed. Roll call vote: Coddington – no, Daus – no, Hohenstein – abstain, Wilson – yes, Counts – no, Boal – no, Fagan – yes. Motion failed (4-2) 1-abstain.

REPORTS:

A. SUPERVISOR:

No report

B. TREASURER:

Treasurer Hohenstein reported that there was a wiring issue with power to the Septic at the Township Hall that has been replaced, and the system is functioning properly again.

C. CLERK:

Clerk Daus is requesting the Board to approve the 2026 Early Voting agreement in conjunction with Howell City and Cohoctah Township. Motion by Hohenstein, Second by Daus, "To accept the agreement for election services between Howell City, Howell Township and Cohoctah Township in Livingston County, with the term of the agreement through the elections of 2026 as presented." Motion carried.

D. ZONING:

See Zoning Administrator Hohenstein's report. Discussion followed.

E. ASSESSING:

See Assessor Kilpela's report

F. FIRE AUTHORITY:

Supervisor Coddington reported on Fire Authority.

G. MHOG:

Trustee Counts reported on MHOG

H. PLANNING COMMISSION:

Trustee Boal reported on Planning Commission. See draft minutes.

I. ZONING BOARD OF APPEALS (ZBA):

No report

J. WWTP:

See report

K. HAPRA:

See report

L. PROPERTY COMMITTEE:

No report

M. PARK & RECREATION COMMITTEE:

No report

N. SHIAWASSEE COMMITTEE: No report

DISBURSEMENTS: REGULAR AND CHECK REGISTER:

Motion by Hohenstein, Second by Daus, "To accept the disbursements as presented and any normal and customary payments for the month." Motion carried.

ADJOURNMENT:

Motion by Counts, Second by Daus, "To adjourn." Motion carried. The meeting adjourned (8:30 pm).

Howell Township Clerk Sue Daus

Mike Coddington Howell Township Supervisor

Tanya Davidson, Recording Secretary

Monthly Permit List

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Α	U	U	$\mathbf{\Lambda}$	E	U

Permit #	Applicant	Address	Fee Total	Const. Value
PREU25-002	JAKUBOWSKI JASON JACLYN	A & 2091 OAK GROVE RD	\$8992.93	\$0.00
V	Work Description: 1	Sewer REU - District #8 - \$8,	992.93	

Total Permits For Type: 1
Total Fees For Type: \$8992.93
Total Const. Value For Type: \$0.00

Commercia	I Land	Use
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Permit #	Applicant	Address	Fee Total Const. Value
P25-165	DWAYNE COMBS	1800 N BURKHART	\$150.00 \$0.0
		Cargo Containers 8'W X 40" D : eened fence 10'	X 9'6" н. Painted black wood
P25-169	RENOVATIONS ROOFIN REMODELING, IN & REMODELING, IN	G & ENGLISH GARDENS	\$50.00 \$0.0
	Work Description: Tea 674	r off and re shingle Building , 676, 682, 684, 686, 688, 690	4- units 664, 668, 670,672, , 692 Old English Circle.
P25-170	RENOVATIONS ROOFIN REMODELING, IN & REMODELING, IN	G & ENGLISH GARDENS	\$50.00 \$0.0
		r off and re-shingle building 5, 578, 584, 586, 588, 590, 592	
P25-171	RENOVATIONS ROOFIN REMODELING, IN & REMODELING, IN	G & ENGLISH GARDENS	\$50.00 \$0.0
		a off and Re- shingle Building ., 603, 609, 611, 613, 615, 617	

Total Permits For Type: 4
Total Fees For Type: \$300.00
Total Const. Value For Type: \$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-175	A-BETTER EXTERIOR,LLC	4109 W ALLEN RD	\$10.00	\$0.00
	Work Description: Remove	and re-shingle house and	attached garage	
P25-178	C & D FENCE & D	3657 AMBER OAKS DR	\$50.00	\$0.00
	Work Description: 4 ' hi line.	gh chain link fence black	vinyl coated insi	de property
P25-179	LOCKHART ROOFING	2136 ARMOND RD	\$10.00	\$0.00
	Work Description: Tear o vents.	ff and re-roof complete ho	ouse with shingles	using ridge
P25-176	JIMS ROOFING AND CONSTRUCTION	5183 BYRON RD	\$10.00	\$0.00

	Work Description: Remove existing shingles, replace with snaped metal)-lock standing	seam
P25-180	BARBASH MARSHEL LEE AND 4211 CRANDALL RD \$7 ANGELA	75.00	\$0.00
	Work Description: 12' x 12' chicken coop with 12' x 24' chick	cen run	
P25-166	RENEWAL BY ANDERSEN - 4980 CRANDALL RD \$1 Store 92	.0.00	\$0.00
	Work Description: Garage window		
P25-183		0.00	\$0.00
	Work Description: 4' cattle fence with two gates, one 14', on	ie 16'.	
P25-184	•	75.00	\$0.00
	Work Description: 30' x 45' accessory structure, 20' high		
P25-167	RENEWAL BY ANDERSEN - 78 FORDNEY PL \$1 Store 92	.0.00	\$0.00
	Work Description: New windows- 8 windows, 1 patio door		
P25-181	, ,	.0.00	\$0.00
	Work Description: Tear off and re-roof house and attached gar	age roof	
P25-182	3,	.0.00	\$0.00
	Work Description: 11.89 kw residential solar system to be ins	stalled on roof	
P25-174	·	0.00	\$0.00
	Work Description: 4 ' Black chain link fence inside the prope	erty lines	
P25-177	Ambia Energy LLC 4655 OAK GROVE RD \$1 Work Description: 17.82 kW residential solar system to be ins	.0.00	\$0.00
	a new 125 A main service panel	starred on root	WILI
P25-173		0.00	\$0.00
	Work Description: 12' x 32' wood deck		
P25-185	·	0.00	\$0.00
	Work Description: 8' X 18' Trex deck on front of home		
P25-172		0.00	\$0.00
	Work Description: 12' X 12' Trex deck with treated wood frame skirting	enth tully en	closed

Total Permits For Type: 16
Total Fees For Type: \$530.00
Total Const. Value For Type: \$0.00

Sewer	Connection			
Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-119		195 E HIGHLAND RD 11 DH 071-93 Siplex and co	\$5000.00 onnect to sewer	\$0.00
PWS25-118	JAKUBOWSKI JASON A & JACLYN Work Description: 1 sewe	1031 CAR GROVE RD	\$5000.00	\$0.00

Total Permits For Type: Total Fees For Type: Total Const. Value For Type:	\$10000.00 \$0.00
Grand Total Fees:	\$19,822.93

Grand Total Fees: \$19,822.93
Grand Total Permits: 23.00

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3408 CHERYL DR Complaint	MELTON HAROLD D &	4706-14-401-029	02/10/2025	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE

Has 3 junk cars, junk boat, junk camper, and at least 80 yards of debris scattered in his backyard.

- 2.10.25 Complaint received.
- 2.11.25 Site visit completed.
- 2.12.25 Letter sent to owner.
- 2.18.25 Owner came into the Township and discussed the violations. The owner has agreed to a schedule to remediate the violations.
- 3.31.25 Site visit completed, no visible change.
- 4.30.25 Site visit completed, one vehicle no longer on site
- 5.15.25 Spoke to homeowner, is requesting extension until July 1st to get the property in compliance. Letter sent to owner RE agreement
- 6.16.25 Site visit completed, photos attached.
- 6.16.25 Contacted owner for update, boat has been removed from the property, working on dismantling and scrapping the camper, will be removing the Cadillac, and the truck or proving that it is in active service.
- 7.1.25 Site visit completed, one car, one truck, and the camper are still on site. Spoke to homeowner, request to extend the deadline was denied, spoke about steps moving forward and expectations on getting the issues remediated.
- 7.2.25 Issued ticket #0206. If property is in compliance by July 31st Twp will waive this ticket.
- 7.21.25 Site visit completed, photos attached.
- 7.24.25 Spoke to owner, camper has been removed from the site. Truck will be going to family member, Cadillac is for sale. Agreed that if the truck was gone by the 31st would be willing to allow a reasonable amount of time to try and sell the Cadillac. Will check after the 31st on status of the truck.
- 7.31.25 Spoke to owners, confirmed prior conversation
- 8.4.25 Spoke to owner, confirmed prior conversation
- 8.4.25 Site visit completed, owner invited us to verify that items had been taken care of as agreed to. Photos attached of truck in the barn and camper has been removed.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
5704 CRANDALL RD Complaint	JEWETT RICHARD L &	4706-05-200-004	11/25/2024	PUBLIC - EMAIL	OPEN - COMPLANT RECEIVE

A person is living in an RV in the back of the property against Township Ordinance.

- 12.10.24 Site visit completed. RV is located in the back of the property. Letter sent to owner.
- 1.27.25 Site visit completed. No visible change. Letter sent to owner.
- 2.11.25 Requested additional information from complainant
- 3.10.25 January letter returned unclaimed.
- 3.11.25 December letter returned unclaimed.
- 3.31.25 Site visit completed. New letter mailed out.
- 4.7.25 Copy of letter given to homeowner. Spoke to homeowner admitted that someone is living in the RV. Follow up letter sent to owner.
- 4.14.25 Spoke to homeowner on the phone. Spoke to Jake at LCHD on the phone, they received a complaint about sewage being discharged onto the ground from one of the RVs. Spoke to person staying in the RV (Wes Gray) on the phone. Jake from LCHD and I made a visit to the site, spoke to Wes. Wes understands that he cannot live in an RV on the property. We agreed to 30 days to remove his things from the site.
- 4.30.25 Site visit completed, Wes appears to be working on getting his things removed.
- 5.14.25 Spoke to the homeowner, Wes moved some things but has started building a new trailer. Owner will call the Sheriff's Department to understand her options to get Wes removed from her property.
- 5.19.25 Spoke to Wes, he has removed a lot of stuff but would like until June 1, 2025 to remove the rest of his stuff. He will provide receipts for the dumpster that he used. Twp will make a site visit and confirm that progress has been made. If progress has been made then we are willing to extend deadline to June 1.
- 5.19.25 Site visit completed, some clean up has taken place, photos attached. Spoke to homeowner, admits a lot of work has been done and has no issue with Wes's request to extend deadline to June 1. Letter sent to owner to confirm same.
- 06-02-25- MH- Spoke with Wes and he doesn't have any where to go, fractured his hand and hurt his back moving stuff off the property. He is still trying to move stuff off the property. Jonathan is out of the office so I let him know he would be contacted when he returns.
- 6.12.25 Spoke to Wes, said he has hurt his hand but still intends to remove his things from the property. We agreed to an extension to July 31st for all things to be removed from the property, no further extensions will be granted for any reason. Will prepare letter to owners RE same.
- 6.16.25 Site visit completed, some changes have been made, photos attached.
- 7.21.25 Site visit completed, photos attached.
- 8.4.25 Site visit completed, Wes has not removed his belongings from the property, still living in the RV. Spoke to owner. Personally issued MCI Citation ticket #0162 to Denise Stach. Personally issued MCI Citation ticket #0163 to Wes Gray.

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A Complaint	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE

House is neglected, building unsafe, junk in yard.

- 9.24.24 Contacted Livingston County Building Department RE performing dangerous building inspection.
- 10.3.24 Received LCBD determination letter. Contacted Spicer RE Dangerous Buildings Hearing Officer availability. Spicer does not currently have availability to perform these duties.
- 10.17.24 Letter sent to owner.
- 12.19.24 No response received. Second letter sent to owner with tracking.
- 1.9.25 Spoke to owner, is getting quotes from companies to demolish the structures. Provided contact information to Township and will stay in touch with progress reports.
- 1.27.25 Violation still present.
- 3.31.25 Site visit completed, violation still present, no visible change
- 4.30.25 Site visit completed, violation still present, no visible change, will reach out to owners
- 5.7.25 Left message for owner
- 5.9.25 Received voicemail from owner, they are currently working through asbestos testing, getting the site taken care of in 4-6 weeks
- 5.14.25 Spoke to the company that will be performing the demolition and discussed the permitting process
- 6.16.25 Site visit completed, no change
- 8.6.25 Demolition permit application received.

Address	Owners Name	Parcel Number	Parcel Number Date Filed		Status
3265 W GRAND RIVER A Complaint	AMERICAN LEGION P	4706-28-200-010	05/21/2024		OPEN - COMPLANT RECEIVE

Starting to add more parking on adjacent lot owned by MDOT without permits.

- 4.25.24 Received call regarding work being done by American Legion. Site visit, verified work was underway. Contacted MDOT RE approval.
- 5.21.24 Site visit completed, violation still present. Sent letter to American Legion.
- 6.18.24 Site visit. More work has been completed including installing gravel in excavated area and a tent and fencing has been erected next to gravel area on MDOT property. Letter sent to American Legion.
- 8.1.24 Site visit completed. Tent and fencing have been removed, large pile of dirt has been removed, additional gravel parking area still on MDOT property.
- 9.4.24 Site visit completed. Violation still present. Posted Notice of Violation Ticket to front door, mailed a copy of the violation. Ticket #: 0202
- 9.4.24 Phone conversation with Commander Laura Goldthwait. Requested letter explaining the violation and steps moving forward. Mailed to Legion, emailed to Laura, attached.
- 9.12.24 Received correspondence from Legion's attorney denying all responsibility. Documents provided to Township's attorney. Township's attorney has contacted Legion's attorney.
- 10.8.24 Site visit completed. Photos of Legion using the additional parking attached.
- 12.10.24 Site visit completed. Christmas trees located in additional parking area and land east of building. Letter sent regarding temporary uses requiring permits.
- 1.27.25 No change to property
- 3.31.25 No change to property
- 4.30.25 No change to property
- 6.16.25 Site visit completed, photos attached, tent and fencing have been installed by the Legion on MDOT Property, no change to the additional parking area
- 7.30.25 Received request for fence permit. Permit denied due to open zoning violation. Received correspondence from Legion's attorney.
- 8.4.25 Sent email to Legion's attorney. Received reply from Legion's attorney.
- 8.13.25 Received correspondence from Trustee Bob Wilson. Emails RE fence permit. Email to Legion's attorney RE Twp files lacking proof of permit for existing fence and patio, requested Legion to provide those approvals if they are in their possession so Twp file can be updated.
- 8.19.25 Emails RE fence permit. Email from Twp Attorney to Legion's attorney.

Address	Owners Name	Parcel Number	Parcel Number Date Filed		Status	
3590 W GRAND RIVER	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT	
Complaint						

Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.

Comments

- 5.13.24 Violation letter to Occupant returned.
- 5.20.24 Received phone call from owner. Will be preparing a site plan to take before the Planning Commission for approval.
- 6.20.24 Received phone call from owner, discussed site plan requirements.
- 9.4.24 Sent letter to owner RE site plan progress.
- 9.12.24 Spoke to owner, Engineer has site plans almost complete. Will submit for review in the near future.
- 2.27.25 Spoke to owner, Engineer will be submitting plans in the next week or two.
- 3.31.25 Site visit completed, violations still present
- 4.30.25 Site visit completed, violations still present
- 5.1.25 Property owner turned in site plan. Currently considering if they would like to schedule a pre-conference prior to formally submitting the site plan.
- 6.9.25 Spoke to the owner about next steps to move the site plan forward, owner is considering pairing down what has been proposed.
- 6.16.25 Site visit completed, photos attached.
- 7.21.25 Site visit completed, photos attached.
- 8.11.25 Owner stopped in to discuss the site plan, will get the site plans printed out and submitted for review.

5057 WARNER RD HARTER EDWARD H 4706-19-200-005 03/14/2022 PUBLIC/ EMAIL OPEN - SECOND LETTER SEN

Complaint

LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.

