

**HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

3525 Byron Road
Howell, MI 48855
January 27, 2026
6:30 pm

1. Call to Order
2. Roll Call: Wayne Williams - Chair Matt Stanley
 Robert Spaulding – Vice Chair Sharon Lollo
 – Secretary Trent Holman
 Tim Boal – Board Rep. Cory Alchin
3. Pledge of Allegiance
4. Approval of the Agenda:
Planning Commission Regular Meeting: January 27, 2026
5. Approval of the Minutes:
A. Regular Meeting December 16, 2025
6. Call to the Public:
7. Zoning Board of Appeals Report:
8. Township Board Report:
A. Draft Meeting Minutes December 8, 2025
B. Draft Meeting Minutes January 12, 2026
9. Ordinance Violation Report: December Permit List and Ordinance Violation Report
10. Scheduled Public Hearings:
11. Other Matters to be Reviewed by the Planning Commission:
A. Officer Selection per Section 2 of the Planning Commission By-laws
12. Business Items
A. Old Business:
 1. Data Center Ordinance - Discussion, Citizen Research Committee Report
- B. New Business:
 1. Agape City Church, PC2025-28, 4706-28-400-017, Vacant Grand River Ave.,
 Amendment to Approved Site Plan
13. Call to the Public:
14. Adjournment

HOWELL TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
3525 Byron Road Howell, MI 48855
December 16, 2025
6:30 P.M.

MEMBERS PRESENT:

Wayne Williams	Chair
Robert Spaulding	Vice Chair
Tim Boal	Board Representative
Matt Stanley	Commissioner
Sharon Lollo	Commissioner
Trent Holman	Commissioner

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Township Planner Brady Heath, Pat Keough from ACE Civil Engineering, Applicant Dakota Haslock, Tyler Smith with Kimley Horn Civil Engineering and Zoning Administrator Jonathan Hohenstein

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

APPROVAL OF THE AGENDA:

Motion by Boal, **Second** by Stanley, “**To approve the agenda as presented.**” Motion carried.

APPROVAL OF THE MEETING MINUTES:

November 18, 2025

Motion by Spaulding, **Second** by Boal, “**For Approval.**” Motion carried.

CALL TO THE PUBLIC

Jeff Smith, 3774 Mason Rd.- Spoke on Data Center Ordinance

Chuck Smith, 5136 Fleming Rd- Spoke on opposition to Data Centers

Allen Romain, 5182 Owosso Rd- Spoke on opposition to Data Centers

Lauren Prebenda, 930 Gulley Rd- Spoke on Data Center Ordinance and opposition to Data Centers

John Ryan- 3457 Byron Rd- Spoke on water usage of Data Centers

Ty- Choctaw Township- Spoke on water usage and opposition to Data Centers

Cecelia DePeel, 999 E. Barron Rd- Spoke on Federal Protected Species

Debbie Mannisto, 2330 Tooley Rd- Spoke on Data Centers

ZONING BOARD OF APPEALS REPORT:

None

TOWNSHIP BOARD REPORT:

Draft minutes are included in the packet. Board Representative Boal gave an overview of November and December meetings. Moratorium and Renewable Energy Ordinances were passed on November 20th, and application for proposed Data Center was withdrawn on December 8th.

ORDINANCE VIOLATION REPORT:

Report in packet.

SCHEDULED PUBLIC HEARINGS:

None

OTHER MATTERS TO BE REVIEWED BY THE PLANNING COMMISSION:

- A. Draft Planning Commission Annual Report- 2025- Zoning Administrator Hohenstein discussed fee schedules for the Township
- B. County Planning Fall Summary- Report in packet
- C. County Master Plan- Report in packet. Vice Chair Spaulding would like to see the county report in the Planning Commission packet when the report is released quarterly.
- D. Resignation of Mike Newstead

OLD BUSINESS:

None

NEW BUSINESS:

1. Dakota Haslock, PC2025-22, 3590 W. Grand River Ave., Parcel # 4706-28-100-024, Preliminary Site Plan Review- Commissioner Stanley recused himself from voting due to conflict of interest, he has worked with the applicant before and may in the future. Pat Keough from Ace Civil Engineering gave an overview of the project. There are currently two buildings on site, Justice Fence and Dakota's trucking company. They would like to make improvements to the site, including storm water drainage with a detention pond, outside storage, screened fencing along Grand River Ave, gravel cleanup and asphalt paving for employee parking. He spoke on items mentioned by the Township Planner and answered questions. Commissioner Lollo questioned the type of trucking company and her concerns with appearance from the road. Board Representative Boal questioned height and placement of fence, if they have a report from the Drain Commissioner, where equipment will be stored and if retention pond can be moved to the front of the property. Vice Chair Spaulding has concerns regarding drainage with asphalt placement and screening of property. Township Planner Heath gave his review of the site and discussed the ordinance. Discussion followed. **Motion** by Boal, Second by Lollo, with a friendly amendment, **“To table PC2025-22 at 3590 W. Grand River Ave, Parcel # 4706-28-100-024 with Preliminary Site Plan review, pending additional landscaping, parking, screening and preliminary report from Drain Commissioner.”** Motion carried.
2. EV Go, PC2025-26, 1475 N. Burkhart Rd., Parcel #4706-28-100-024, Amendment to Approved Site Plan- Tyler Smith with Kimley Horn Civil Engineering and Township Planner both gave an overview of the project and answered questions. The applicant is requesting to convert 16 standard parking spaces into 10 standard electric vehicle charging stalls at Kensington Valley Outlets. Two would be ADA accessible but would create a loss of 6 parking spaces from the site. Commissioner Stanley questioned if there would be a loss of ADA spaces. Board Representative Boal questioned the screening around the equipment and if they were standard model charging units. Discussion followed. **Motion** by Spaulding, **Second** by Boal, **“Approval of PC application 2025-26 for EV Go located at 1475 N. Burkhart Rd. Parcel # 4706-29-400-008, which is an amendment to approved**

site plan with the condition that the amendment abides by landscaping standards section 28.02.D.2.”
Motion carried.

3. Data Center Ordinance- Discussion: Planner Heath spoke on the three drafts of an ordinance that were submitted to the packet by Township Planner and Township attorney, they can be modified by the Planning Commission with their own language. Jodi Fulton who is a member of the Research Committee, spoke about information that has been collected by the committee to help assist the Planning Commission in creating an ordinance for Data Centers. Kristen Dennison spoke on the history of Data Centers. Vice Chair Spaulding questioned the appropriate zoning for a data center and if it would require a Special Use Permit. Discussion followed. Zoning Administrator Hohenstein reviewed the process of creating an ordinance. Definition of Data Centers and Data Center zoning to be discussed at January meeting.

CALL TO THE PUBLIC:

Jeff Smith, 3774 Mason Rd.- Spoke on Data Centers and Haslock project

ADJOURNMENT:

Motion by Boal, **Second** by Stanley, “**To adjourn.**” Motion carried. The meeting was adjourned at 9:15 P.M.

Date

Planning Commission Secretary

Marnie Hebert
Recording Secretary

**HOWELL TOWNSHIP REGULAR BOARD
MEETING MINUTES**

Rod Bushey Performing Arts Center
1200 W. Grand River Ave., Howell, MI 48855
December 8, 2025
6:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Also in Attendance:
278 people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

None

APPROVAL OF THE AGENDA:

December 8, 2025

Motion by Counts, **Second** by Fagan, “**To approve the agenda.**” Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

November 10, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, **Second** by Hohenstein, “**To accept the minutes from November 10th.**” Motion carried.

SCHEDULED PUBLIC HEARING:

Stantec Consulting Michigan, Inc. and Randee LLC, to conditionally rezone various parcels in the area of Grand River Ave. and Fleming Rd., from Agricultural Residential (AR), Single Family Residential (SFR), and Neighborhood Service Commercial (NSC) to Research and Technology (RT)

Supervisor Coddington stated that the applicants requested to withdraw their rezoning request. **Motion** by Hohenstein, **Second** by Daus, “**To accept the withdrawal of the rezoning application from Randee LLC and Stantec.**” Roll call vote: Wilson – yes, Counts – yes, Boal – yes, Daus – yes, Fagan – yes, Hohenstein – yes, Coddington – yes. Motion carried (7-0). Discussion followed.

Motion by Counts, **Second** by Daus, “**To deviate to Item 8 on the agenda followed by call to the public.**” Motion carried.

Stantec Consulting Michigan, Inc. and Randee LLC, Zoning Ordinance Text Amendment, Article 2 – Definition, regarding Article 5 – Research and Technology (RT) Zoning District, to define Data Processing Supervisor Coddington stated that the applicants requested to withdraw their text amendment request.

Motion by Hohenstein, **Second** by Fagan, “**To accept the withdrawal of the text amendment from Randee LLC and Stantec.**” Roll call vote: Fagan – yes, Boal – yes, Wilson – yes, Counts – yes, Hohenstein – yes, Daus – yes, Coddington – yes. Motion carried (7-0). Discussion followed.

CALL TO THE PUBLIC:

Topics discussed: Township Master Plan, secondary growth, household median income, farmland, NDA's, transparency, future generations, community support, environmental concerns, petition, zoning ordinance, utilities, data breach, risks to homeowners, job loss from AI creation, impact study, tax incentives for big corporations, PFAS contamination, noise pollution. Public comment received by: Michelle Vecheta, Marilyn McEvoy, Gina, Dan Wholihan, Don LeChevalier, Favile Armstrong, Angela Barbash, Arnold Cordell, Nicole, Lisa Jevens, Sarah, Jennifer Stainton, Stephanie Booth, Chuck Smith, Vanessa North, Elizabeth Petrie, Paula Murphy, Anthony Hudson, Andrew, Emma Sova, Nathaniel, Allen Romain, Lauren Prebenda, Todd Kozakiewicz, Bella Anderson, Lyle Devine, Cory Alchin, Breanne Green, Samantha Cooper, Jessica Perry, Eli Steyskal, Roy Steyskal, John Gibson, Agnieszka Bisbikis, Kristin Dennison, Victoria, Leah Davis, Marty Kubiak, Steve Smith, Jarrett, Dennis Chiesa, Meghan Morales, Jason, Andrew Dombrowski, Alissa Recker, Betsy, Jessica Burtka, and Dawn Snider.

ADJOURNMENT: **Motion** by Daus, **Second** by Hohenstein, “**To adjourn**” Motion carried. The meeting was adjourned at 8:40 p.m.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

HOWELL TOWNSHIP REGULAR BOARD

MEETING MINUTES

3525 Byron Rd. Howell, MI 48855

January 12, 2026

6:30 P.M.

MEMBERS PRESENT:

Mike Coddington	Supervisor
Sue Daus	Clerk
Jonathan Hohenstein	Treasurer
Matthew Counts	Trustee
Tim Boal	Trustee
Bob Wilson	Trustee

MEMBERS ABSENT:

Shane Fagan	Trustee
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Also in Attendance:

33 people signed in.

Supervisor Coddington called the meeting to order at 6:30 p.m. The roll was called. Supervisor Coddington requested members rise for the Pledge of Allegiance.

CALL TO THE BOARD:

Treasurer Hohenstein requested to add item 8-J, Resignation of Shane Fagan from the Township Board

APPROVAL OF THE AGENDA:

January 12, 2026

Motion by Counts, **Second** by Hohenstein, “**To approve the agenda with amendments.**” Motion carried.

APPROVAL OF BOARD MEETING MINUTES:

December 8, 2025

REGULAR BOARD MEETING MINUTES

Motion by Daus, **Second** by Boal, “**To approve the minutes from December 8th.**” Motion carried.

CALL TO THE PUBLIC:

Kristin Dennison, 7196 Manor Ln.: Spoke on the Township Master Plan, updating the Zoning Ordinances, Research and Technology (RT), Industrial (I), Industrial Flex Zone (IFZ), Agricultural Residential (AR), increasing fines for ordinance violations.

Gina Lowe, Preston Rd.: Spoke on concerns of the dangers of reckless driving in Livingston County.

Todd Kozakiewicz, 6205 Raddatz Rd.: Spoke in opposition to Data Centers, Solar Farms, and ITC Power Infrastructure.

Angela Barbash, 4211 Crandall Rd.: Spoke on Township residents working together with the Township Boards for the good of the community.

UNFINISHED BUSINESS:

- A. Resident Research Committee – Update
Treasurer Hohenstein reported that the information presented served as an update from the Resident Research Committee for the Board's review.
- B. IT Services
IT bids were put out with the services necessary to meet IT safety compliance requirements. The Board reviewed and discussed the submitted bids. **Motion** by Counts, **Second** by Boal, “**To select Mann Information Technology Group for the middle tier care package of \$1,496.00 a month.**” Motion carried.