- 4.17.2023 THERE IS MORE JUNK NOW THEN THERE WAS LAST MARCH OF 2022 OR JANUARY OF 2023.
- 5.25.2023 I SPOKE WITH MR. HARTER HE IS STARTING TO CLEAN THE SITE UP, HE SAID THAT IT WILL TAKE SOME TIME TO GET IT ALL CLEANED UP. I WILL BEE CHECKING ON HIS PROGRESS EVERY FEW WEEKS TO MAKE SURE HE IS MAKING PROGRESS.
- 6.29.2023 SOME PROGRESS HAS BEEN MADE. WILL CHECK BACK IN A COUPLE OF WEEKS.
- 1.9.2024 did a site vist there has been no progress made on the clean up.
- 1.11.2024 Finial letter sent.
- 3.20.24 Site visit. No remediation of issues has taken place. Photos attached.
- 3.25.24 Spoke to owner. Owner is working on cleaning up the property, has dumpsters being delivered, scrap is in piles and ready to be taken to the scrap yard. Has requested 3 months to get the property cleaned up. Letter sent in confirmation of agreement. Scheduled visit for June 25th.
- 4.23.24 Site visit. Violation still present. Scheduled reinspection.

Address Owners Name Parcel Number Date Filed Origin Status

- 5.20.24 Site visit. Work has been started. Violation still present. Scheduled reinspection.
- 6.18.24 Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.
- 6.25.24 Site visit. Minimal changes to site, violation still present. Letter sent to owner.
- 8.1.24 Site visit completed. Owner still working on clean-up.
- 9.4.24 Site visit completed, spoke to homeowner. Owner claims to have back of property nearly complete. Dumpster to be arriving next week, neighbors helping to remove scrap in the next few days.
- 10.8.24 Site visit completed. No evidence of activity. Final violation letter sent to owner.
- 11.6.24 Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.
- 11.14.24 Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.
- 12.4.24 Spoke to homeowner. He will be completing a clean-up schedule and providing it to the Township. If the schedule is followed and clean-up of property is achieved ticket will be waived.
- 12.10.24 Schedule has not been provided to Township. Site visit completed, no change.
- 1.27.25 Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.
- 2.3.25 Received phone call from owner's wife, owner is currently in jail. By February 24th they will contact the Township to discuss deadlines for removing the junk from the site. Letter sent to owner to confirm same.
- 2.24.25 Spoke to owner's wife.
- 2.28.25 Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.
- 3.17.25 2.28 letter returned. Mailed out letter again.
- 3.21.25 Homeowner left message stating that all scrap metal has been removed, two vehicles will be removed this week. We may stop by any time to see the progress.
- 3.31.25 Site visit completed, violation still present
- 4.30.25 Site visit completed, violation still present. May 4th is the clean-up deadline, will make site visit Monday May 5th to check status.
- 5.7.25 Site visit completed, violation still present. Posted ticket #0159 to the structure, filed ticket with the District Court and requested an informal hearing, mailed copy of ticket to owner.
- 5.19.25 Received information from District Court setting formal hearing date. Contacted the court to switch to an informal hearing as originally requested.
- 6.10.25 Called Court RE informal hearing date, Court's system indicated that the ticket had been paid and closed.
- 6.16.25 Site visit completed, no apparent change, photos attached. Ticket filed with Court requested informal hearing, ticket posted to structure and mailed to owner.
- 7.16.25 Magistrate refused to hear the case, claimed he did not have the authority for injunctive relief, ticket dismissed.
- 7.21.25 Site visit completed, no apparent change, photos attached. Ticket 0161 filed with the Court requesting formal hearing. Ticket posted to structure and mailed to owner.
- 7.29.25 Formal Court hearing scheduled.

Records: 6

Population: All Records

HOWELL TOWNSHIP

Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108 Email: inspector@howelltownshipmi.org

Fee: \$1000.00

28 400 016 Parcel ID #: 4706	08/19/25 Date
SC Develop LLC Applicant Name	Applicant Address
	Email
Howell Thirty Associat	es, LLC
	Email
Current Zoning Classification	Proposed Zoning Classification
Vacant Existing Use	Proposed Use Light industrial
Legal Description (attach copy if necessary See attached - Exhibit A	r):
	:
Requested change in Ordinance / Zoning Newson We are requesting a zoning change from Regio better align the adjacent industrial park and sup	nal Service Commercial (RSC) to Industrial (I) in order to

Reason for Requested Change: The existing RSC designation, while appropriate for retail, service, and co- integrate the western half of the subject parcel with the Trans West Indust connection between the industrial park and the subject parcel. The propo- Grand River frontage zoned RSC, allowing ample retail commercial develo- allowing for light industrial and manufacturing investment away from the re- traffic.	rial park. There is a planned sal would keep all of the M-59 and opment along that frontage, while
Has the Applicant made a previous request to rezone the propert	.y? .
Yes No	
If yes, state when and the decision of the Township Board:	
Owner, being first fully sworn, on oath deposes and says that all of application herewith are true.	the above statements in this
Owner Signature_	Date 8/19/25
Printed Name Steven Schimpke	
Subscribed and sworn to before me This 19 th day of August 2025 Notary Public	*Please see attached letter of authorization from Howell Thirty Associates
County, Michigan My commission expires:	

DEANNA L BADER
Notary Public - State of Michigan
County of Lapeer
My Commission Expires Mar 11, 2029
Acting in the County of

Mark Murphy Howell Thirty Associates, LLC P.O. Box 36544 Grosse Pointe, MI 48236

Howell Township Planning Commission 3525 Byron Road Howell, MI 48855

Dear Howell Township Planning Commissioners:

Please accept this letter as authorization for SC Develop, LLC to submit a conditional rezoning application for parcel ID 4706-28-400-016 ("The Property"), which is owned by Howell Thirty Associates, LLC and consists of 20.24 undeveloped acres. SC Develop, LLC has a fully executed Real Estate Purchase Agreement on the Property dated March 7, 2025.

Howell Thirty Associates, LLC acknowledges that SC Develop, LLC's application requests the conditional rezoning of approximately 11.64 acres of the Property from Regional Services Commercial (RSC) to Industrial (I), as depicted in the attached Exhibit A. Howell Thirty Associates, LLC approves of this submission provided the following conditions are put on Howell Township' approval:

- 1. The requested rezone is conditional on SC Develop, LLC owning the Property. In the event SC Develop, LLC does not close on purchase of the Property, the rezone application shall not longer be valid and the underlying zoning shall remain.
- 2. It is understood that in addition to closing on the Property, SC Develop, LLC will be required to complete a formal lot split to complete the rezone, should it be approved by Howell Township.

If there are any questions about this authorization, please do not hesitate to contact me.

Sincerely,

Med /

Mark Murphy

Authorized Agent

Howell Thirty Associates, LLC

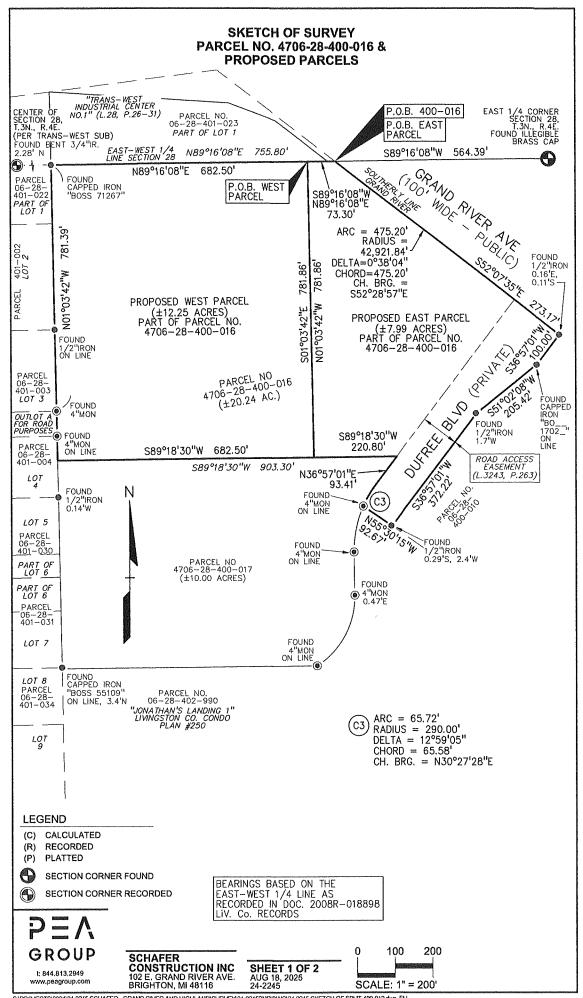


Exhibit A

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

PARCEL NO. 4706-28-400-016

A parcel of land being part of the Southeast 1/4 of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan and being more particularly described as:

Commencing at the East 1/4 corner of said Section 28; thence along the east—west 1/4 line of said Section 28, S89°16'08"W, 564.39 feet to a point on the southerly line of Grand River Avenue (100 feet wide) and the POINT OF BEGINNING:

thence along said southerly line, 475.20 feet along an arc of a curve to the right, having a radius of 42,921.84 feet and a chord that bears S52°28'57"E, 475.20 feet; thence continuing along said southerly line, S52°07'35"E, 273.17 feet to a point on the east line of a

Road Access Easement (as recorded in Liber 3243, Page 263, Livingston County Records); thence along said east easement line the following three (3) courses: 1) S36°57'01"W, 100.00 feet AND 2) S51°02'08"W, 205.42 feet AND 3) S36°57'01"W, 372.22 feet to the south line of said easement; thence along said south easement line, N55°30'15"W, 92.67 feet to the west line of said easement; thence along said west easement line, 65.72 feet along an arc of a curve to the right, having a radius of

290.00 feet and a chord that bears N30°27'28"E, 65.58 feet;

thence continuing along said west easement line, N36°57'01"E, 93.41 feet; thence S89°18'30"W, 903.30 feet to a point on the east line of "Trans—West Industrial Center No. 1", as recorded in Liber 28, Page 26—31;

thence along said east line, N01°03'42"W, 781.39 feet to a point on the aforementioned east—west 1/4 line of said Section 28;

thence along said east—west 1/4 line, said line also being a southerly line of "Trans—West Industrial Center No. 1", N89°16'08"E, 755.80 feet to a point on the aforementioned southerly line of Grand River Avenue and the POINT OF BEGINNING. Containing 20.24 acres of land, more or less.

LEGAL DESCRIPTION

PROPOSED EAST PARCEL (PART OF PARCEL NO. 4706-28-400-016)

A parcel of land being part of the Southeast 1/4 of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan and being more particularly described as:

Commencing at the East 1/4 corner of said Section 28; thence along the east-west 1/4 line of said Section 28, S89°16'08"W, 564.39 feet to a point on the southerly line of Grand River Avenue (100 feet wide) and the POINT OF BEGINNING;

thence along said southerly line, 475.20 feet along an arc of a curve to the right, having a radius of 42,921.84 feet and a chord that bears S52°28'57"E, 475.20 feet;

thence continuing along said southerly line, S52°07'35"E, 273.17 feet to a point on the east line of a Road Access Easement (as recorded in Liber 3243, Page 263, Livingston County Records);

thence along said east easement line the following three (3) courses: 1) S36°57'01"W, 100.00 feet AND 2) S51°02'08"W, 205.42 feet AND 3) S36°57'01"W, 372.22 feet to the south line of said easement;

thence along said south easement line, N55°30'15"W, 92.67 feet to the west line of said easement; thence along said west easement line, 65.72 feet along an arc of a curve to the right, having a radius of

290.00 feet and a chord that bears N30°27'28"E, 65.58 feet;

thence continuing along said west easement line, N36°57'01"E, 93.41 feet; thence S89°18'30"W, 220.80 feet; thence N01°03'42"W, 781.86 feet to a point on the aforementioned east—west 1/4 line of said Section 28; thence along said east—west 1/4 line, said line also being a southerly line of "Trans—West Industrial Center No. 1", N89°16'08"E, 73.30 feet to a point on the aforementioned southerly line of Grand River Avenue and the POINT OF BEGINNING.

Containing 7.99 acres of land, more or less.

LEGAL DESCRIPTION

PROPOSED WEST PARCEL (PART OF PARCEL NO. 4706-28-400-016)

A parcel of land being part of the Southeast 1/4 of Section 28, Town 3 North, Range 4 East, Howell Township, Livingston County, Michigan and being more particularly described as:

Commencing at the East 1/4 corner of said Section 28; thence along the east-west 1/4 line of said Section 28, S89°16'08"W, 564.39 feet to a point on the southerly line of Grand River Avenue (100 feet wide); thence continuing along said east—west 1/4 line, S89°16'08"W, 73.30 feet to the POINT OF BEGINNING: thence S01°03'42"E, 781.86 feet; thence S89°18'30"W, 682.50 feet to a point on the east line of "Trans—West Industrial Center No. 1", as recorded in Liber 28, Page 26-31;

thence along said east line, N01°03'42"W, 781.39 feet to a point on the aforementioned east—west 1/4 line of said Section 28;

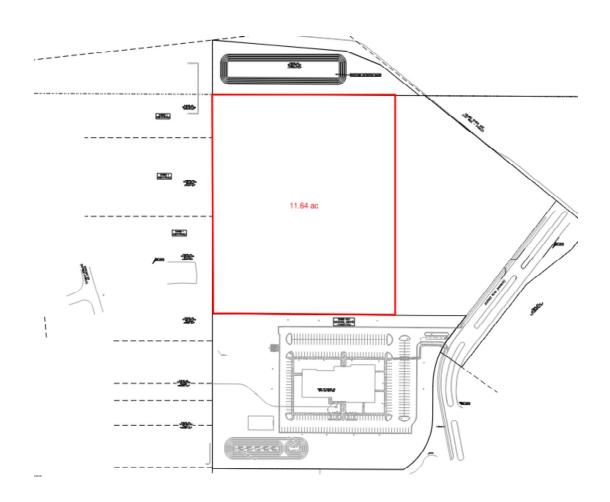
thence along said east—west 1/4 line, said line also being a southerly line of "Trans—West Industrial Center No. 1", N89°16'08"E, 682.50 feet to the POINT OF BEGINNING. Containing 12.25 acres of land, more or less.



www.peagroup.com



EXHIBIT AApproximate Boundary for Conditional Rezone Application
+/- 11.64 acres



Howell Township Inspector

From:

Sent: Thursday, August 28, 2025 1:20 PM

To: Howell Township Inspector

Subject: Public Hearing 9/23/25 at 6:30 regarding Opposition to Proposed Industrial Rezoning of

vacant land at corner of M-59 and Grand River Howell 48855

From:

Aimee Watkins 3042 Kneeland Circle Howell, MI 48843

8/28/25

To:

Zoning Administrator/Howell Township Planning Commission

Re: SC Develop LLC, File #PC2025-19, Parcel #4706-28-400-016 Vacant Land at the corner of M-59 and Grand River Howell, MI 48855

Article 23- Amending the Zoning Ordinance and Map. To rezone property from Regional Services Commercial (RSC) to Industrial (I).

Dear Howell Township Planning Commission/Zoning Administrator

I am writing as a resident and condo owner at 3042 Kneeland Circle Howell, MI 48843, to formally express my opposition to the proposed rezoning of the property located at Parcel #4706-28-400-16 vacant land at the corner of M-59 and Grand River Howell, MI 48855 from commercial zoning to an industrial designation.

The proposed change raises several serious concerns for me and my neighbors particularly in the terms of:

1. Noise pollution

Industrial activities inherently significantly produce more noise than residential or commercial uses. Increase truck traffic, machinery, and extended operational hours would greatly disrupt the peaceful residential nature of our neighborhood and negatively affect qualify of life.