NEW BUSINESS:

- A. Howell Township – Zoning Ordinance Update
Treasurer Hohenstein reported that the Township's Zoning Ordinance needs to be updated to address and correct any inconsistencies. **Motion** by Counts, **Second** by Hohenstein, “**To approve the proposal from Carlisle Wortman for Zoning Ordinance updates as presented.**” Motion carried.
- B. Fowlerville School Tax Collection Agreement
Motion by Counts, **Second** by Hohenstein, “**Approval of Fowlerville Community Schools summer tax collection.**” Motion carried.
- C. LESA Tax Collection Agreement
Motion by Counts, **Second** by Daus, “**Approval of Livingston Educational Service Agency summer tax collection.**” Motion carried.
- D. Howell Schools Tax Collection Agreement
Motion by Counts, **Second** by Hohenstein, “**Approval of Howell Schools summer tax collection for 2026.**” Motion carried.
- E. Resignation of Mike Newstead from Planning Commission
Motion by Counts, **Second** by Daus, “**To accept Mike Newstead's resignation from the Planning Commission.**” Motion carried. The Board expressed its appreciation to Mr. Newstead for the time and effort he devoted to serving the Township.
- F. Planning Commission Appointment to Open Seat
Supervisor Coddington invited the applicants who applied for the Planning Commission seat to stand and introduce themselves. Dan Bonello introduced himself. Cory Alchin introduced himself. Supervisor Coddington made the recommendation of Cory Alchin for vacant Planning Commission seat. **Motion** by Counts, **Second** by Boal, “**To accept Cory Alchin, term ending December 31, 2027.**” Motion carried. Board discussion followed regarding Cory stepping down as Co-Chair from the Resident Research Committee due to a conflict of interest as a Planning Commission member.
- G. 2026 Howell Township Fee Schedule
Treasurer Hohenstein presented a revised fee schedule detailing additions, removals, and pricing adjustments. **Motion** by Hohenstein, **Second** by Daus, “**To accept the Township Fee Schedule as presented.**” Motion carried.

H. Tooley Road Park Plan

Treasurer Hohenstein provided an overview of the projected estimated financials for the Park Plan as well as the Township Hall renovation. **Motion** by Hohenstein, **Second** by Daus, “**To table further discussion on the park plan and polling place until next month when Brent is in attendance.**” Motion carried.

I. FOIA Appeal Determination – Meg Marhofer

Clerk Daus provided an overview of the processes involved in a FOIA request and subsequent appeal. **Motion** by Hohenstein, **Second** by Daus, “**To adopt the Township Attorney’s recommendation as to Ms. Marhofer’s appeal and to authorize the Supervisor to sign the Appeal Determination and Certificate on behalf of the Township.**” Motion carried, 1 dissent

J. Resignation of Shane Fagan from the Township Board

Motion by Hohenstein, **Second** by Daus, “**To accept the resignation of Shane Fagan from the Township Board as presented.**” Motion carried.

PUBLIC HEARING:

Public Hearing: William McCirie, to Rezone parcels 4706-22-300-003 and 4706-22-300-042 from AR (Agricultural Residential) and RSC (Regional Service Commercial) to IFZ (Industrial Flex Zone). **Motion** by Daus, **Second** by Hohenstein, “**To open the public hearing.**” Motion carried. Applicant William McCirie spoke regarding the rezoning of both properties located on Tooley Rd., expressing his intent to preserve the house at 2050 Tooley, if feasible, as well as retain the stone structures on the property, while eliminating the barn. Trustee Counts inquired as to Mr. McCirie’s intended use of the property, and Mr. McCirie stated that he is unsure at this time. Treasurer Hohenstein inquired whether Mr. McCirie intended to combine the two properties, and Mr. McCirie stated that this would be his intent if permitted. Treasurer Hohenstein discussed his concern with all of the permitted uses in the IFZ district and their compatibility with the surrounding neighborhood.

Connie Johnson, 2750 Popple Ln.: Spoke in opposition to having LACASA and EMS labeled as Commercial

Jodi Fulton, 3528 Warner Rd.: Spoke on the number of residential homes within a half mile of the proposed rezoned property

Debbie Mannisto, 2330 Tooley Rd.: Spoke in opposition to rezoning due to added traffic near a bus stop and children’s safety

Bobette Schrandt LACASA President and CEO, 1920 Tooley Rd.: Spoke in opposition to rezoning, thanked the Board for their service to the Township

Patricia Claffey, LACASA Board Chair: Spoke in opposition to rezoning, the benefits that LACASA offers to individuals

Angela Barbash, 2211 Crandall Rd.: Spoke in opposition to rezoning, Township Master Plan, community call to support for LACASA

Kristin Dennison, 7196 Manor Ln.: Spoke on the Township Master Plan, opposition to rezoning

Mark Mannisto, 2330 Tooley Rd.: Spoke in opposition to rezoning

Matt Hall, 2071 Tooley Rd.: Spoke in opposition to rezoning

Wayne Williams, 2240 Tooley Rd.: Spoke in opposition to rezoning

Ellen Schwartz, 2071 Tooley Rd.: Spoke in opposition to rezoning

Paul Johnson, 2750 Popple Ln.: Spoke in opposition to rezoning, pollution, safety concerns due to added traffic

Motion by Counts, **Second** by Boal, “**To close the public hearing.**” Motion carried.

Trustee Boal declared a conflict of interest due to a legal matter and will abstain from discussing and voting on this matter. Discussion followed on the project and if the project met the factors to rezone in the Township’s Ordinance. **Motion** by Hohenstein, **Second** by Counts, “**To reject the proposed rezoning request based on the following: 1) Public comments received 2) The Township’s Planning Commission’s debate and recommendation 3) The concern regarding surrounding properties from the Livingston County Planning Commission 4) Not all uses listed in the IFZ district are compatible with this area.**” Roll call vote: Wilson – yes, Daus – yes, Hohenstein – yes, Boal – abstain, Counts – yes, Coddington – yes. Motion carried (5-0) 1 abstain.

CALL TO THE PUBLIC:

Angela Barbash, 2211 Crandall Rd.: Inquired about potential future voting locations

Rob Spaulding, 3500 Crandall Rd.: Thanked Mike Newstead for his service on the Planning Commission, Spoke about the Township Park process

REPORTS:

A. **SUPERVISOR:**

Supervisor Coddington reported that there has been a request to add items to the agenda and is seeking the Boards recommendations on the best way to implement this. Discussion followed.

B. **TREASURER:**

See Treasurer Hohenstein’s report. Treasurer Hohenstein provided an update on the Township Hall renovation and requested direction from the Board due to scheduling constraints. It was the consensus of the Board to pause the Township Hall renovation until after November 2026.

C. **CLERK:**

Clerk Daus is requesting the Boards approval to attend the 2026 MAMC Clerk’s Institute. **Motion** by Hohenstein, **Second** by Counts, “**To accept the Municipal Clerks Conference for the Township Clerk as presented,**” Motion Carried.

D. ZONING:

See Zoning Administrator Hohenstein's report

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:

See draft minutes. Trustee Boal reported on Planning Commission.

Treasurer Hohenstein is requesting the Board's approval to allow Trent Holman and Cory Alchin to enroll in the Citizen Planner Class with MSU. **Motion** by Hohenstein, **Second** by Counts, "**To allow Trent Holman and Cory Alchin to enroll in the Citizen Planner Class with MSU.**"

Treasurer Hohenstein is seeking Board approval for the allocation of funds to establish a subcommittee to assist the Planning Commission in developing drafted language for a data center ordinance. It was the consensus of the Board that the allocation of funds would be beneficial to have the Township Planner meet with the subcommittee.

Treasurer Hohenstein is seeking Board direction regarding membership for the Michigan Association of Planners. It was the consensus of the Board that additional information is needed before a decision is made

I. ZONING BOARD OF APPEALS (ZBA):

Treasurer Hohenstein reported that the American Planning Association of Michigan is offering a Zoning Board of Appeals class and that members of the ZBA have expressed interest in attending. **Motion** by Hohenstein, **Second** by Counts, "**To allow members of the Zoning Board of Appeals and any relevant staff to attend either of the classes regarding the Zoning Board of Appeals.**" Motion carried.

J. WWTP:

See report

K. HAPRA:

Clerk Daus reported that HAPRA now meets at 6:00 P.M. There was not a meeting for December.

L. PROPERTY COMMITTEE:

Treasurer Hohenstein reported that the contract with Griffith Realty has expired and that the Township has received a listing extension agreement with Griffith Realty. **Motion** by Hohenstein, **Second** by Daus, "**To accept the listing extension agreement with Griffith Realty as presented.**" Motion carried.

M. PARK & RECREATION COMMITTEE:
No report

N. SHIAWASSEE RIVER COMMITTEE:
No report

DISBURSEMENTS: REGULAR PAYMENTS 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 Boal, “To adjourn” Motion carried. The meeting was adjourned at 9:15 p.m.

Sue Daus, Howell Township Clerk

Mike Coddington, Howell Township Supervisor

Tanya Davidson, Recording Secretary

Monthly Permit List

01/05/2026

1/2

ADD REU

Permit #	Applicant	Address	Fee Total	Const. Value
PREU25-003	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$3877.82	\$0.00
	Work Description: Water REU			
PREU25-004	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$8830.65	\$0.00
	Work Description: Sewer REU			

Total Permits For Type: 2
Total Fees For Type: \$12708.47
Total Const. Value For Type: \$0.00

Residential Land Use

Permit #	Applicant	Address	Fee Total	Const. Value
P25-251	RENEWAL BY ANDERSEN	5015 N BURKHART RD	\$10.00	\$0.00
	Work Description: Patio door			
P25-250	RENEWAL BY ANDERSEN	2876 BYRON RD	\$10.00	\$0.00
	Work Description: New window			
P25-263	MARHOFER JOHN JR AND MARGARET	3363 BYRON RD	\$150.00	\$0.00
	Work Description: Tear down and rebuilt deck on rear of house, new concrete foundation and pad under deck, re-deck portion of deck that was not demolished.			
P25-252	Install Partners LLC	3155 CRANDALL RD	\$10.00	\$0.00
	Work Description: New front entry door			
P25-258	RENEWAL BY ANDERSEN - Store 92	4536 CRANDALL RD	\$10.00	\$0.00
	Work Description: Installation of 9 new windows			
P25-255	RENEWAL BY ANDERSEN - Store 92	78 FORDNEY PL	\$10.00	\$0.00
	Work Description: Three new entry doors			
P25-248	VANSICKLE SAMUEL P AND FELICIA J	2125 HICKORY ACRES DR	\$75.00	\$0.00
	Work Description: 2,730 sq ft house 840 sq ft garage 176 sq ft back porch 324 sq ft front porch			
P25-256	Install Partners LLC	3221 HILL HOLLOW LN	\$10.00	\$0.00
	Work Description: Installation of patio sliding door to the back patio			
P25-105	BECKETT MATTHEW AND JESSICA	1513 E MARR RD	\$10.00	\$0.00
	Work Description: Replace fire damaged areas in attic including: trusses, roof, insulation, plumbing, electrical, upper siding, all stone on chimney.			
	Received insurance claim check for property damage due to fire. Funds deposited into performance guarantee until proof of			

restoration is complete.

P25-257	RENEWAL BY ANDERSEN - Store 92	3335 W MARR RD	\$10.00	\$0.00
	Work Description: Installation of four new windows and patio door			
P25-249	DOWN HOME CONSTRUCTION	5916 MASON RD	\$50.00	\$0.00
	Work Description: 505 sq ft deck on rear of home with Trex decking			
P25-260	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$75.00	\$0.00
	Work Description: New Single Family Home			
P25-254	RANGEL'S WATERPROOFING & CONSTRUCTION	565 SLEAFORD RD	\$10.00	\$0.00
	Work Description: Installing 126' interior foundation drains, 10 post jacks and footings per engineer report			

Total Permits For Type: 13

Total Fees For Type: \$440.00

Total Const. Value For Type: \$0.00

Sewer Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-140	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$5000.00	\$0.00
	Work Description: Sewer Connection			
PWS25-143	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Sewer Connection			

Total Permits For Type: 2

Total Fees For Type: \$10000.00

Total Const. Value For Type: \$0.00

Water Connection

Permit #	Applicant	Address	Fee Total	Const. Value
PWS25-141	HERRON CURT AND MARGARET	123 CASTLEWOOD	\$5000.00	\$0.00
	Work Description: Water Connection			
PWS25-144	MI HOMES OF MICHIGAN LLC A DELAWARE LIMITED LIABILITY COMPANY	4124 SEDGEVIEW CIRCLE	\$5000.00	\$0.00
	Work Description: Water Connection			

Total Permits For Type: 2

Total Fees For Type: \$10000.00

Total Const. Value For Type: \$0.00

Grand Total Fees: \$33,148.47

Grand Total Permits: 19.00

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3363 BYRON RD Complaint Building and landscaping without a permit. Addition to rear of the house. Also filed in the county ditch along Byron Road.	MARHOFER JOHN JR A	4706-14-300-024	12/17/2025		OPEN - COMPLANT RECEIVE

Comments

12/15/25-Stopped and inspected area behind house. new deck and screened porch install. Mrs. Marhofer indicated that they had replaced a old deck that was in disrepair and was unaware that they needed a permit. She advised she was going to research that matter to confirm it was required. I advised that I would also research the matter.

12/16/25-Spoke with Mrs. Marhofer, she advised they were gettting the necessary itmes required for a permit and would be appling for the permit at the Township and the County.

Code Enforcement List

01/05/2026

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

Complaint

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

Comments

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.

8.16.25 - Denise Stach paid ticket #0162 at court

9.9.25 - Wes Gray has requested a formal hearing.

10/2/25 - Stopped to speak with home-owner ref upcoming court date and take updated photos. Mrs Stach stated she is willing to go to court. Photos taken.

10.20.25 - Court hearing started, adjourned to a later date. Working with Wes Gray on settlement.

11.6.25 - Wes Gray signed agreement for consent judgment. Case has been closed.

12.11.25 - Wes Gray reached out to Twp Attorney because Wes is now living in the house. We have submitted to the court a modified agreement to allow the storage of the RV as long as it conforms to the Ordinance and is not used for on-site human habitation and all other items are either removed from the property or permits are applied for and reviewed for conformance with the Ordinance.