2. Negative impact on Property Values

Proximity to industrial development is commonly associated with decreased residential property values. The introduction of industrial zoning could make the neighborhood less attractive to future buyers, thereby reducing the investment condo owners have made in the area.

3. Environmental and Health concerns

Depending on the type of industry proposed, there may also be potential for increased air and light pollution, which could pose health risks and further deteriorate our community environment.

While I understand the need for economic development, I urge you to consider the long-term effects this rezoning would have the surrounding residential community. I respectfully request that the Planning Commission **deny** the rezoning application and prioritize the wellbeing of current residents.

Thank you for your time and for your consideration of this matter.

Sincerely, Aimee Watkins

Howell Township Inspector

From: cricket kramer

Sent: Saturday, August 30, 2025 5:53 PM

To: Howell Township Inspector

Subject: SC Develop LLC #PC2025+19, Parcel 4706-28-400-016

Dear Planning Commission/Zoning Administrator

I am replaying to your request for written comments on the proposed zoning amendment. I am a resident and condo owner at 3058 Kneeland Circle, Howell and I want to state my opposition to the proposed rezoning of the vacant property, parcel 4706-28-400-16. The proposed change is concerning on several levels for everyone with a few examples being:

- 1. Noise pollution any type of industrial activates tend to produce more noise than regular residential or commercial uses. Increase in truck traffic/machinery/extended operational hours.
- 2. Property value being near any type of industrial development is commonly associated with decreased property values making the area and the local neighborhoods less attractive to potential buyers making any and all investments the current owners have made into their homes null and void.
- 3. Environmental and Health air/light/medical depending on the type of industry the resident's health and mental wellbeing could be put at risk. This is epically concerning for young children/older adults and any one with any current medical issues such as asthma/cancer

The area has seen tremendous growth already with new neighborhoods being build and family's moving in. Our area is growing because we are family friendlily, have good schools, and easy access to the highway leading to major cities like Lansing and Detroit. For this alone I would strongly suggest you consider the long-term effects this rezoning would have on the surrounding community and that the Planning Commission **DENY** the rezoning application and prioritize the wellbeing of the community.

Thank you for your consideration of this matter.

Cricket Kramer

HOWELL TOWNSHIP

Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108 Email: inspector@howelltownshipmi.org

Fee: \$1000.00

Parcel ID #: See Attached PID List Stantec Consulting Michigan, Inc Applicant Name Agent: Jack Ammerman		Date 9/3/2025 2321 Club Meridian Drive Applicant Address Suite E, Okemos, MI 48864	
810-252-1431 Phone	N/A Fax	Jack.Ammerman@Stantec.com Email	
See attached Property Owner List Property Owner Name			
Provided Upon Request	N/A Fax	Provided Upon Request Email	
Current Zoning Classification	AR, SFR, NSC	Proposed Zoning Classification	
Existing Use Agricultural, Single Family, Commercial		Proposed Use	
Legal Description (attach copy See attached Exhibit A	if necessary):		
Requested change in Ordinan Request to change the existing zo		np: parcels to Research and Technology District (RT) zone.	

Reason for Requested Change: To support the proposed future development of the combined parcels for a Data Processing Facility within the Research and Technology District.
Has the Applicant made a previous request to rezone the property?
☐ Yes ✓ No
If yes, state when and the decision of the Township Board:

See attached separate exhibit for ownership consent and signatures for rezoning application.

MEMORANDUM

To: Howell Township

From: Randee, LLC

Date: September 3, 2025

Re: Conditional Rezoning Request

Randee, LLC ("Randee") submits this conditional rezoning request pertaining to 25 parcels identified on the attached **Exhibit A** (collectively, the "Property"). Randee seeks to rezone all parcels in the Property to RT — Research & Technology from the Property's current zoning designations of Neighborhood Service Commercial, Single Family Residential, and Agricultural Residential, so that the parcels can be combined and developed as a data processing facility (the "Data Processing Facility"). To ensure that the Data Processing Facility is sited and developed responsibly and compatibly with the surrounding area, Randee offers, as voluntary conditions of the proposed rezoning, certain use and development restrictions, as detailed in Section II below.

I. Zoning Ordinance Analysis

For the reasons stated below, the proposed conditional rezoning of the Property satisfies the requirements set forth in Zoning Ordinance Sections 23.02 and 23.03.

1. The proposed conditional rezoning to RT is consistent with the policies and uses proposed in the Township's Master Land Use Plan

The proposed conditional rezoning to permit the Data Processing Facility is consistent with the Township's Master Land Use Plan. While the majority of the Property is designated as Agricultural Preservation, the Master Plan also makes clear that "[t]he [Master Plan's] Future Land Use Strategy recognizes and encourages...focusing higher density residential, commercial, and industrial development around M-59, Grand River, the airport, and I-96." P 18 (emphasis added). As depicted in the enclosed conceptual plan, the proposed Data Processing Facility straddles Grand River and will be sited approximately a quarter-mile from I-96. Further, due to the voluntary conditions offered concerning siting, development, and operations, the proposed Data Processing Facility will be designed to operate in harmony with surrounding land uses, allowing for continued agricultural operations and the preservation of surrounding agricultural land.

PAGE: 2

2. The use allowed by the proposed conditional rezoning (data processing) is compatible with other zones and uses in the surrounding area.

The Data Processing Facility will be compatible with the other zones and uses in the area surrounding the Property. The Property was selected, in part, due to its favorable location in relation to surrounding properties—with the Property being adjacent to undeveloped agricultural land and mature forests on the western and northern borders. The eastern and southern borders of the Property are adjacent to a low number of occupied residences; however, due to the Property's size, the proposed Data Processing Facility will employ increased setbacks at the Property's boundaries, substantially reducing or eliminating any impacts on surrounding uses. Landscape buffering within these extended setbacks will further mitigate any potential visual impacts of the development.

Regarding any concerns over potential noise, Randee evaluates potential noise impacts at each site and implements tailored mitigation strategies such as site layout modifications, quieter equipment selection, operational adjustments, tree planting, and equipment orientation. The proposed Data Processing Facility will be designed to comply with all local sound regulations. Site lighting will also be designed to minimize disturbance, with all lighting directed downward and shielded to prevent glare. The company also assesses potential impacts to cultural resources, including historic buildings, archaeological sites, and cemeteries, working closely with relevant authorities to avoid or mitigate impacts and remain at all times in compliance with all regulations.

3. No public services or facilities would be significantly adversely impacted by the development proposed by the requested conditional rezoning.

Randee is committed to being a good neighbor and good steward of community's services and resources. Accordingly, Randee will cover all infrastructure costs necessary to support the development, including roadway (collaborating with the Township, County Road Commission, and MDOT, as necessary), water, sewer/wastewater, fiber, and electrical infrastructure, ensuring the community is not financially burdened. Further, the proposed Data Processing Facility will implement water efficiency and sustainability practices, while also leading water restoration projects. Specifically, such measures will include, at a minimum, recycling water through cooling systems before discharge, landscaping with native vegetation to reduce irrigation needs, capturing and infiltrating rainwater on site, incorporating water-saving fixtures and technologies within data center Facilities. Water use by the project will not overburden the Township's water system.

PAGE: 3

4. The use allowed by the proposed conditional rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.

Utilizing the Property for the proposed Data Processing Facility is the highest and best economic use of the Property and will bring numerous benefits to the community. As noted above, the land itself is ideal for the proposed use due to its size—allowing for development while maintaining extended setbacks and landscape buffering—and location relative to the low number of surrounding land uses. In addition to these favorable siting considerations, the project brings a capital investment exceeding \$1 billion to the Township that will yield substantial, long-term economic benefits to the community including, without limitation:

• Job Creation:

- Over 1,000 construction workers daily at peak during the construction phase
- Hundreds of employees, vendors, and contractors badging into the facility once the project is operational
- Job types span technicians, administrative support, facility management, project and technology managers, engineers, construction management, network engineers, logistics, safety and security personnel, culinary staff, energy and water specialists, and janitorial services

• Tax Benefits:

The proposed Data Processing Facility is expected to be the largest tax payer in Livingston County and will likely generate more tax revenue than many of the largest taxpayers in Livingston County combined, providing significant ongoing funding to the County, School District, and Township.

• Community Engagement & Support:

Though its annual grants program, the operator of the Data Processing Facility provides direct funding to schools, registered nonprofits, and community organizations in locations where it operates data centers. These grants support projects addressing critical community needs by leveraging technology to build strong, sustainable communities and improve local STEM (Science, Technology, Engineering, and Mathematics) education.

PAGE: 4

II. Voluntarily Offered Conditions of Rezoning

Randee acknowledges that the RT Zoning District allows for a wide range of developments that, without appropriate conditions in place, may not be harmonious with the surrounding area. Accordingly, Randee voluntarily offers the following use and development restrictions as a condition to the rezoning of the Property. The following conditions are offered pursuant to Section 23.03 of the Zoning Ordinance and MCL 125.3405.

1. Offered Use Restriction

Randee offers to restrict the future use of the Property to Data Processing, as the term is defined below.

Data Processing. A facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses, buildings or structures located on the same lot such as utility buildings, offices, warehousing, cafeteria, guardhouses, diesel storage tanks, water storage tanks, security fencing, and other similar structures, improvements and appurtenances.

2. Offered Development Restrictions

In addition to the use restriction described above, Randee offers the following conditions to site design and development for the proposed Data Processing Facility:

• Increased Setbacks:

- o Outer Boundary Setbacks for Entire Development Site (all parcels on Exhibit A)
 - Front Yard: Minimum of 100' from the adjacent road right of way (greater than double current code minimum)
 - Side Yard: Minimum of 50' or height of building, whichever is greater (greater than double current code minimum)
 - Rear Yard: Minimum of 100' (double code minimum)

PAGE: 5

 Grand River Road: Minimum of 100' from road right of way (double code minimum)

• Landscape Buffering:

The project will provide minimum landscape buffers to off street parking of not less than 30' in width (double code minimum) which is planted and maintained with trees or shrubs, including earth berms, fencing, walls, etc. In areas adjacent to residential or land zoned for residential, the greenbelt buffer will be at least 40' wide (double code minimum).

• Sound Mitigation:

The Data Processing Facility will implement tailored sound mitigation strategies such as site layout modifications, quieter equipment selection, operational adjustments, tree planting, and equipment orientation.

• Lighting:

The Data Processing Facility will utilize site lighting that is designed to minimize disturbance, with all lighting directed downward and shielded to prevent glare.

• Water:

The Data Processing Facility will implement water efficiency and sustainability practices measures including, at a minimum, recycling water through cooling systems before discharge, landscaping with native vegetation to reduce irrigation needs, capturing and infiltrating rainwater on site, incorporating water-saving fixtures and technologies within data center Facilities.

• Reimbursement of Expenses:

 The developer will pay for, or reimburse the Township for, all infrastructure costs necessary to support development of the Data Processing Facility, including roadway, water, sewer/wastewater, fiber, and electrical infrastructure.

Community Outreach Action Plan

Community Meeting Talking Points - Project Splitrock

1. Company Overview and Project Background

A US-based Fortune 100 technology company developing a new technology campus, including data centers, office space, and supporting infrastructure. The company is conducting due diligence with full identity to be disclosed prior to groundbreaking. The project will follow all local codes and standards, focus on community partnership, and will not include large-scale solar or wind development.

- The company is a US founded and based Fortune 100 technology firm that develops, owns, and operates technology campuses globally as an end user and owner/operator.
- This is a global site selection effort, and the company's identity cannot be disclosed at this stage due to the competitive nature of the process.
- The company takes great pride in its world-class facilities, workforce, and local partnerships, and is recognized as an employer of choice.
- The evaluation for this project began in mid 2024.
- The project involves developing a technology campus consisting of single-story data center buildings, Class A office space, and support areas, along with green space, employee and visitor parking, site utilities, landscaping, and stormwater management.
- The campus will adhere to local zoning codes, design standards, and setbacks.
- The company is performing due diligence on a significant amount of acreage to determine the best location for the first phase and potential future phases.
- Landowners involved are all willing sellers; the company does not support the use of eminent domain or condemnation.
- The company will disclose its identity once the development approval process is complete
 and a final investment decision has been made, typically just before project groundbreaking.
- The company is not a solar or wind developer and, understanding community preferences and historic projects, will not support large-scale solar or wind projects at this site.

2. Economic Development Impact

The project will invest over \$1B per phase (multiple phases planned), generating millions in tax revenue and potentially becoming the largest taxpayer in Livingston County. It will create more than 1,000 construction jobs at peak and hundreds of permanent roles across diverse fields. The company will also fund all supporting infrastructure and partner with local schools through grants and STEM programs.

- The first phase of the project may lead to the company being the largest property taxpayer in Livingston County, and eventually the project has the potential to provide more tax revenue than many of the largest taxpayers in the County combined, providing significant ongoing funding to the county, school district, and city. Initial estimate forecast tax revenue in the millions of dollars.
- The project represents a direct capital investment exceeding \$1 billion per phase.
- Job creation includes:
 - Over 1,000 construction workers daily at peak during the construction phase.

- Hundreds of employees, vendors, and contractors badging into the facility once
 Phase 1 is operational, with potential for significant growth as additional phases develop.
- Job types span technicians, administrative support, facility management, project and technology managers, engineers, construction management, network engineers, logistics, safety and security personnel, culinary staff, energy and water specialists, and janitorial services.
- The company is committed to supporting the local school district through partnerships that include grant programs, STEM and career-technical education support, student enrichment sponsorships, and workforce development collaborations.
- The company will cover all infrastructure costs necessary to support the development, including roadway, water, sewer/wastewater, fiber, and electrical infrastructure, ensuring the community is not financially burdened.

3. Community Development and Educational Support

The company provides grants and STEM training programs to support schools, nonprofits, and community development near its data centers.

- The company is committed to being a good neighbor, and values education and community engagement deeply.
- Its annual grants program provides direct funding to schools, registered nonprofits, and community organizations in locations where it operates data centers.
- These grants support projects addressing critical community needs by leveraging technology to build strong, sustainable communities and improve local STEM (Science, Technology, Engineering, and Mathematics) education.
- The company offers training programs in STEM fields to further community development.

4. Environmental Stewardship and Compliance

The company will comply with all federal, state, and local regulations. Generator use is limited to testing and emergencies, with noise and lighting impacts minimized through thoughtful design. Reflecting their commitment to being a good neighbor, cultural, biological, and wetland resources are protected in coordination with relevant authorities, and our landscape design is focused on native habitat restoration and enhancement.

- The company complies with all federal, state, and local laws, regulations, and permitting processes.
- Air emissions from backup generators are minimized and comply with local air permits; generators typically run only for monthly maintenance/testing (5-10 hours per year per generator) and during rare emergency power outages.
- Noise and vibration mitigation is a priority:
 - The company is committed to noise and vibration mitigation as part of being a good neighbor.
 - We comply with all local noise regulations and take community concerns seriously.
 - Each site is evaluated for potential noise impacts before development to inform design choices.
 - There is no one-size-fits-all solution strategies are tailored to local conditions.

- o Mitigation measures may include:
 - Adjusting site layout
 - Selecting quieter equipment
 - Modifying operations
 - Planting trees or vegetation
 - Orienting equipment to reduce noise
- Site lighting is designed to ensure user safety while minimizing disturbance (i.e. cut off fixtures), with all lighting directed downward and shielded to prevent glare.
- The company assesses potential impacts to cultural resources, including historic buildings, archaeological sites, and cemeteries, working closely with relevant authorities to avoid or mitigate impacts in compliance with all regulations.
- The company's unbuilt outdoor spaces are dedicated to nature-based solutions and the restoration of native habitat. We design our data center campuses to avoid sensitive ecosystems (including wetlands, streams, and other habitats) as much as possible. Acquired properties that may have been degraded by previous uses and areas disturbed by construction activities are targeted for enhancement or restoration per the unique, biodiversity-focused Restoration Plan developed for each campus.