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
4141 W GRAND RIVER A Complaint House is neglected, building unsafe, junk in yard.	TONON CHIARINA S	4706-20-400-012	09/24/2024		OPEN - COMPLANT RECEIVE

Comments

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.
9.9.25 - Email received, expect to get started with demolition at the end of September.
9.18.25 - Demolition permit acquired and escrow money provided
9/23/25 - Property has been mowed, debris from front of structure appears to be gone.
10.21.25 - Property owner now wants to remove only the house and leave the barn. This would create a violation of the Township's Ordinance. Zoning determination letter requested and provided to owners. Owners will have 60 days to appeal the determination to the ZBA. Project on hold while owners decide to either demolish both the house and barn or challenge the determination.
12.8.25 - Spoke to owners, they will not challenge the Zoning Administrator's determination. Owner will be sending along a demolition schedule.
12.9.25 - Waiting on Consumer's Energy to shut off all service and Livingston County Building Department Inspector. Tentatively scheduled for January.

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
3590 W GRAND RIVER Complaint Zoning Violations:Outdoor storage without screening, setback issues, parking not hard surfaced, no sign permit.	HASLOCK PROPERTIE	4706-28-100-024	05/06/2024		OPEN - FIRST LETTER SENT

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.
 9.10.25 - Owner dropped off site plan and application, sent out for outside review, expected to be on October PC agenda
 10.29.25 - Met with owner and engineer to discuss revisions to site plan requested by Township's Engineer and Planner. They will update the plan and resubmit for review.

5057 WARNER RD Complaint LARGE AMOUNT OF JUNK AND LITTER IN THE YARD.	HARTER EDWARD H	4706-19-200-005	03/14/2022	PUBLIC/ EMAIL	OPEN - SECOND LETTER SEN
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Comments

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.

Code Enforcement List

01/05/2026

Address	Owners Name	Parcel Number	Date Filed	Origin	Status
<p>4.23.24 - Site visit. Violation still present. Scheduled reinspection.</p> <p>5.20.24 - Site visit. Work has been started. Violation still present. Scheduled reinspection.</p> <p>6.18.24 - Site visit. Violation still present, no evidence of continued clean up activity. Will reinspect on June 25th as agreed.</p> <p>6.25.24 - Site visit. Minimal changes to site, violation still present. Letter sent to owner.</p> <p>8.1.24 - Site visit completed. Owner still working on clean-up.</p> <p>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.</p> <p>10.8.24 - Site visit completed. No evidence of activity. Final violation letter sent to owner.</p> <p>11.6.24 - Site visit completed. No evidence of activity. Will check property on 11.14.24 per letter.</p> <p>11.14.24 - Site visit completed. No evidence of activity. Ticket number 0204 issued. Ticket mailed to homeowner 11.18.24.</p> <p>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.</p> <p>12.10.24 - Schedule has not been provided to Township. Site visit completed, no change.</p> <p>1.27.25 - Site visit completed, no change. Schedule has not been provided to Township. Final violation letter sent to owner.</p> <p>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.</p> <p>2.24.25 - Spoke to owner's wife.</p> <p>2.28.25 - Spoke to owner's wife, came to agreement on clean up schedule. Letter on agreement sent to owner.</p> <p>3.17.25 - 2.28 letter returned. Mailed out letter again.</p> <p>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.</p> <p>3.31.25 - Site visit completed, violation still present</p> <p>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.</p> <p>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.</p> <p>5.19.25 - Received information from District Court setting formal hearing date. Contacted the court to switch to an informal hearing as originally requested.</p> <p>6.10.25 - Called Court RE informal hearing date, Court's system indicated that the ticket had been paid and closed.</p> <p>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.</p> <p>7.16.25 - Magistrate refused to hear the case, claimed he did not have the authority for injunctive relief, ticket dismissed.</p> <p>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.</p> <p>7.29.25 - Formal Court hearing scheduled.</p> <p>9.8.25 - Formal hearing held, Judge Bain granted 45-day limit to get site cleaned up, indicated that he would drive by the property, follow-up hearing scheduled by Judge.</p> <p>10.20.25 - Court status hearing held. Next hearing scheduled for November.</p> <p>11.10.25 - Site visit made, photos attached. Progress has been made, violations still exist. Court hearing held, Judge ordered follow up hearing in December.</p> <p>12.7.25 - Site visit completed, photos attached.</p> <p>12.8.25 - Court hearing held. Final extension to owner granted by court. Rehearing scheduled.</p>					
Address	Owners Name	Parcel Number	Date Filed	Origin	Status

Records: 5

Population: All Records

A member may resign from the Planning Commission by sending a letter of resignation to the Township Supervisor, Township Board or Planning Commission chairperson.

- F. **Compensation.** Planning Commission members shall be compensated as provided by the Township Board.
- G. **Attendance.** Members of the Planning Commission who are absent from three (3) consecutive Planning Commission meetings or four (4) meetings within the calendar year shall be subject to review and/or removal from the Planning Commission by the Township Board, after notice and an opportunity to be heard.

SECTION 2: Officers

- A. **Selection and Tenure.** At the first regular meeting each January, the Planning Commission shall select from its membership a Chairperson, Vice-Chairperson and Secretary, which shall be elected by a majority vote of the membership of the Planning Commission present at the time of election. All officers shall serve a term of one year, or until their successors are selected and assume office. All officers shall be eligible for re-election for consecutive terms for the same office. The member of the Township Board shall not serve as Chairperson of the Planning Commission.
- B. **Chairperson.** The Chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the Planning Commission. The Chairperson shall conduct all meetings in accordance with the rules promulgated herein. Ex-officio members are not eligible to serve as Chairperson.
- C. **Vice Chairperson.** The Vice-Chairperson shall act in the capacity of the Chairperson in his/her absence. In the event the office of Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the unexpired term, and the Planning Commission shall select a successor to the office of Vice-Chairperson for the unexpired term.
- D. **Secretary.** The Secretary or staff designee shall execute documents in the name of the Planning Commission, perform the duties hereinafter listed below, and shall perform such other duties as the Planning Commission may determine.
 1. **Minutes.** The Secretary or staff designee shall be responsible for maintaining a permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records maintained by the Township Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance.
 2. **Correspondence.** The Secretary or staff designee shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the Planning Commission. All communications, petitions, reports or other written

materials received by the Secretary shall be brought to the attention of the Planning Commission.

3. **Attendance.** The Secretary or staff designee shall be responsible for maintaining an attendance record for each Planning Commission member and report those records annually to the Planning Commission for inclusion in the annual report to the Township Board.
4. **Notices.** The Secretary or staff designee shall issue such notices as may be required by the Planning Commission.

E. **Township Board Representative.** The Township Board Representative shall present the recommendations of the Planning Commission as required by the zoning ordinance, subdivision ordinance or other ordinances to the Township Board prior to their consideration of such request.

F. **Zoning Board of Appeals Representative.** The Planning Commission representative to the Zoning Board of Appeals shall report the actions of the Zoning Board of Appeals to the Planning Commission and update the Zoning Board of Appeals on actions by the Planning Commission that relate to the functions and duties of the Zoning Board of Appeals.

SECTION 3: Meetings

A. **Regular Meetings.** The Planning Commission shall hold not less than four (4) regular meetings each year and by motion shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the Planning Commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting.

Notice of regular or scheduled Planning Commission meetings shall be posted in general view of the public at the Township Hall. Notice of any meetings shall include the date, time, and place of the regularly scheduled meetings.

All meetings of the Planning Commission shall comply with the requirements of the Open Meetings Act.

B. **Special Meetings.** Special meetings may be called by the Chairperson or upon written request to the Secretary by at least two (2) members of the Planning Commission. The business the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. All costs of special meetings held to consider requests of applicants for approvals under the zoning ordinance (or for such other purposes as may be necessary) shall be paid by the applicant for such requests.



Carlisle | Wortman ASSOCIATES, INC.

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 and Brady Heath, Community Planner

DATE: January 22, 2026

RE: Definitions and Data Center Zoning Requirements Memo

The Howell Township Residents Research Committee (RCC) has thoughtfully developed a draft data center ordinance that includes definitions, zoning standards, siting requirements, and reference materials from other communities. This memo summarizes the proposed ordinance language, outstanding questions, and supporting information for the Planning Commission's review and consideration.

Definitions

The document includes a full set of proposed zoning definitions intended to clarify and regulate emerging high-impact facilities. The definitions proposed are on pages 1-3 of the Definitions and Data Center Zoning Requirements.

Data Center Zoning District Requirements

The RRC recommends dividing zoning requirements by data center size, with separate standards for ancillary, minor, medium, major, and campus-style facilities. Each category would have distinct criteria for size, permitted zoning districts, minimum setbacks from residentially zoned parcels, sensitive receptors, and other data centers. These requirements are summarized in the table on page 3 of the Definitions and Data Center Zoning Requirements.

Additional Siting Requirements

The RRC prepared additional siting principles intended to limit impacts and guide future rezoning decisions. These include prioritizing previously developed industrial/brownfield land before rezoning residential/agricultural areas, using existing compliant industrial parcels first before expanding zoning districts, and preventing "spot zoning" by limiting rezonings to parcels that abut existing industrial districts.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*

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

Supporting Information and Research for the Above Requests

The document includes supporting discussion and examples from other jurisdictions to justify the approach and highlight best practices. A list of the communities used to inform the Definitions and Data Center Zoning Requirements are on pages 16 and 17. These communities also provide rational for treating most stand-alone data centers as special uses due to intensity and impacts, using an overlay district approach tied to existing industrial zoning, and addressing potential community impacts including noise, scale compatibility, clustering/sprawl, infrastructure strain, and long-term financial concentration risk.

Next Steps

After the Resident Research Committee presents their draft language and backup research, we would recommend that the Planning Commission consider and discuss/deliberate on the proposed language. The Planning Commission could then ask for additional information or revisions from the RRC. Or, if the Planning Commission feels comfortable providing direction on the language, they could direct Carlisle Wortman Associates (CWA) to take the proposed definitions, data center zoning district requirements, and additional siting requirements and incorporate those adjustments and format the materials into a draft Zoning Ordinance Text Amendment for further review and consideration. If an overlay district is going to be used, we will need to make zoning map updates as well.

Prior to taking any official action the Planning Commission must hold a public hearing on any proposed zoning ordinance text amendment. Following the public hearing and any subsequent changes to the draft language, the Planning Commission must make a recommendation to the Township Board, who has the authority to approve a text amendment.

Things for the Planning Commission to Consider

The following is a nonexclusive list items the Planning Commission could consider while evaluating the definitions and data center zoning requirements:

1. Is the Planning Commission comfortable treating most (or all) stand-alone data centers as Special Use Permit (SUP) uses due to potential impacts?
2. Are the proposed definitions clear enough for staff enforcement and developer compliance (especially “Ancillary,” “High Load Use,” and “Sensitive Receptors”)?
3. Should “cryptocurrency mining facilities” be regulated separately, or treated as a data-center-type use under the same framework?

4. Do the proposed tiers (Minor, Medium, Major, Campus) reflect meaningful differences in impact, or should the breakpoints be adjusted?
5. Should the ordinance use only square footage thresholds—or should it also rely on “MW demand,” substation need, or water/cooling type as triggers for higher regulation?
6. Are the proposed minimum separation distances realistic given the township’s existing industrial zoning patterns?
7. Is “shall not abut” sufficient protection from residential districts, or should the township require a stronger buffer area (district-to-district or physical buffer)?
8. Should we define and formalize the “low residential concentration” concept and how variances might work (e.g., fewer than 5 homes), or is that too subjective?
9. Do we want a data center overlay district at all, or should we regulate them through the base zoning districts only?
10. If an overlay is used, do you agree with the general location concept shown in the map (near highway/rail/industrial areas)?
11. Should the overlay include sub-areas for different tiers (example: only smaller tiers in some parts, larger tiers only in the most buffered areas)?
12. How should the township evaluate power demand impacts (transmission lines, substations, reliability risks) when reviewing SUP applications?
13. Should water usage (or zero-water cooling expectations) be a requirement for certain tiers?
14. Should the ordinance require third-party technical review for noise modeling and infrastructure needs at the applicant’s expense?
15. Should Howell Township set a hard cap on total number of facilities or total data center square footage allowed township-wide?
16. Do we agree with the recommendation that rezoning should only occur when parcels abut existing industrial zones (“no spot zoning” principle)?
17. Should we add additional rezoning approval criteria requiring demonstrated community need, compatibility, and infrastructure capacity?

Please let us know if you have any questions and we look forward to discussing this further.

Sincerely,



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



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

January 8, 2026

Howell Township Planning Commission
3525 Byron Road
Howell, MI 48855

To the members of the Howell Township Planning Commission,

The following information on definitions, data center zoning districts and additional siting requirements is being provided for consideration by the Howell Township Resident Research Committee (RRC).

DEFINITIONS & DATA CENTER ZONING REQUIREMENTS

What the RRC is asking for: 3 Items - Definitions, Data Center Zoning District Requirements and Additional Siting Requirements to be discussed and adjusted as needed, for future approval and addition to the Zoning Book of Ordinances.