5. Water Resource Management

The project is designed to responsibly manage water by minimizing water use, and avoiding strain on city systems. We are working with utilities to ensure reliable supply and phased growth, with time for infrastructure upgrades as required. Modeled scenarios show potential ranges of use, but actual needs will build gradually and may remain below maximum projections.

- The company is committed to being a good steward of water resources and has maintained transparency with the community regarding its plans.
- The project aims to restore more water than it consumes globally and anticipates implementing water restoration projects locally if the project proceeds.
- Water efficiency and sustainability measures include:
 - Recycling water through cooling systems before discharge.
 - Landscaping with native vegetation to reduce irrigation needs.
 - Capturing and infiltrating rainwater on site.
 - Incorporating water-saving fixtures and technologies within data center facilities.
- Water use by the project will not overburden the community water system.
 - Water Supply Planning: The project will require at least two diverse connections to the site, with coordinated plans for treatment plants, storage tanks, booster stations, and conveyance infrastructure. Proposed supply plans will also include cost and timing estimates, potential new water sources or plant upgrades, and identified infrastructure improvements phased to match future demand tiers.
 - Wastewater Management: The project will require at least one connection (with gravity conveyance preferred), supported by discharge plans that include cost and timing estimates, potential treatment plant or lift station upgrades, and site plans addressing both existing and proposed infrastructure to meet each demand tier.

FOR OFFICIAL USE ONLY

Preliminary Water/Wastewater Demand Scenarios: Three product types have been
modeled to guide infrastructure planning, ranging from lower water-use technologies with
modest wastewater needs, to higher-capacity options that could require more significant
volumes over time. Each scenario grows gradually in phases, giving utilities flexibility to plan
upgrades as needed. Actual demand will depend on the cooling technology selected, and
final usage may remain well below the maximum projections.

6. Energy Considerations (Utility input included)

The company will cover all utility costs for the project and work to ensure local ratepayers are not impacted.

- The company is committed to covering any customer-born costs a utility might incur to serve the data center.
- While the company cannot control utility actions, it proactively works to ensure rate payers do not experience a cost increase as a result of the project.

Landscaping Rendering For Data Center Site Plan Review and Design - IN PROGRESS

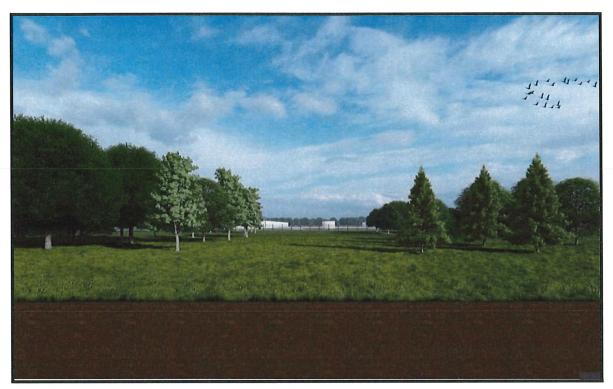


Image 1b: Side View (Heavy Landscaping)



Image 1b: Side View (Medium Landscaping)

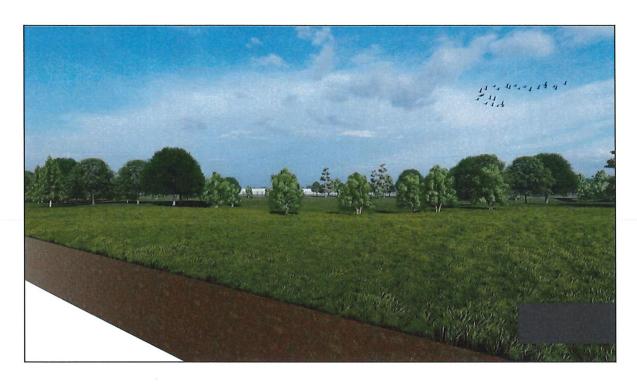


Image 2a: Side View (Heavy Landscaping)



Image 2b: Side View (Medium Landscaping)



lmage Example Landscaping Plan To **Demonstrate Site Planning Process**



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

Date: September 18, 2025

Conditional Land Use and Zoning Analysis For Howell Township, Michigan

Applicant: Stantec Consulting Michigan Inc., Randee LLC.

Location: 19 parcels east of Handy Township along Marr Road, Fleming

Road, Warner Road, and Owosso Road.

Parcel ID: Shown in Figure 1 on page 3 and the Access Point Names

(APN) written below:

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 4706-18-400-003 4706-18-400-002 4706-18-400-001 4706-18-400-021 4706-07-200-003 4706-18-400-017

4706-18-300-002

Current Zoning: AR – Agriculture Residential, SFR – Single Family Residential,

and NSC - Neighborhood Service Residential

Action Requested: Conditional Rezoning from AR, SFR, NSC to RT – Research and

Technology / Zoning Ordinance Text Amendment

PETITION

The applicant has submitted two petitions to the township including a text amendment to the Zoning Ordinance to include a definition of Data Processing as well as a petition to conditionally rezone nineteen (19) parcels near the northwest corner of the Township in Sections 07 and 18 from AR – Agriculture Residential, SFR – Single Family Residential, and NSC – Neighborhood Service Residential to RT – Research and Technology for a Data Processing Center. The parcels are east of Handy Township along Marr, Fleming, Warner, and Owosso Roads, with Grand River Avenue going through the middle of the subject area. The application did not include a site plan.

The applicant offered a list of conditions for the requested rezoning including limiting the use exclusively to data processing as defined in their application as well as other development restrictions, such as increased setbacks, landscape buffering, sound mitigation, light pollution protection, water efficiency and sustainability practices, and reimbursement of expenses which will be discussed later in this review. If the rezoning is approved the applicant and any future property owner(s) would be bound to these conditions.

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.

The RT zoning district allows for data processing as a permitted use, however, there is no definition for data processing. The applicant has offered the following definition, which would be added to Section 2.02 of the Zoning Ordinance if it were approved:

Data Processing. A facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses, buildings or structures located on the same lot such as utility buildings, offices, warehousing, cafeteria, guardhouses, diesel storage tanks, water storage tanks, security fencing, and other similar structures, improvements and appurtenances.

SITE DESCRIPTION / CURRENT USE

The subject parcels combined are one thousand seventy-seven point three (1,077.3) acres to build a Data Processing Center. The site appears to be mostly flat with some areas having dense tree coverage, and the Handy Howell Drain No. 1 runs through parcels 06-07-300-005, 06-07-400-005, and 06-18-200-002. The parcels are currently used for growing crops, farm operation, and single family residential.

06-07-200-018 06-07-200-003 06-07-100-003 06-07-200-017 06-07-100-004 Marr Rd 06-07-300-005 06-07-400-005 Howell 06-18-200-00 Handy Township Township 06-18-100-003 06-18-200-002 06-18-400-017 06-18-400-002 06-18-300-002 06-18-400-001 Warner-Rd

Figure 1. Subject properties and vicinity

Source: ArcGIS Pro

SURROUNDING ZONING, LAND USE, AND FUTURE LAND USE

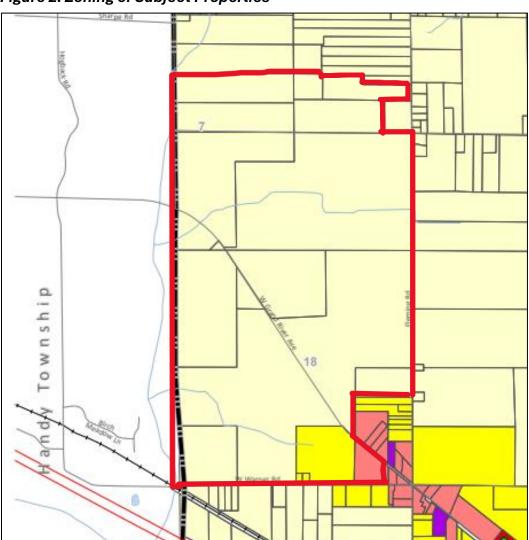


Figure 2. Zoning of Subject Properties



Figure 3. Future Land Use Map

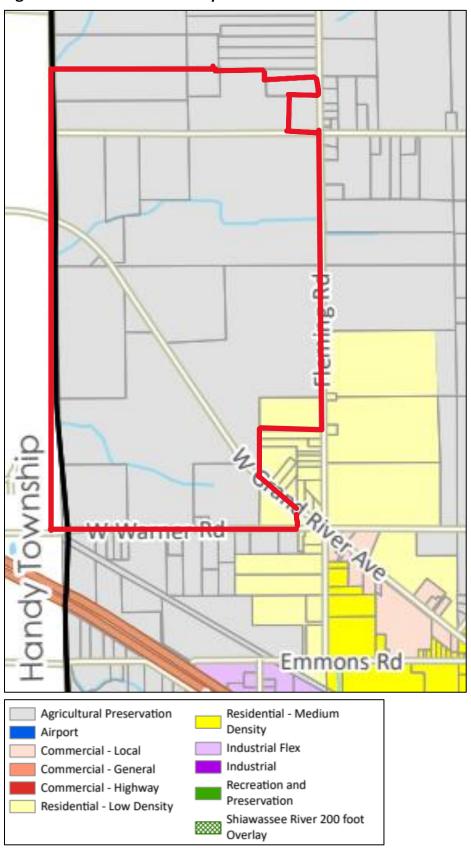


Table 1 summarizes the zoning, existing land use, and the future land use designation from the Township Master Plan of the subject parcels and the surrounding parcels.

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

	Zoning	Existing Land Use	Future Land Use
Subject parcels	AR – Agricultural Residential, SPR – Single Family Residential, and NSC – Neighborhood Service Commercial	Vacant parcels, agricultural operations, single family residences, and commercial building	Agricultural Preservation and Residential – Low Density
North	AR – Agricultural Residential	Agriculture and vacant	Agricultural Preservation
East	AR – Agricultural Residential, SFR – Single Family Residential, NSC – Neighborhood Service Commercial, RSC – Regional Service Commercial	Agriculture, single family residences, commercial buildings, and vacant parcels	Agricultural Preservation and Residential – Low Density
South	AR – Agricultural Residential and SFR – Single Family Residential	Single family residences and agriculture operations	Agricultural Preservation
West (Handy Township)	NSC – Neighborhood Commercial and AR – Agricultural Residential	Single family residences, agricultural operations, and vacant parcels	Medium Density Residential and Local Commercial

As Figures 1 and 2, and Table 1 depicts, the subject parcels and surrounding parcels including Handy Township are zoned as agricultural residential, single family residential, neighborhood service commercial, and regional service commercial. There majority of the subject area is used for agricultural operations, with some single family residences on large lots. The future land use designates the majority of the subject parcels and most of the surrounding parcels as agricultural preservation, with two parcels in the southeast corner of the subject land designated as low and medium residential.

The Master Plan states the following on <u>Agricultural Preservation</u>: 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 Agricultural Preservation 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 residence identify as what they feel is most important about the community.

The Master Plan States the following on **Residential – Low Density**: The characteristics of these areas are intended to be consistent with typical suburban residential areas. The land use would include suburban style residential housing and customary accessory uses in neighborhoods or individual lots. Neighborhood developments would have low volume neighborhood scale roads that are lined with sidewalks, pedestrian scale lighting and street trees. Neighborhoods should include amenities such as neighborhood scale parks or playgrounds. Individual lots may be located along rural connector roads in closer proximity to the city.

DEVELOPMENT POTENTIAL

Current Zoning

The parcels that make up the site of the Data Processing Center are currently zoned as AR – Agricultural Residential, SFR – Single Family Residential, and NSC – Neighborhood Service Commercial. None of these Zoning Districts allow for data processing center as a permitted or special land use.

Proposed Zoning

The intent of the RT – Research and Technology District is to provide an area surrounding the Livingston County Airport property and other areas of the Township for the planning and development of land uses that directly relate to airport service, research and technology, and research office-type uses. The RT District is designed to recognize the growing convergence of office, industrial and research in terms of function, location, appearance and activities. However, this district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare and radiation. Storage of materials, supplies, products and equipment shall be within a structure. Further, the RT District is so structured as to permit, along with any specific uses, the light assembly and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in built form, to be used in an industrial operation at another location, is not permitted.

The Research and Technology District allows data processing centers as a permitted use.

ZONING AMENDMENT PROCEDURE / CONDITIONAL REZONING

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 and text amendment to the Zoning Ordinance to define Data Processing. 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 clear intentions to use all twenty-five (25) parcels that make up the site for a Data Processing Facility. The applicant's offered conditions of rezoning are use restriction to only data processing as defined through their proposed Zoning Ordinance text amendment, and development restrictions that include increased setbacks, landscape buffering, sound mitigation, light pollution protection, water efficiency and sustainability practices, and reimbursement of expenses.

The conditions offered by the applicant may need some clarification and we encourage the Planning Commission to discuss these with the applicant to ensure there is clear understanding of the intended conditions. The Planning Commission is not enabled to request revisions or additions to the conditions. However, the offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. We recommend that the applicant review our feedback regarding the offered condition list prior to the Planning Commission taking action on the proposed conditional rezoning. The applicant has the opportunity to revise their offer of condition prior to the Planning Commission taking action.

- The applicant offers a minimum of thirty (30) foot wide landscape buffers around parking areas, doubling the code minimum, which is to be planted and maintained with trees, shrubs, berms, fencing, and walls.
- The applicant has offered significant additional setbacks around the perimeter of the site, 100 foot front and rear yards and 50 foots side yards, all more than double what is required in the RT district. The ordinance requires buffers between certain land uses but there is no mention of additional buffers around elements other than parking areas.
- There are areas of the site that have a dense tree canopy. The applicant should specify whether the trees will be clear cut or preserved in some areas.
- The applicant has indicated that they will implement tailored sound mitigation strategies however, specific limitation to sound levels at the property lines should be similar to the recently approved renewable energy ordinance may provide more certainty.
- The applicant offers that the facility will implement water efficiency and sustainability by recycling water through cooling systems before discharge, landscaping with native vegetation to reduce irrigation needs, capturing and infiltrating rainwater on site, incorporating water-saving fixtures and technologies within the facility. There may need to be more detail on how the water will be recycled, how the discharge process will work, and what water-saving fixtures and technologies will be used for sustainable water usage for cooling the computers. There is no mention of how the Handy Howell Drain No. 1 that runs through parcels 06-07-300-005, 06-07-400-005, and 06-18-200-002 will be incorporated or preserved.

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 proposed parcels have an agricultural preservation and a residential – low density land use designation, which are intended to keep the area rural and with suburban style residential housing. However, the applicant states that the Data Processing Facility will be setback far enough to maintain the rural character of the area.

The Future Land Use Strategy in the Master Plan recognizes and encourages the continued use of the agricultural residential zoning pattern in most of the Township while focusing higher density residential, commercial, and industrial development around M-59, Grand River, the airport, and I-96. The subject site is located along Grand River.

In order to develop this site utilities will be extended to this area. This will make it easier to achieve higher density residential, commercial, and industrial development in that area.

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

The site is one thousand seventy-seven point three (1,077.3) acres in size, and according to the applicant the Data Processing Center won't take up the entire site. While no site plan was provided in the application, two (2) of the conditions made by the applicant are increased setbacks, and landscaped buffers with both being greater than the code minimum. The rural character of the area will be preserved with increased setbacks and landscape buffers. There should be adequate screening to hide the building(s) and parking lot(s).

The applicant stated that the facility will be designed to operate in harmony with the surrounding land uses, allowing for continued agricultural operations and the preservation of surrounding agricultural land. The owners of the parcels that make up the site for the facility have agreed to sell their land, and the ones that didn't should be able to continue to operate with no issues with noise and light pollution.

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

Data Centers tend to use a large amount of water and electricity. The applicant stated that the community will not be financially burdened, however they don't address the amount of services needed for the facility to operate on a daily basis. In preliminary and ongoing conversation with the applicant and DTE Energy, DTE has indicated that they have the capacity to support this development while continuing to provide the same service to existing customers in the area.

Additionally, it is our understanding that the applicant has been in communication with Marion, Howell, Oceola, and Genoa (MHOG) Sewer and Water Utilities who have indicated that there is capacity to provide water and sanitary sewer to the property. We understand that there can be a considerable amount of water necessary for data center operation. The applicant stated that there will be water efficiency and sustainability practices such as recycling water through cooling systems before discharge, landscaping with native vegetation to reduce irrigation needs, capturing and infiltrating rainwater on site, and incorporating water-saving fixtures and technologies within the facility. The applicant has not specifically addressed the Handy Howell Drain No. 1 that runs through parcels 06-07-300-005, 06-07-400-005, and 06-18-200-002. Any work related to the drains will require review and approval from the Livingston County Drain Commissioner's office.

The applicant has offered to pay or reimburse the Township for all necessary infrastructure costs necessary to support the development of the facility including roads, water, sewer/wastewater, fiber, and electrical infrastructure. The cost to build the facility should be on the applicant, however the expansion of utilities and services to that area will be a huge benefit for landowners, and future development.

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 site is an ideal location for a Data Processing Facility as they require a lot of land within a rural area. There is a large amount of land already zoned for RT – Research and Technology along West Grand River, North Burkhardt, Emmons, and Tooley Roads, but that land is used for the County Airport.

The property owner who farms most of the subject land has indicated that this is not their most productive farmland.

It is our understanding that the facility will increase tax revenue for the Township Potentially representing the highest tax revenue form a single use in the entire county. There is the benefit of expanded utilities and services for landowners and future development in the Township. The facility will also add jobs in the Township, and the

applicant states that it will support the community with grants for schools, registered nonprofits, and community organizations. The applicant should provide more information on the intended user(s) for the facility.

RECOMMENDATIONS

The applicant should consider amending their letter offering conditions to address any question or concern raised in this memo or identified by the planning commission.

We recommend that the Planning Commission review the findings from Article 23 of the zoning ordinance as they evaluate the proposed rezoning. The findings made by the Planning Commission should be the basis of any recommendation to the Township Board to approve or deny the proposed rezoning. The Planning Commission should make two separate motion, one on the map amendment and one on the text amendment.

Respectfully submitted,

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Brady Heath

Community Planner

#308-2512

CC:

Joanathan Hohenstein, Township Zoning Administrator

Marnie Hebert, Administrator



Phone conversation with Ryan Vangilder

From

Date Wed 9/10/2025 8:04 PM

To Howell Township Treasurer < treasurer@howelltownshipmi.org>

Hi Jonathan, I'm just writing you this email to make you and the rest of the planning commission and board aware of a brief conversation I had with Ryan Vangilder. I've known Rick Vangilder for about 15 years as I have leased hunting land from him in the past. His son Ryan called me on Monday because he wanted to give me and any other planning commission members details on the upcoming zoning change request. He was not aware of the protocol and the order in which information should be shared with the township. I told him at that time that it would be best if he waited until our meeting on September 23 to share details so that all of the planning commission members would be privy to that information at the same time. We had a brief conversation and he shared with me that they were approached by a buyer who represents a major US company that wants to build a large data center on their 1300 acre property in the township. He mentioned that DTE energy is also involved as this data center would require a large amount of energy. He also mentioned that this would be a big financial benefit to the township. I simply told him that I could not discuss anything about this because I have not received the packet to review all of the details and I asked him to share any of his comments or pertinent information at the public hearing at our next meeting. Please include this email in the packet for transparency.

Kind Regards, Chuck Frantjeskos Sent from my iPhone



Ex Parte Contact Notification

From Tim Boal

Date Mon 9/15/2025 9:06 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

On 9-12-2025, I received a phone call from Ryan Van Gilder concerning the Rezoning and expected Data Center project scheduled for the September 23rd Planning Commission meeting.

As you are aware, Ryan is associated with the Van Gilder property involved in the request.

Ryan related that he was aware that I was unable to attend the scheduled tour of a similar Date Center facility in Ohio due to a previously scheduled out of state family commitment. Ryan inquired if I had any immediate questions he may be able to help with concerning the Rezoning/Data Center. Ryan was concerned with the amount of information that will be disseminated and the short amount of time the Planning Commission will have to review it prior to the meeting. Although I applauded Ryan's willingness to provide the Planning Commissioners with any clarifications and answer any outstanding questions, we discussed Ex Parte contact and that discussions, particularly important questions and details between the Applicant and the Commissioners should take place in an open meeting format for the sake of transparency, and so that the information is available to all the Commissioners and Public.

Respectfully,

Tim Boal
Howell Twp. Trustee
Board Representative to the Planning Commission.



Stantec Consulting INC. proposed rezoning

From Joshua Blankenship

Date Mon 9/15/2025 8:20 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

I am reaching out regarding the proposed rezoning of multiple AR zoned properties located in Howell Township.

There is a vast number of factors that make this a poor idea for the future of our township. First, rezoning these parcels from Agricultural Residential land to Research and Technology can diminish the value of neighboring properties. Commercial properties pose an adverse condition toward marketability, and developing this project will cause an adverse condition on every neighboring property, and possible non-adjacent properties as well.

Secondly, the environmental impact data centers have on the local environment poses another factor that would make this a poor decision for the future well-being of our community. Data centers pollute the local environment in a number of ways. They produce large quantities of electronic waste from frequent upgrades, large quantities of air pollutants due to the use of fossil fuels for supplemental power and cause a strain on local resources. Most importantly, the sheer freshwater waste produced by data centers can have the largest impact on the local community. A 100-megawatt data center consumes 500,000 gallons of water daily, for use in cooling the servers as they produce immense heat. This will deplete the aquifer in the area which in extreme cases can cause wells in the surrounding properties to run dry. I have attached a report from the New York Times that outlines the story of a family whose house was located 1000 ft from a Meta Data centers built in Georgia.

https://www.nytimes.com/2025/07/14/technology/meta-data-center-water.html

Thirdly, besides the negative environmental impact and adverse impact on the marketability of surrounding properties. Developing such a large commercial property would detract from the natural beauty of our Township. With rolling fields of corn and soybeans. Swaths of deciduous and coniferous forests, lakes, streams, family farms and small businesses; such a development would detract from the overall quality of life and health of our township. People enjoy our township due to the natural beauty, and hometown feel. The land would be much better used for its current use of Agricultural or Residential development.

In conclusion, the parcels proposed to be rezoned should be left as Agricultural Residential use as the development of this Data Center would negatively impact the property values of surrounding properties, put a strain on local resources, and negatively impact the environment we call home.

Thank you,

Joshua Blankenship



Amending zoning ordinance

From Sarah Dunkel-Jackson

Date Mon 9/15/2025 8:21 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hello,

Thank you for seeking comments.

I live on Byron Rd in Howell Township. I am concerned about the impact of the proposed rezoning effort made by Stantec Consulting Michigan.

Howell already has identified areas for industry, research, and technology. The agricultural residential sections need to remain, as is. Technology or any business that negatively impacts our natural resources, water, electricity, taxes, home values, etc with limited positive impact on our economy (e.g., few jobs) should not be a priority for our community.

I am unable to attend the meeting but look forward to more fully reviewing the proposal. Other communities have declined this company's offer.

Thanks,

Sarah Dunkel-Jackson Sent from my iPhone



Opposed to rezoning for data centers

From Angela Barbash -

Date Mon 9/15/2025 12:39 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hi,

Thank you in advance for accepting our email in opposition to the rezoning proposed in next week's public hearings. Data centers will have a detrimental affect on our land, water, air, noise, and property values. Any temporary boost to our tax base will quickly deteriorate the rest of the base in the coming years - it's not worth it.

Please, we implore you to watch this investigation from Business Insider about what happens after data centers are established: https://youtu.be/t-8TDOFqkQA?si=36YipRuda2o9qffn

Please, do not do this!

Thank you, Angela and Marshel



Research and tech re zoning

From May Not Have

Date Tue 9/16/2025 6:58 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Reasoning for a data center is probably the worst idea Howell could offer its residents. I'll provide some links to the crazy bad impacts these centers create.

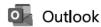
https://www.eesi.org/articles/view/data-centers-and-water-consumption

https://utulsa.edu/news/data-centers-draining-resources-in-water-stressed-communities/

https://www.eesi.org/articles/view/data-center-energy-needs-are-upending-power-grids-and-threatening-the-climate

https://hls.harvard.edu/today/how-data-centers-may-lead-to-higher-electricity-bills/

Please take some time to look at these articles and heavily reconsider this rezoning. This will destroy Howell before it ever makes it better.



rezoning the property for Santec

From Darlene F Adas

Date Tue 9/16/2025 7:15 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I do not agree with rezoning the property to rt.

My name is Darlene F. Adas I own the property at 3110 Warner Rd. Howell, Mi 48855

Darlene F. Adas



AGAINST rezoning

From Kim Ford

Date Tue 9/16/2025 8:05 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Howell Township Inspector,

I am against rezoning farmland/residential (AR) to Research & Technology (RT) for many reasons. Our power grid, safety, and green space are valid concerns for keeping the land zoned AR - farmland/residential.

The first being the local power issues. Our home is located in downtown Howell, but the power is so unreliable that we installed a whole house generator. We can lose power on a beautiful, sunny afternoon for no apparent season, without warning, thus necessitating our generator. The infrastructure in this area was not originally built to provide electricity for the growth this area has already experienced in the past decades, much less a huge data center. The taxation and amount of money DTE would charge to address this problem is unsustainable for many elderly or veterans living on fixed incomes.

Safety must be addressed. Eventually, someone must see the elephant in the room, and question if our quiet resident community is being bought out, manufactured, and polluted. ARE all safety concerns being addressed for the community? Will Howell continue to have safe drinking water or become a second national "Flint Water Crisis" years down the road? Will a new manufacturing data center that could be approved burn off carcinogenic chemicals in close proximity to three of Howell School's elementary schools? One of our middle schools and high school? These are theoretical questions but they must be considered BEFORE changing the zoning.

My last reason for being against the rezoning of AR to RT is beauty. We were forced to relocate to Michigan 15 years ago for my husband's job. I had to give up my employment of 21 years, move away from family, and start a new life raising a young family here. I personally grew up in a rural Ohio area. After viewing homes in Livonia, Canton, Novi, etc... I knew that I could not raise our family being "landlocked", but we would be happy in this area. Howell and Howell Township had charm, farmland, trees, and undeveloped land. Recently, all the inspectors/commissioners seem to be willing to sacrifice that green space. Politicians talk about climate change but approve every plan for the farmland and forests to be destroyed. I implore you to reconsider your decision! Please.

Once again, please vote to keep the land AR- farmland/residential for us and future generations. Our local power grid can't support a data center. The data center would bring a litany of safety concerns such as pollution, carcinogenic exposure, and traffic. Finally, Howell and Howell Township would lose their beauty and charm that brought most of us here to begin with!

Thank you, Kim Ford Sent from my iPad



Propose rezoning for Data Center Concerns From Greg Lehr Date Tue 9/16/2025 8:30 AM To Howell Township Inspector <inspector@howelltownshipmi.org> Cc Greg Lehr Greg Lehr Iehr.diane

To whom is may concern:

I live at 2530 Tooley road an area of Livingston County that is considering rezoning a large piece of land to accommodate the building of a data center.

I want to express my concerns about building a data center:

When I moved into this area I looked at the Zoning master plan and based on my location of my new house surrounding vacant land was not intended for commercial use and this is one reason I moved into my current home.

If a data center is built every home value in close proximity will show a significate decline in value, people are relying on this money for retirement, nursing homes and something to pass down their family.

Across from the proposed data center is over 300 acres of land for sale with a lake on Fleming road this is a area which would make a very beautiful high end subdivision generating a large tax base, if the Data Center is place across the street this land would never be sold or if sold nobody would want to build a house in this area.

Our elected officials need to understand 1000's of hard-working people don't want this and are very concerned about home values or even being able to sell their homes.

Not one member of the zoning board would like this being build next to their home and you need to have compassion for the residents.

Why would you even think about satisfying this zoning request for one company when you would totally screw up the lives of so many people, I don't know how you could live with yourselves.

So please make the right decision and reject this zoning request, we are counting on you to protect the residents of Howell Township

I pulled an article off the internet that shows the concerned for residents

Concerns from Residents

Environmental Impact:

Residents often worry about the immense energy and water consumption of data centers.

Millions of gallons of water being pumped from the ground every day, depleting Aquifers water supply

Noise Pollution:

The operation of cooling equipment and backup generators can create significant noise.

Constant hum of equipment can be heard miles away

Strain on Infrastructure:

High energy demand can strain local power grids and potentially lead to increased utility rates for residents.

•

Property Value and Aesthetics:

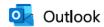
Some residents express concern over potential declines in property values and the visual impact of data centers on their neighborhoods.

Health Impacts:

Studies suggest that the expansion of data center infrastructure could contribute to public health issues like asthma.

So please make the right decision and reject this rezoning

Greg Lehr 2530 Tooley Road Howell MI



Data Center Info - Channel 4 News

From Cory ·

Date Tue 9/16/2025 12:42 PM

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

Hi everyone,

My name is Cory Alchin, I live in Howell Township. I just heard about this data center yesterday, I am writing to share a story created by Channel 4 news recently.

Here it is: https://www.youtube.com/watch?v=bi7IhUVM6DI

I spoke with Jennifer Zink, who is the Treasurer of Saline Township. They just voted down a data center in their township for a few reasons listed below.

- 1.) Did not fit the future zoning map. They felt the property which was 500 acres was trying to be rezoned to industrial from agriculture. The vision the township had for the property was not industrial zoning.
- 2.) Electric usage The study and information they found was that the data center being proposed in their township would use in one week the same amount of energy their entire township uses in 27 years. Our proposed data center is larger.
- 3.) Water It's no secret these data centers use incredible amounts of water, estimates are that the data center being proposed would increase the consumption of water in the township by 2x-5x.
- 4.) They were told that the companies coming from out of state to build this would set up a "mini" city near the development area for people to stay.

This is a short list of information I have found in 48 hours of researching this type of development.

Here is the treasurer's info from Saline if you wish to reach out to her:

Treasurer: Jennifer Zink

7186 Klager Road Saline, MI 48176

Hours: 9:00 AM - 12:00 PM on Tuesdays.

Office hours are at the townhall from 9am to Noon on Tuesdays.

Phone/Text:

Email: treasurersalinetwp@gmail.com



Project Splitrock Letter of Support

From Nicole Domitrovich

Date Tue 9/16/2025 11:45 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

1 attachment (3 MB) IMG_5856.jpeg;

Hi Howell Twp,

Please see attached for my letter of support for Project Splitrock. I am aware that there is a planning meeting on Tuesday, September 23rd and while I am not able to attend, I wanted to make sure my support is known.

Thank you, Nicole Domitrovich September 16, 2025

To the Planning Commission,

I live and work in Howell and unequivocally love this community. I'm writing to express my support for the proposed rezoning for a new data processing facility. This project represents a smart and forward-thinking use of land that will bring tangible benefits to our community.

Data processing centers are low-impact neighbors. They don't create traffic, noise, or pollution like other types of development might. At the same time, they generate significant tax revenue that will help fund schools, roads, and public safety—without putting pressure on any of those services.