1. DEFINITIONS TO BE ADDED:

Battery Energy Storage Systems (BESS): *A storage system that collects energy from renewable and non-renewable sources in rechargeable batteries for later use.*

Closed Loop Cooling System: *A cooling system that constantly reuses and recycles an initial load of water within its operation, significantly reducing the draw on external water sources and minimizing wastewater discharge.*

Cryptocurrency Mining Facility: *A facility of any size that is dedicated to operating data processing equipment for cryptocurrency mining and the process by which cryptocurrency transactions are verified and added to digital ledgers. This includes data mining facilities.*

Data Processing: *The collection and manipulation of digital data to analyze and produce meaningful information.*

Data Center: *a physical facility housing the people, hardware and software organized to provide information processing services. This includes data processing facilities, server farms and artificial intelligence / "AI" data centers.*

Ancillary Data Center: *are data centers that are ancillary to another primary use and a) occupy no more than ten percent of the building's footprint, b) are used to serve the enterprise functions of the on-site business and are not used to lease data storage and processing services to third parties, c) are not housed in a separate, stand-alone structure on the parcel, and d) uses no more than 5 MW of power, low power usage effectiveness (PUE) and incorporates cooling systems that do not utilize water.*

Minor Data Center: *See Data Center, a Minor Data Center shall also be under 10,000 square feet (for all buildings and structures on the site). If a minor data center requires an electrical substation and/or water treatment plant, it shall be classified as a Medium Data Center.*

Medium Data Center: See *Data Center*, a Medium Data Center shall also be between 10,000 square feet and 99,999 square feet (for all buildings and structures on the site).

Major Data Center: See *Data Center*, a Major Data Center shall also be between 100,000 square feet and 499,999 square feet (for all buildings and structures on the site).

Data Center Campus: See *Data Center*, also a Data Center Campus shall consist of more than one Data Center building and may be any combination of sizes of Data Center buildings, not to exceed a total of 750,000 square feet (for all buildings and structures on the site).

Decibel, dB: A decibel (dB) is a common measure of sound intensity that is one-tenth of a bel (B) on the logarithmic intensity scale.

Decibel-dBA: Decibels measured in dBA are weighted to the frequencies in the middle of the range of human hearing, as a representation of the perceived overall loudness.

Decibel-dBC: Decibels measured in dBC are weighted to the low-frequency, sounds which travel and penetrate farther than treble sound, often a component of tonal noise.

Generator: A machine that converts one form of energy into another.

High Load Use: A term that refers to an industry or business with higher than average consumption; typically of electricity and/or water.

Megawatt: A unit of power output equal to 1,000,000 watts or 1,000 kilowatts, used to measure power consumption.

Noise Disturbance: Any noise which a) endangers or injures the safety of health of humans or animals; or b) annoys or disturbs a reasonable person of normal sensitivities; or c) endangers or injures persons or real property.

Electrical Substation: An electric system facility that converts higher voltages to lower voltages within or separate from a data center to generate sufficient power at maximum efficiency; can operate independently for dedicated sites once directly connected to the transmission line.

Sensitive Receptors: Schools, preschools, daycares, health facilities such as hospitals, long-term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks, campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.

Sound Pressure Level (SPL): Means the sound pressure levels stated in dB units referenced to twenty (20) micro pascals, with a C frequency weighting and a ten (10) mS response with peak detection per ANSI SI.4-2014.

Standalone Modular Data Center / Cryptocurrency Mining Facility: Pre-engineered, prefabricated, temporary and standardized buildings, including shipping containers, designed to house computer servers and network equipment.

Tonal Noise: A noise characterized by a distinct, recognizable frequency, which stands out significantly against the background broadband noise, considered a nuisance due to the human auditory system's sensitivity to pure tones, especially when they are continuous.

2. DATA CENTER ZONING REQUIREMENTS TO BE ADDED:

In light of the context provided in the information and research attached, inspired by the precedent provided by a combination of other localities' ordinances, and with consideration to Howell Township's particular community and rural character, the RRC would like to see Data Centers sited in our Zoning Book of Ordinances outlined similar to the following chart, and in the suggested overlay district outlined. Please note, the distances provided are estimated numbers presented for discussion and adjustment as needed to accommodate our existing industrial zoning:

CHART FOR USE WITH DATA CENTER OVERLAY DISTRICT IN CURRENT INDUSTRIAL ZONING

Data Center Type	Size (Sq Ft)	Zoning District	Distance from Residential Zoned Parcels	Distance from Sensitive Receptors	Distance from other Data Centers
Ancillary	<10% of building footprint	RT	-	-	-
Minor	<10,000	SUP- IF/I	Shall not abut	-*	-*
Medium	10,000-99,999	SUP- I	Shall not abut & >1,320 Ft* (.25 Mile)	>1,500 Ft*	500 Ft* from Major or Campus
Major	100,000-499,999	SUP- I	Shall not abut & >1,500 Ft*	>2,000 Ft*	>500 Ft* from Medium, Major or Campus
Campus	<750,000	SUP- I	Shall not abut & > 2,000 Ft*	>2,640 Ft* (.5 Mile)	>.2,000 Ft* from another Campus; >500 Ft* from Medium or Major

Research & Technology (RT), Industrial Flex (IF), Industrial (I), Special Use Permit (SUP)

*The distances provided are based on the placement of a Data Center/Cryptocurrency/High Load Uses Overlay District being placed to coincide with HT's existing industrial zoning district; these distances will need to be increased if the use of an Overlay district is not utilized for Data Centers/Cryptocurrency/High Load Uses. The current distance from Industrial Flex and Industrial parcels to residentially zoned parcels and sensitive receptors need to be confirmed, it is not our intent to make these restrictions impossible to meet within the township's current zoning; the option for a variance may be appropriate should an existing IF/I parcel be located near an extremely low residential concentration area, a number should be set for low residential concentration, such as less than 5 residential homes.

Data Center, Ancillary: Data Centers that are ancillary to another primary use are a Permitted Principle Use in Research & Technology (RT) if they: a) occupy no more than ten percent of the building footprint, b) are used to serve the enterprise functions of the on-site business and are not used to lease data storage and processing services to third parties, c) are not housed in a separate, stand-alone structure on the parcel, and d) use no more than 5 MW of power, low power usage effectiveness (PUE), and incorporates cooling systems that do not utilize water.