Importantly, this project fits well with the character of our community. It's a clean, quiet use of space that supports our local economy while preserving the quality of life we value.

I encourage you to approve the rezoning and help bring this opportunity to our area for the benefit of generations to come.

Sincerely,

Nicole Domitrovich



Protecting us and not letting the rezoning go through.

From Mike Marks

Date Tue 9/16/2025 1:19 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Michael & Patricia Marks 3700 N. Burkhart Road Howell, MI 48855

9/16/2025

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, 4706-18-400-003, 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 (<u>Huron River Watershed Council</u>).
- 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 (<u>Bridge Michigan</u>). 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,	Require a full Environmental Impact	Michigan Zoning Enabling Act, Act 110 of 2006 (MCL 125.3201 et seq.) gives
wildlife, habitat protection	Assessment (EIA) prior to rezoning,	townships power to regulate land uses to protect public health, safety,
	covering water draw, wastewater	welfare, natural resources and conserve natural resources and energy.

1:23 PM Mail - Howell Township Inspector - Outgook		
	discharge, wildlife habitat, effects on wetlands, heat discharge, etc.	(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)
	Require proof of adequate electric capacity, reliability, and no degradation of service to existing customers. Also require	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. (stypp.fordschool.umich.edu) Also Michigan legislature is considering legislation (and some passed) that requires data
Electric infrastructure & energy demand, grid strain	binding contracts or rate structures so other ratepayers do not subsidize utility upgrades.	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.
Noise, lighting, traffic, externalities, property value	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	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
protection Transparency, reporting,	properties are not unduly harmed). 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	resources." (Michigan Legislature) 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
enforceable conditions	guarantees.	water, energy usage, and invoices. (<u>Michigan Legislature</u>)

Conclusion

In considering File # PC2025-20, please note a nearly <u>identical rezoning request</u> 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,

Michael & Patricia Marks

Sent from my iPhone



Zoning Proposal

From Lynn Weiss ·

Date Tue 9/16/2025 3:43 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>; Howell Township Deputy Assessor / Deputy Zoning Administrator <office@howelltownshipmi.org>

We have recently discovered that there is a proposal to change the zoning of several nearby parcels of land here in Howell Township from agricultural to research and technology, in order to build large data centers.

As you know, these data centers use an enormous amount of water and electricity, and provide very little job opportunities once constructed. Building these data centers will cause a strain on the local power grid, which already needs improvement, plus deplete local water resources and impact our water quality. They also contribute to unwanted light pollution and are a devastation to wildlife habitat. The constant hum of servers and cooling fans will generate significant noise levels.

Even more concerning is that they have the potential to create many health concerns including electromagnetic radiation, noise induced hearing loss, along with air and water pollution.

We ask that you please have the best interest of all the residents who live here in Howell Township and don't allow these changes that will devalue our properties and potentially jeopardize our health.

Thank you,

Michael & Lynn Weiss 3207 Crandall Rd, Howell, MI 48855



Proposed Data Center

From Keith C

Date Tue 9/16/2025 9:17 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

I have lived in the Fowlerville/Howell area for 28 years (originally from Hartland), and I'm writing to give my support to the rezoning request for the proposed data center.

I believe this project is a great fit for our community. Data centers don't bring much traffic, noise, or need for public services—but they do bring real economic benefits. They contribute to the local tax base, which can help improve roads and support things like schools, fire departments, and other essential services. We get the bennies without the overwhelming influx of people. That's a good tradeoff, in my opinion.

From what I understand, the site will be landscaped and planned in a way that fits with our long-term goals. It's a way to attract investment and good jobs while keeping the small-town feel we all love.

Please consider approving this rezoning. It's a chance to bring lasting value to our area without a lot of downsides.

Thank you, Keith Champagne Dear Planning Commission Members,

As a resident of Fowlerville for the past 28 years, I am writing in support of the rezoning request for the proposed data processing development.

The proposed site fits naturally within the township's growth pattern along Grand River Avenue and supports our long-term vision for sustainable economic development.

Research shows that data centers require minimal public services while making meaningful contributions to the local tax base—funds that can help improve our roads and support other essential community services. These facilities are typically well-landscaped and designed to blend with their surroundings

This project has the potential to strengthen our community by attracting quality jobs, diversifying our economy, and bringing long-term value with minimal downside—all while maintaining the character and livability of our neighborhoods.

Approving this rezoning is an opportunity to welcome a project that can deliver long-term value with low impact. I believe this development will be a positive step forward for our community.

Sincerely,

Cindy Champagne



Fowlerville Data Center

From Karl Witt

Date Tue 9/16/2025 9:15 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Members,

My name is Karl Witt, President of KW Corporation, 3rd generation resident of Fowlerville. I live and work just a few miles from this proposed site in handy township.

As the owner of a tech company just 3 miles from the proposed Data Center, I'm absolutely thrilled about the incredible opportunities this project brings to every single person in our community! This isn't just a game-changer for our county—it's a chance to supercharge our schools, empower our small businesses, and elevate our entire region.

I'm all in on joining the coalition of local leaders to champion this \$1 billion investment from a Fortune 100 tech giant. This hyperscale data center in Howell and Handy Townships will pump tens of millions in tax revenue into our schools, roads, police, fire services, and local amenities—resources that will directly strengthen the backbone of our community. As a tech entrepreneur, I know firsthand how transformative this kind of investment can be, and I'm excited to see our schools thrive and our small businesses gain new opportunities to grow and compete.

The site's proximity to high-voltage transmission lines and the availability of land make it a perfect fit, and I'm fully behind rezoning the agricultural land to move this forward. The vision for a campus of single-story buildings, thoughtfully landscaped to blend with our natural surroundings, shows a commitment to preserving the character of our community while driving progress. Plus, with the project meeting all local zoning codes, covering its own infrastructure costs, and minimizing impacts like traffic, noise, and lighting, it's clear this is a win-win.

The economic boost is massive: over 1,000 local construction jobs and hundreds of high-paying, permanent tech jobs will open doors for our residents. As a business owner, I'm particularly excited about how this will attract talent and spark innovation, creating a ripple effect that lifts up every small business in the area. This data center isn't just a project—it's a catalyst for a brighter, stronger future for Livingston County, and I'm beyond excited to see it come to life!

Best Regards,





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To the Planning Commission,

I live in **Fowlerville** and care deeply about this community. I'm writing in support of the proposed rezoning for a new data processing facility. This project is a forward-looking, fiscally responsible use of land that will deliver tangible benefits to residents and local businesses. As an owner of a child care business, I would like to state why I approve this project.

Hundreds of new working parents = sustained childcare demand

• The project brings 1,000+ construction jobs at peak and then hundreds of permanent roles across tech, facilities, culinary, safety, and admin—exactly the kind of full-time, shift-based work that needs reliable childcare. More workers in the daytime and on staggered shifts means higher and steadier enrollment for infant—pre-K care.

Stronger local economy → families stay and spend locally

• Each \$1B+ phase and the likelihood of becoming the largest property taxpayer in Livingston County means more predictable public revenue for schools and family services—conditions that help young families put down roots and choose consistent care.

Company-funded infrastructure

- The company has committed to **cover roadway**, **water**, **sewer**, **fiber**, **and electrical upgrades** needed for the campus. Better roads and utilities reduce parent friction (traffic, outages), improving punctuality and satisfaction with local childcare. **Real partnerships and grants we can tap for early learning**
- The company runs **annual grants** for **schools**, **nonprofits**, **and community organizations** and supports **STEM and CTE** efforts. As a licensed early-learning provider, we can partner on family STEM nights, early-math/science materials, and workforce-readiness pipelines for our staff.

Family-friendly operations reassure parents (good neighbor commitments)

• Plans include **noise-mitigation**, **down-directed/shielded lighting**, minimal generator use (testing only, emergencies), and **native-habitat landscaping**—all signals that daily life around the site remains calm and residential-friendly, which matters to parents choosing care nearby.

No added burden on ratepayers

• The company will **cover utility customer-borne costs** tied to serving the campus and actively work so **local ratepayers aren't impacted**—stability families notice in monthly budgets that compete with childcare tuition.

As the owner of a child care center in Fowlerville, I see a direct community benefit for local families. The influx of construction and permanent jobs means **more working parents who need reliable infant—pre-K care**, with demand spread across daytime and staggered shifts. Our center is prepared to respond with **priority enrollment**, **extended hours aligned to shifts**, and **family STEM programming** supported through the company's community-grant model—turning economic growth into **thriving early learning for local kids**.

For these reasons—responsible design, significant investment and jobs, company-funded infrastructure, no added burden on ratepayers, and education/child-care partnerships—I respectfully urge you to approve the rezoning. This is an opportunity to support long-term prosperity while preserving the quality of life we value.



data center

From james grover

Date Wed 9/17/2025 9:30 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I'm writing to inform you that I support the potential of a data center in Fowlerville/Howell. I know the Fowlerville community will benefit highly from it and frankly could use the help.

James Grover



Data center

From Paul Kunde

Date Wed 9/17/2025 10:13 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Good morning,

I just want to acknowledge my support of this proposed data center project. I've lived in Fowlerville my whole life. The tax capture will be great for the Fowlerville community and they could probably put it to great use with infrastructure upgrades and school issues.

Thanks.

Paul

Sent from Yahoo Mail for iPhone



FW: Data center

From Dan Boss

Date Wed 9/17/2025 10:45 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Cc

From: Dan Boss

Sent: Wednesday, September 17, 2025 10:37 AM

To: 'inspector@howelltownship.org' <inspector@howelltownship.org>

Cc:

Subject: Data center

Dear Inspector,

I am Dan Boss. Having been an Owner of Boss Engineering, a Real Estate Developer, an Associate Real Estate Broker, and former President of the Brighton Area Chamber of Commerce, I have always been an advocate for projects which are good for Livingston County. This is one of those projects. I am also aware that whenever any project is proposed, groups of people mobilize to oppose it, regardless of how beneficial it would be for Livingston County.

This project is a once in a lifetime opportunity that most communities would beg to have. No cost to the Township, increased property taxes to be paid by the Owner,

No pollution, extensive landscaping to minimize views of buildings, Professional employees with high paying jobs.

Please consider this email my complete endorsement of this life changing opportunity for our County. Thank you, Dan Boss



Proposed data center

From Garrett Decator

Date Wed 9/17/2025 10:30 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hi,

I'm writing to say that this project could have benefits to the community and to my personal life. This could potentially bring in many more jobs and as someone being a younger person in the community, I think the possibility of being Able to get a job and work at a company like this would be a game changer for some of us.

Garrett

Sent from Yahoo Mail for iPhone



data center

From Jason Firek

Date Wed 9/17/2025 10:52 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To Whom This May Concern,

I am writing about the recently announced Data Center that is being proposed in Howell / Fowlerville. Both my wife and I were born in Howell and have chosen to raise our 5 children in this wonderful community. My career has taken me into finance and has allowed me to see the grander landscape of our economy now and the future economies to come. I want to express my sincere hope that this Data Center is **approved.**

Whether we like it or not, technology and AI (artificial intelligence) is the way of the future. It will have a lot of benefits surrounding this change as well as some detriments. I believe allowing this project to move forward will put our community in the forefront of this new economy. Like it or not, this change is coming. Why not choose to be on the leading front of it and benefit along the way?

My understanding is that it will also boost our local economies with new jobs as well as larger tax revenues. It is our hope that those revenues will help all people of this community.

Change is always hard but I feel like if we resist this...we will be throwing a wonderful opportunity for prosperity and future growth out the window. Thank you for your consideration.

Regards,

Jason L. Firek, CFP®
Managing Director

Panos Firek Wealth Management of Raymond James

27 S. Squirrel Road, Suite 200, Auburn Hills, MI 48326



Jason Firek of Panos Firek Wealth Management was named on the Forbes Best-In-State Wealth Advisor and Wealth Management Teams Lists.





2025 Forbes America's Best-In-State Wealth Management Teams, developed by Shook Research, is based on the period from 3/31/2023 to 3/31/2024 and was released on 1/9/2025. Approximately 11,674 team nominations were received and 5,331 advisor teams won. Neither Raymond James nor any of its advisors pay a fee in exchange for this award. More: https://bit.ly/4a7Vist. Please see https://bit.ly/4a7Vist. Please see https://bit.ly/4a7Vist. Please see https://bit.ly/4a7Vist. Please see https://bit.ly/4a7Vist. Please see https://bit.ly/3E2glf4, Please see https://bit.ly/3E2glf4, Please see https://bit.ly/aE2glf4, Please see https://bit.ly/

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Proposed rezoning

From Paul Kurtz

Date Wed 9/17/2025 12:00 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Good mornin,

I am writing to express my support for the proposed data center project. As a lifelong resident of the Howell/Fowlerville area, I believe this development has the potential to be a positive step for the long-term vitality of both communities.

I live just over a mile from the proposed site, and I recognize that this parcel is one of the last remaining stretches of unused acreage along Grand River between the two townships. I would much rather see it developed into something with strong and lasting economic impact than I turned into less impactful use.

This project also offers the potential to strengthen the local tax base in a way that could help the community maintain its current character—reducing the need for rapid residential growth or large-scale expansions in the future.

Thank you for your time and consideration. I hope you will view this proposal as an opportunity to bring meaningful economic benefit while supporting the long-term sustainability of our townships.



Data center

From Bill Baker

Date Wed 9/17/2025 1:18 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To the planning commission:

The Baker family is writing this letter in support of the proposed re-zoning of parcels to allow for a data center to be built in Howell township. Our family owns property directly adjacent to the proposed site. After reviewing the preliminary renderings we are satisfied with the overall design/layout and trust that all local zoning and ordinances will be enforced. This project has the potential to bring much needed tax revenue to our community, not to mention the additional temporary and permanent jobs it will create. For these reasons the Baker family hopes you will approve the re-zoning of the parcels in question.

Thank you Bill Baker 5170 W. Grand River Fowlerville Mi, 48836

Get Outlook for iOS



Article 23

From robert fields

Date Wed 9/17/2025 1:32 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Cc Pam Fields

To whom this may concern,

We have been residing in this community for over 20 years. We love our agricultural residential community and would encourage only future residential and family oriented growth to our beautiful Township.

We are completely opposed to amending the zone ordinance to research and technology. This is our home and we encourage others that want to live here to have the opportunity to live in an environment that is conducive to family living! I appreciate research and technology and unfortunately have witnessed similar transitions of this type in other communities that lead to a disastrous result that were unrecoverable. We chose to live here for what howell Township stands for...family, community, agriculture.

Sincerely, Robert and Pamela Fields 3515 Crandall Rd HOWELL TWP!!!!! 48855. 586 453 1699

Yahoo Mail: Search, Organize, Conquer



September 17, 2025

To the Planning Commission,

My name is Stacey Macek and I live in Howell and work in Brighton. I have been a Livingston County resident my entire life and have a strong passion for the ways in which development is structured. I am writing to express my strong support for the proposed rezoning for a new data processing facility in Livingston County.

As someone who manages commercial property, I see every day how essential reliable digital infrastructure has become. Data centers will soon be a pillar of our economy—supporting cloud computing, e-commerce, artificial intelligence, and nearly every online service people and businesses rely upon. According to the U.S. Chamber of Commerce, the data center industry already adds billions to the national economy annually and supports tens of thousands of high-quality jobs. These facilities are now as critical as roads or power lines in preparing our communities for the future.

Data centers are also exceptionally good neighbors. They are low-impact—producing virtually no traffic, no retail congestion, and minimal noise or pollution—yet they generate significant tax revenue that can strengthen our schools, public safety, and infrastructure. A CBRE economic study found that every \$1 billion spent on U.S. data center construction supports approximately 1,700 jobs and \$243 million in labor income. Livingston County deserves to benefit from this kind of economic ripple effect, especially in a way that allows input and choice.

This project is especially valuable because it gives our county early access and meaningful input. Instead of being left behind as other regions compete for these opportunities, Livingston County has the chance to ensure the facility is built to the highest standards while shaping how it integrates into the community.

For its quality, size, and foresight, I believe this project represents a smart and forward-thinking land use that will preserve the character of our area while positioning Livingston County at the forefront of technological growth. I encourage you to approve the rezoning for the benefit of both current residents and future generations.

Respectfully,

BMH Realty, LLC

very Macret



Stantec Consulting

From

Date Wed 9/17/2025 2:47 PM

To Howell Township Treasurer <treasurer@howelltownshipmi.org>

Sent from my iPhone Please say no to the rezoning of our neighborhood! Thank you! C.C. Block 3250 Crandall Howell , Mi. 48855



Data project

From Lance Van Gilder

Date Wed 9/17/2025 2:16 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Dear Howell Township Board Members,

As a lifelong resident of the Howell/Fowlerville area, I am writing to express my support for the proposed data center project within our township. This site represents one of the last remaining large parcels of undeveloped acreage along Grand River, and I believe its thoughtful development into a high-tech facility will bring lasting economic and community benefits.

I want to acknowledge upfront that I may be personally incentivized to want this project in our area. However, I am doing my best to set that aside and speak in facts, because this decision has broad implications for our entire community.

My family has lived in Fowlerville our whole lives. My kids play sports here and attend Fowlerville schools. I want this community to thrive for them and their generation, and I truly believe this project will help provide that stability and opportunity. Fowlerville could use the much needed revenue more than Howell and would be greatly beneficial for Handy Township.

In short, a data center is not a short-term project or speculative development. It is a stable, clean, taxgenerating anchor that positions Howell Township to be part of the digital economy while preserving the surrounding character of our community. Compared to high-traffic commercial or dense residential development, this project offers lower strain on infrastructure and fewer day-to-day disruptions, while still delivering significant economic benefit.

I encourage the Township to approve and support this project. It represents smart growth, long-term stability, and a chance for our community, including families like mine who have farmed here for generations and intend to remain here, to strengthen its economic foundation without sacrificing its identity.

Thank you for your time and consideration.

Lance Van Gilder

Van Gilder Farms



INDUSTRIAL & AUTOMOTIVE . LUBRICANTS . HOME HEATING OILS . DIESEL . KEROSENE . GASOLINE . DEF . PROPANE

September 17, 2025

To the Planning Commission,

My name is Tim Corrigan, and I am one of the owners of Corrigan Oil. My family has proudly called Livingston County home for generations, and I am writing to express my support for the proposed rezoning for a new data processing facility.

Corrigan Oil was founded in 1958 right here in Brighton, beginning with a single service station and tow truck. Over the decades, our family business has grown to serve communities across Michigan and Ohio, but our roots and values remain, firmly, here. We have always believed that being part of this community means giving back—through sponsorships, charitable contributions, and volunteerism. From supporting local schools and veterans' organizations to fundraising for nonprofits, we are committed to strengthening the place we call home.

That is why I believe this project is so important. Data centers are clean, quiet neighbors that provide stability and opportunity for the community. They bring substantial property tax revenue without creating traffic, noise, or strain on local services. National studies show that data centers contribute significantly to local economies, not only through construction jobs and long-term operational positions, but also by boosting local infrastructure investments in power, broadband, and public services.

Equally important, this project gives Livingston County early input and oversight, ensuring it is built responsibly and in alignment with the values of our residents. It is forward-thinking development—bringing innovation and economic strength while preserving the quality of life that makes this such a special place.

As a lifelong member of this community and a business owner deeply invested in its future, I encourage you to approve this rezoning. I believe it will help secure a brighter future for Livingston County and the generations to come.

Sincerely,

Tim Corrigan Vice President, Corrigan Oil

Dear Members,

My name is **Ryan Van Gilder**, and I am both a farmer and the landowner of the property being considered for this technology campus. My family's home farm has been the center of our lives for generations, and I want to be clear—deciding to even consider selling it was not something we took lightly. Farming is who we are, and this land is deeply personal to us.

What made us open to this conversation were the extraordinary benefits this project brings to our entire community. This is not just another development—it is a once-in-a-lifetime opportunity to welcome one of the largest and most respected companies in the world to our hometown. The scale of this investment is unprecedented: more than a billion dollars poured directly into Livingston County.

For our municipalities, this project provides resources they've never had before—tens of millions of dollars in new tax revenue to strengthen schools, improve roads, and support fire and police. It means a stronger financial foundation for local government to serve residents without asking taxpayers to carry the entire burden. For small businesses, it means the chance to grow and thrive in a more stable local economy.

I also want to address something directly. I have personally spoken—through phone calls, text messages, and emails—with many of the individuals spreading opposition on Facebook. Much of what is being shared is misinformation, fueled by a small group of neighbors worried about their property values. I understand their concerns, but the truth is this: the community as a whole has far more to gain than to lose. We have the chance to move forward and be part of the industrial revolution of our time. The citizens of Livingston County all stand to benefit—through better schools, stronger infrastructure, more opportunity for our kids, and the chance to be part of the technological boom shaping the world around us.

What also matters is how thoughtfully the project has been designed. The plans preserve open land—up to 70% green space—and respect the rural character of our area. This is not a project that overwhelms our community, but one that fits into it quietly and responsibly.

As a family, we will continue to farm. We will continue to care for our land and pass it down to the next generation. But we also believe it is our responsibility to recognize when an opportunity this unique comes along—an opportunity that doesn't just benefit us, but secures a stronger future for our neighbors and for Livingston County as a whole.

This was not a decision made lightly. But it is one we believe is right—for our farm, our community, and the generations who will call this place home after us.

Sincerely,

Ryan Van Gilder

Farmer & Landowner

Dear Members,

My name is **Lyle Young**, and I operate **Young's Turf Farm** here in Fowlerville. My family and I have been farming sod in this community for years, and I care deeply about the land, the people, and the future of Livingston County.

I've seen all kinds of proposals for how farmland gets used, including large-scale solar projects. Speaking as a farmer, I'm relieved this proposal is not solar. A hyperscale data center provides so much more value to the community and the world. Instead of acres of panels with limited local benefit, this project will bring tax revenue, jobs, and opportunity that directly strengthen the fabric of our county.

The truth is, farming is a tough business. Agriculture is low-margin, unpredictable, and often at the mercy of weather and markets. For farmers to keep doing what we love and to pass farms on to the next generation, we sometimes need to find "off-farm wins." Projects like this are one way landowners can capture the value of their land while still seeing it benefit the community around them. That balance matters if we want farms to survive long-term.

What also gives me confidence is the design. The renderings show up to 70% of the land staying green, with grass and open space, single-story buildings, and landscaping that blends into the rural character of the area. This isn't a project that paves over everything—it's one that fits responsibly into its surroundings.

In my view, this data center represents a far more productive and forward-looking use of land than solar fields. It brings generational opportunity, strengthens schools and infrastructure, and still respects the land we all care about. As a farmer and a neighbor, I'm proud to support it.

Sincerely,

Lyle Young

Young's Turf Farm Fowlerville, MI



Concerning Rezoning from AR to RT

From

Date Wed 9/17/2025 8:33 PM

To Howell Township Inspector <inspector@howelltownshipmi.org>

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, 4706-18-400-001, 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)

Opposition Letter to Rezoning Proposal from Agricultural Residential (AR) to Research and Technology (RT)

Date: September 17, 2025

Dear Zoning Administrator,

I am writing to express strong opposition to the proposed rezoning of property from Agricultural Residential (AR) to Research and Technology (RT), as this change could facilitate the development of solar farms with significant negative environmental impacts. While renewable energy is important, the potential ecological consequences of such projects on the subject property outweigh the benefits and must be carefully considered.

Environmental Concerns Related to Solar Farms

1. Loss of Agricultural Land and Soil Degradation

The subject property, currently zoned AR, supports agricultural activities that preserve fertile soil and promote local food production. Converting this land to RT for solar farm development risks permanent soil degradation. The construction process involves heavy machinery, grading, and vegetation removal, which compacts soil, disrupts its structure, and reduces its agricultural viability. Once altered, this land may never regain its productivity, undermining food security and local ecosystems.

2. Impact on Local Wildlife and Biodiversity

Solar farms require large, cleared areas, which destroy habitats for native plants and animals. The removal of vegetation and installation of solar panels disrupt ecosystems, displace wildlife, and reduce biodiversity. For example, pollinators such as bees and butterflies, critical to agricultural ecosystems, may lose essential foraging grounds. Additionally, the reflective surfaces of solar panels can disorient birds, leading to collisions and mortality. Considering we have just started seeing Bald Eagles returning to this area, a change like this could be catastrophic to their habitat.

3. Water Resource Concerns

Solar farm construction and operation can negatively affect local water resources. The clearing of

vegetation increases runoff, leading to erosion and sedimentation in nearby waterways. This can degrade water quality and harm aquatic ecosystems. Furthermore, some solar farms require water for panel cleaning, placing additional strain on local water supplies.

4. Heat Island Effect and Microclimate Changes

Large-scale solar installations absorb and radiate heat, creating localized heat island effects. This can alter microclimates, raising temperatures in surrounding areas and affecting both wildlife and nearby agricultural activities. Such changes could disrupt the delicate balance of the local ecosystem, which the current AR zoning helps maintain. As a maple syrup producer, living within 1000 feet of this development, we are concerned it could negatively impact our production.

5. Hazardous Materials and End-of-Life Disposal

Solar panels contain materials such as cadmium and lead, which pose environmental risks if not properly managed. Improper disposal at the end of the panels' lifecycle could lead to soil and groundwater contamination. The rezoning to RT increases the likelihood of such developments without guarantees of responsible decommissioning plans, putting the environment at risk. All of the residents in this area receive our water from wells. Contamination of the ground water would be disastrous for our health.

Preservation of Agricultural Residential Zoning

The current AR zoning supports sustainable land use, preserving the area's rural character, agricultural productivity, and environmental integrity. Rezoning to RT prioritizes industrial development over the long-term health of our community and environment. The potential for solar farms under RT zoning introduces risks that are incompatible with the ecological and cultural value of the land.

Conclusion

While the transition to renewable energy is a worthy goal, it should not come at the expense of our environment, agricultural heritage, and community well-being. The negative impacts of solar farms—loss of arable land, harm to biodiversity, water resource strain, microclimate changes, and risks from hazardous materials—make the proposed rezoning to RT unsuitable for this property. I urge you to deny this rezoning request and maintain the Agricultural Residential designation to protect our environment and preserve the land's ecological and agricultural value.

Thank you for considering this opposition. I am available to discuss these concerns further and encourage a thorough environmental impact assessment before any decisions are made.

Sincerely, Mark and Melissa Stephan 4925 Fleming Rd



123 E. Washington St. Howell, MI 48843 517.546.3920 | fax: 517.546.4115 www.HOWELL.org

Howell Township Planning Commission

RE: Support for Proposed Data Processing Facility Rezoning

Dear Members of the Howell Township Planning Commission,

On behalf of the Howell Area Chamber of Commerce, I am writing to express our strong support for the proposed data processing facility and the accompanying rezoning request scheduled for consideration at your September 23rd meeting.

This project represents a transformative opportunity for Howell Township and the greater Livingston County community. By bringing hundreds of good-paying jobs, significant increase in tax revenues, and substantial infrastructure improvements, this investment will provide long-term economic stability and growth for our region.

Importantly, the development has been thoughtfully designed to complement Howell Township's rural character, with more than 300 feet of open space surrounding the project site. This buffer ensures that the facility blends seamlessly into our community. Additionally, the Van Gilder's and their agents have represented that the company behind this project owns other projects and is committed to owning and operating the facility long term, making it not just an investor, but a true partner in Howell's future.

The facility will also fully fund all necessary upgrades to water, energy, and internet/network systems—benefits that extend well beyond the project itself and strengthen our community as a whole.

As the leading advocate for the local business community, the Howell Area Chamber of Commerce strongly encourages approval of this rezoning request. We view this project as a rare and significant chance to drive economic prosperity, enhance local infrastructure, and reinforce Howell's position as a thriving community for businesses and residents alike. Thank you for your careful consideration of this project, and for your continued commitment to the growth and well-being of Howell Township.

Sincerely,

Nicole Domitrovich

Nicole Domitrovich, Board Chair Howell Area Chamber of Commerce Janelle Smith

Janelle Smith, President Howell Area Chamber of Commerce

CONNECT. ADVOCATE. LEAD.



Data Center

From Christa Miner

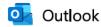
Date Thu 9/18/2025 9:54 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

As a resident of Howell Township I am begging you to consider the families that live and thrive in this amazing area. We are a rural community and it needs to stay that way. How can you even consider such a plan of his magnitude with no consideration on how this will affect all of these families who live here, who raise our families here. The damage that this facility and whatever else it will bring is immeasurable, you cannot allow this to happen.

Please consider the members of this community, who support this community, who thrive here and please do not allow this facility to wave \$\$\$ at you or anyone to destroy our neighborhood. Once approved you cannot take it back and we need someone who supports us to have our back and not allow this to happen.

Thank you Christa Miner Marr RD



No data centers!

From Whitney Davis

Date Thu 9/18/2025 10:13 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I will not be able to attend the meeting on September 23rd, 2025. I do not want a data center in Howell, or Livingston County. My daughter nor any kid or adult in this world deserves to have their water tainted for a machine, one of the worlds richest corporations can stay out of Howell and keep their resource draining tech out of Howell too. There is no need for us to hurt our resources more than Nestle and the other conglomerates and chemical company's do. Please if you care about the people who live here, do not let it come here. I don't want to have to move my daughter from my home town.



No Data Center

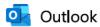
From Ken Smith

Date Thu 9/18/2025 10:26 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

I want to voice my opinion, I do not live in Howell Township, but I live close enough to feel the effects. Let country life continue to be Country Life. You have already allowed over population with excessive subdivisions and apartment complexes. This Project will effect our electricity and possibly water.

Ken Smith



Public Hearing- Rezoning

From Bakerluc Bake5452

Date Thu 9/18/2025 11:21 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Good morning,

I am writing in regards to the proposed rezoning of some of our local properties in Howell Township. While I am not afraid of progression and building around our community, I am opposed to the proposed rezoning for the purposes of turning these properties into a data center for the following concerns:

- 1. Our community has been founded and based off of agriculture and it has become a way of life for so many in our community. Bringing in a large data center, reportedly the largest in the country, takes away from that culture and what we as residents and constituents have come to live by as a rural community. Simply put, it is not who we are as a community.
- 2. Along with pride in our rural community that is rooted in agriculture, natural resources play a huge part of the people that reside here in Howell Township. It is well documented of the risks and detriments to the natural resources that a large data center brings with it. Water usage, noise pollution, light pollution and animal displacement are all concerns associated with this type of property. The trade off just isn't there for the residents of Howell Township.

Thank you for allowing me to submit just some of my concerns.

Respectfully, Lucas Baker



Quit building in Howell

From nicholas beaune

Date Thu 9/18/2025 10:50 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Quit building in Howell. Howell use to be a nice & quiet city and now we are getting over run by car washes and non essential businesses. Nobody in Howell with common sense is in favor of data centers. There is no benefit for our community. Build it somewhere else, not in Howell.

Lynn Delamielleure 3494 N. Burkhart Road Howell, MI 48855

9/15/2025

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.
- 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 (<u>Huron River Watershed Council</u>).
- 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 (<u>Bridge Michigan</u>). 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 (<u>STPP Ford School</u>).

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 (<u>Planet Detroit</u>). 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 <u>identical rezoning request</u> 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



File # PC2025-1 and PC2025-20

From Joe Fulton Date Thu 9/18/2025 11:03 AM

Howell Township Inspector <inspector@howelltownshipmi.org>

Cc J.M. Fulton

1 attachment (49 KB)

Howell Township .pdf;

Good morning.

Please find attached letter to be submitted for record in regarding to rezoning land in my neighborhood. I also copied and pasted attached letter below as well. I am vehemently against a data center being built in this area. See you all on the 23rd!

Monday September 18, 2025

Attn: Howell Township Planning Commission

Re: Petitioner: Stantec Consulting Michigan, Inc., File# PC2025-1 and PC2025-20

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.

Planning Commission,

I want my questions and concerns as a local resident to be submitted and recorded regarding the potential rezoning of land near my residence. I have been a long time Howell area resident (33 years) and currently reside on the corner of Warner Rd and Crandall rd. I chose my current home for multiple reasons, however one of the most important reasons was due to the surrounding area being residential and agricultural and not industrial, commercial or any other environment that is not conducive to raising a young family. I am concerned that rezoning the land will allow projects to be built that jeopardize the current way of life and possible impacts on the surrounding residential and agricultural areas.

My specific questions and concerns are as follows.

- 1. What is the current project, land use or building purpose currently being proposed by Stantec that is behind the request for rezoning?
- 2. In the event the land is approved to be rezoned, what is the process for Stantec or others to be able to re-apply with a different project plan, land use or building purpose? Do residents get

notified of these changes?

- 3. What process is in place to address residents' concerns regarding pollution, noise, utility costs, traffic and any other potential negative impacts to the area if the land is rezoned.
- 4. Does the township have regulations or rules requiring concerns and impacts to the local community be investigated and results shared with the community?
- 5. Does the township have regulations or rules requiring residents' concerns be addressed?
- 6. What residents, if any, are notified of future projects that will impact the local community? How are they notified?
- 7. I have witnessed teams testing what I believe was the soil while wearing personal protective gear on current township land located at the curve of Tooly and Warner Rd. What was the purpose of the test? What are the results of those tests?
- 8. I am against any project moving forward that increases pollution, noise, utility costs, damages the environment or lowers home values in the community. I am against Data Centers or any other high energy consumption project, high pollution project or projects that utilize hazardous materials being built in the local community.

Respectfully,

Joe Futon



NO data centers!

From Kristin Dennison

Date Thu 9/18/2025 11:11 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

Hello, I am writing to voice my strong opposition to allowing data centers to be built in the Howell area. As a new resident here, we intentionally bought land in a rural township; we loved the small-town, agriculture feel, and the peace and quiet that goes with it. Additionally, we feel strongly about environmental protection. So in addition to large data centers ruining the nature of the community of Howell Twp so many of us specifically sought out (to get AWAY from such industrial centers!!)- it will ruin the literal nature as well, using up an exhorbitant amount of natural resources (water, energy, etc).

It is the responsibility of local officials to abide by the interests of their communities- the residents who live here and are most impacted by these changes. NOT to abide by financial interests of the corporations looking for cheap land to pursue their own financial gains. Whatever supposed "benefits" these centers' developers claim would bring to the area are disingenuous at best (lies motivated by profit and exploitation of our community), and pale in comparison to the harms they would bring. Do not fall for such deception, and help us protect our township.

I urge you to act accordingly, and not be complicit in the destruction of our beautiful, rural, and natural community. Help make it clear that there is NO place in Howell for data centers. Now now, not ever. There is no shortage of opportunities for them to locate elsewhere, where they'd fit in better with the local interests.

Thank you, Kristin Dennison

Sent from my iPhone



Opposition to Rezoning Agricultural Land to Research and Technology

From Sarah Somers

Date Thu 9/18/2025 11:45 AM

To Howell Township Inspector <inspector@howelltownshipmi.org>

To whom it may concern,

I am writing to formally oppose the request to rezone agricultural land to "Research and Technology" for the development of a data center in Howell Township.

This proposal poses significant concerns for me as a resident of Livingston County. Our agricultural land is not only a part of the county's heritage but also a resource that sustains our community's character, health, and environment. Converting this land into a large-scale industrial development threatens to irreversibly alter the rural nature of our township.

The development of a data center would have a heavy impact on the surrounding residents and quality of life in the surrounding areas. A data center will bring constant noise, traffic, rises in utility bills, light pollution, and not to mention the depletion of groundwater in which the surrounding residents rely on for their well systems.

Once farmland is lost, it is lost forever. Rezoning sets a precedent that agricultural land can be traded away for industrial use, undermining the long-term vision of our community. The township's priorities should be with the people who live in the township, not with large companies looking to make a profit.

A facility of this scale will also likely reduce residential property values, discouraging families from investing and pushing any current residents right out of their properties. This will certainly put a financial strain on the residents near the development. These residents, my neighbors, do not deserve this!

My sister who lives within 300 feet of these parcels that will be rezoned will be directly impacted. Her neighbors who have grown up in the homes around her and raised their children in the very same homes are devastated by the news of the rezoning and possible development of a data center. I worry for my young niece and nephew who will live across the street from this development. The constant noise, light, traffic, depletion of water will directly impact their health and well-being.

For these reasons, I urge the committee to deny this rezoning request. Protecting our agricultural land preserves not only this township's identity but also the health, safety and well-being of the families who live here.

Thank you for your time and careful consideration.

Respectfully,

Sarah Somers

--

Sarah Lynn Somers slsomers90@gmail.com (517) 488-6568

HOWELL TOWNSHIP

Application for Re-Zoning/Text Amendment

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108 Email: inspector@howelltownshipmi.org

Fee: \$1000.00

Parcel ID #: See Applicant Name	Stantec Consulti	ing Michigan Inc	Applicant Addre	Date 9/3/2025 2321 Club Meridian Drive Suite E, Okemos, MI 48864		
810-252-14 Phone	.31	N/A Fax	Email	Jack.Ammerman@Stantec.com 		
Property Owner	See attached Property Owner List					
Provided U Phone	pon Request	N/A Fax	Email	Provided Upon Request I		
Current Zoning C	lassification _	AR, SFR, NSC	Proposed Zonin	RT ng Classification	-	
Existing Use Agr Cor	Agricultural, Single Family, Commercial Proposed Use					
Legal Description See attached Exhib		if necessary):				
Requested chang Request for a text a 2.02 (Definitions).				processing to Zoning Ordinance Sec	tion	

Reason for Requested Change: To support the proposed future development of the combined parcels for a Data Processing Facility within the Research and Technology District.
Has the Applicant made a previous request to rezone the property?
☐ Yes ✓ No
If yes, state when and the decision of the Township Board:

See attached separate exhibit for ownership consent and signatures for rezoning application.

Proposed Text Amendment:

Data Processing. A facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses, buildings or structures located on the same lot such as utility buildings, offices, warehousing, cafeteria, guardhouses, diesel storage tanks, water storage tanks, security fencing, and other similar structures, improvements and appurtenances.

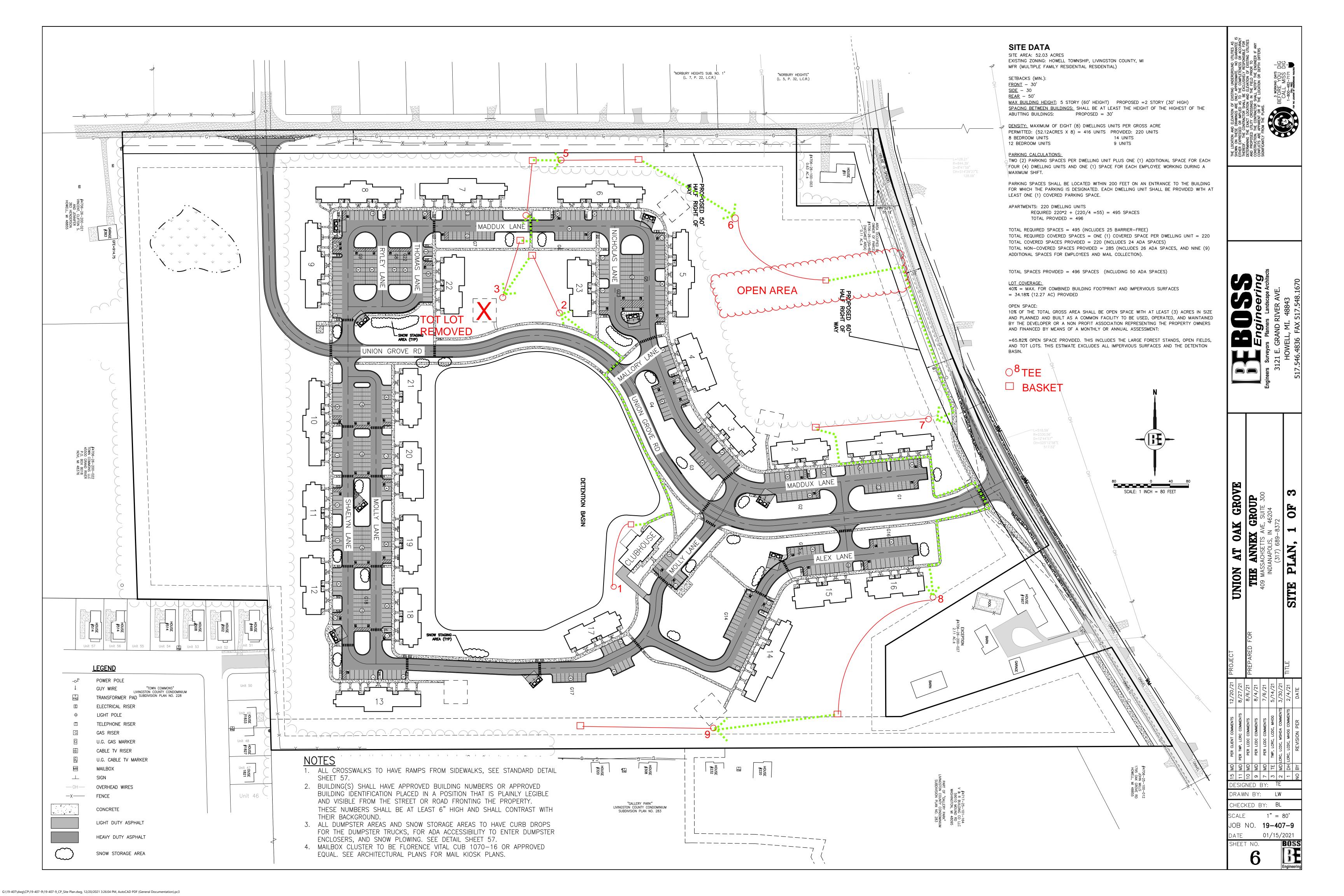
HOWELL TOWNSHIP

Request for Amendment to Approved Site Plan

3525 Byron Road Howell, MI 48855 Phone: 517-546-2817 ext. 108

Email: inspector@howelltownshipmi.org

25 Parcel ID #: 4706	100	028	08/05/25 Date
	1820 Mollv	Lane, How	ell, MI
Unior	at Oak G	rove. LP	8680 Edison Plaza Drive, Fishers, I Applicant Address
Phone		Fax	Email
Гуре/Nature of Busin	Multi-f	amily Housi	ng
	Ur	nion at Oak	Grove, LP/Joy Skidmore/Dir of Development
			Email
Briefly state a descrip drawings or other pe			nent requested and minimums required. Attach for review.
golf. For our multi-family replacing one of five red upgrade. While tot lots so bracket and often becon multi-generational amen seniors seeking a low-in healthy outdoor recreations, in a fun,	y developn undant tot undant tot erve a values underuity that appract outdon, encour active setti underused	nent to maxilots with a ruable niche utilized as cheals to resipor activity. aging resideing. This shi	of the five proposed tot lots and replace it instead with frisbee mize resident satisfaction and foster community engagement, modern frisbee golf course is a strategic and beneficial for very young children, their utility is limited to a narrow age hildren grow. A frisbee golf course, conversely, offers a dents of all ages, from active teenagers and young adults to Furthermore, frisbee golf inherently promotes walking and ents to explore the development's green spaces and interact ft not only diversifies the recreational options available but also a vibrant, inclusive hub that enhances the overall quality of life
pplicant Signature	Jry M.	Shuu	08/05/25 Date





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

TO: Howell Township Planning Commission

FROM: Paul Montagno, AICP, Principal

Grayson Moore, Township Planner

DATE: August 20, 2025

RE: Union at Oak Grove Site Plan Amendment

The applicant has submitted a request to amend the previously approved site plan for The Union at Oak Grove, a 220-unit, for-lease, multi-family housing development located in the MFR – Multifamily Residential zoning district on a 52.12-acre parcel on the east side of Oak Grove Road, just north of the boundary with the City of Howell and approximately 1,200 feet north of M-59. The property has frontage on both Oak Grove Road and Henderson Road.

The Planning Commission originally approved the site plan on December 15, 2020. The applicant is now requesting to replace one of the five approved tot lots with a frisbee golf amenity. Section 7.07.B. requires that open spaces comprising at least 10% of the total gross area of the project with the open spaces of at least three (3) acres in size and planned and built as a common facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment. The change does not alter the overall site layout, density, or compliance with the MFR zoning district requirements. The remaining four (4) tot lots will continue to serve the needs of younger children, while the frisbee golf amenity is intended to provide a recreational opportunity for a wider range of age groups, encouraging walking, outdoor activity, and community interaction.

Under Township procedures, modifications to approved site plans that involve a change in the type or location of an amenity generally require Planning Commission review to ensure continued compliance with open space requirements and compatibility with the development's approved character. This request can be considered a substitution of one usable open space activity for another.

Review Notes:

Density remains at 220 units in 23 buildings with the same unit mix.

Union at Oak Grove Site Plan Amendment August 20, 2025

 All dimensional standards (setbacks, height, building separation, lot coverage) remain in compliance.

Open space remains at 65.82%, exceeding the 10% minimum.

Pedestrian connections, woodland preservation areas, pathways, and parking

remain unchanged.

• Lighting, landscaping, and access points remain as previously approved.

We recommend the Planning Commission consider the following prior to making a

determination.

1. Resident Use – How will the applicant ensure the frisbee golf course is restricted for

use by residents and their guests only?

2. Safety and Placement – Is the course layout designed to avoid conflicts with

pedestrian paths, residential units, or other active use areas?

3. Maintenance – What is the long-term maintenance plan for the frisbee golf amenity,

and how will upkeep be ensured?

From a zoning compliance perspective, the amendment maintains the required open space, does not reduce the number of tot lots below what is reasonable for the development, and

replaces one active open space feature with another.

We look forward to discussing this at your upcoming Planning Commission meeting.

CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal

CARLISLE/WORTMAN ASSOC., INC.

Grayson Moore

Community Planner



Howell Township

3525 Byron Road

Howell Township, MI 48855

Request for Extension of Site Plan Approval

Dear Jonathan,

I am writing to formally request a one-year extension of the site plan approval for the property situated at 4261 Lambert Drive, formerly known as Pirates Cove Storage.

Due to the unexpectedly increasing costs of materials and interest rates at that time, our client elected to postpone the construction of buildings 'E' and 'K' as part of the previously approved Phase I construction documents. Consequently, we were unable to complete the authorized work by the original expiration date.

Subject to your approval of this request, we plan to proceed with the construction and submit final completion documentation related to Phase I, specifically for building 'E' (a one-story structure totaling 15,925 square feet), located in the northern corner of the facility.

Thank you for your time and consideration.

Sincerely,

Mike Hughes

(734)424-0661

Mike.hughes@vanston.com