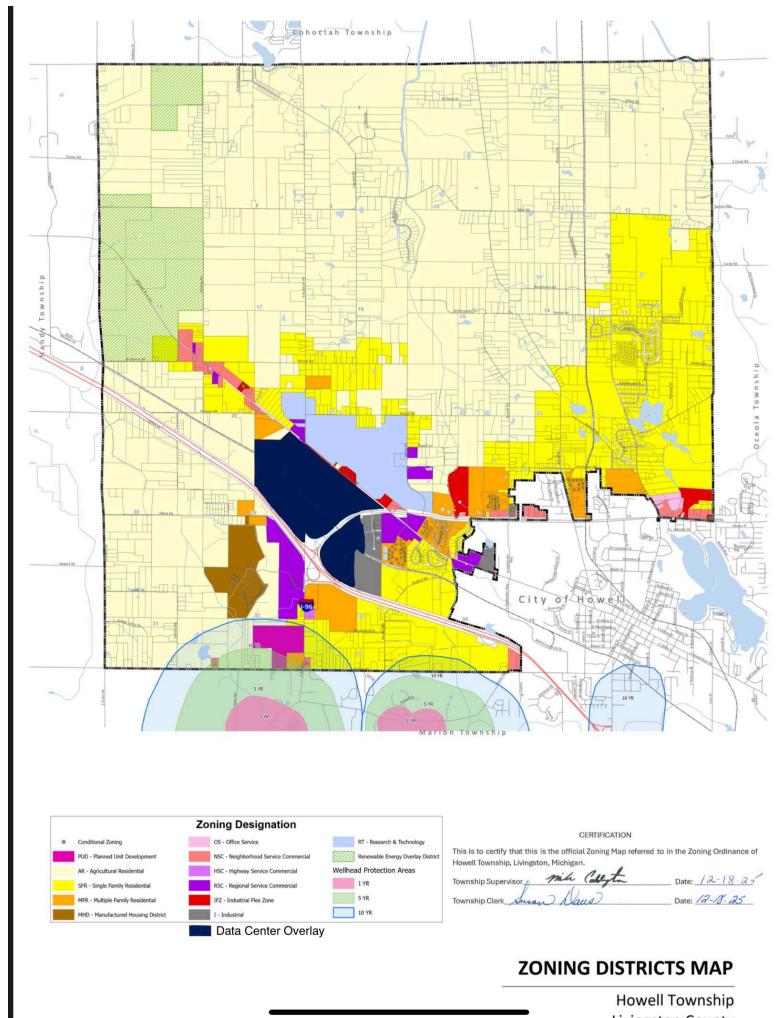
Data Center, Minor: Minor Data Centers shall be under 10,000 square feet (for all buildings and structures on the site), and shall require a Special Use Permit in either Industrial Flex (IF) or Industrial (I). If a Data Center development requires a substation, it shall be classified as a Medium Data Center. Minor Data Centers shall not abut residentially zoned land or land used/planned for a park, school, or medical care facility.

Data Center, Medium: Medium Data Centers shall be between 10,000 square feet and 99,999 square feet (for all buildings and structures on the site), and shall require a Special Use Permit in Industrial (I). Medium Data Centers shall not abut residentially zoned land or land used/planned for a park, school, or medical care facility. The minimum separation from any Medium Data Center property line and any residentially zoned property line shall be 1,325 feet, and the minimum separation from any sensitive receptor property line shall be at least 1,500 feet. A Medium Data Center property line shall be at least 500 feet from the property line of a Data Center Major, or Data Center Campus.

Data Center, Major: A Major data center shall be between 100,000 square feet and 499,999 square feet (for all buildings and structures on the site), and shall require a Special Use Permit in Industrial (I). Major Data Centers shall not abut residentially zoned land or land used/planned for a park, school, or medical care facility. The minimum separation from any Major Data Center property line and any residentially zoned property line shall be 1,500 feet, and from any sensitive receptor property line shall be at least 2,000 feet. Any Major Data Center property line shall be at least 500 feet from any property line of a Medium Data Center, another Major Data Center, and a Data Center Campus.

Data Center, Campus: A Data Center Campus shall consist of more than one Data Center building, and may be any combination of sizes of Data Center buildings, not to exceed 750,000 square feet total (for all buildings and structures on the site). Data Center Campuses shall require a Special Use Permit in Industrial (I). Data Center Campuses shall not abut residentially zoned land or land used/planned for a park, school, or medical care facility, and should be located adjacent to the Interstate. The minimum separation from any Data Center Campus property line and any residentially zoned property line shall be at least 2,000 feet and the minimum separation from any sensitive receptor property line shall be 2,640 feet. Any Data Center Campus property line shall be at least 2,000 feet from any property line of another Data Center Campus, and at least 500 feet from any property line of a Medium Data Center, and a Major Data Center.

The following map illustrates the suggested overlay district, in proximity to the highway, train tracks, and existing Industrial and Industrial Flex zoning. An overlay district should still require Special Use Permitting, and consideration for proximity to residential and sensitive receptors should still be accounted for in the ordinance. To avoid compounding impacts and financial concentration risk, the ordinance should limit the total number or total number of square feet of Data Centers and Cryptocurrency Mining Facilities allowed in the township. **It is not the intention of the RCC for this overlay district to allow the entire area to be composed of data centers or other high load uses.**



3. ADDITIONAL SITING REQUIREMENTS TO INCORPORATE:

- Land previously occupied/used for industrial, including brownfield site parcels, shall be prioritized for use first before rezoning minimally impacted land such as but not limited to residential or agricultural for future development.
- Existing parcels that meet zoning requirements shall be utilized for the development of Data Centers before expanding zoning districts.
- Only parcels that abut existing Industrial Flex (for Minor Data Centers) or Industrial (for Medium & Major Data Centers and Data Center Campuses) may be rezoned for Data Center development, no “spot zoning” shall be permitted.

Supporting Information & Research for the Above Requests:

As we discussed last month, there is a considerable amount of variance among different types of data centers, their uses, and their impacts. A strong ordinance that addresses these nuances provides opportunities for responsible development in ways that fit within the community's vision and protect the quiet and rural character residents value so highly. Although the Research and Technology district vaguely mentions data processing, it should not be a given that any and all forms of data processing belong in that district, especially in context of the timeline of data center evolution and the ordinance's intent at the time it was written.

To review the Research & Technology district's Purpose, it is stated, in Section 5.01, "The RT District is designed to recognize the growing **convergence of office, industrial and research in terms of function, location, appearance and activities**" (emphasis added). "Convergence" means: the act of coming together resulting in **similarities or uniformity among different entities**. Data centers, by design, do not share any functional activities in common with office or research uses. Data centers are automated buildings specifically designed for housing computer servers, often with massive, industrial-scale mechanical yards and cooling systems. There is virtually *no convergence* of stand-alone data centers with office buildings or research facilities.

It seems clear that there needs to be a distinction between the smaller-scale data centers of the past, those ancillary to other business operations that provide direct services to the community, and hyperscale facilities—especially purpose-built AI data centers and campuses. Other municipalities have done this by requiring facilities of different sizes or functions be zoned under different districts.

For example, Chandler, AZ distinguishes between ancillary data processing facilities and stand-alone facilities:

35-2214. Data Centers. (1) Data Centers are not permitted to operate in the City of Chandler unless explicitly approved as part of a Planned Area Development zoning district. Data Centers that are ancillary to another primary use are permitted if they a) occupy no more than ten percent of the building footprint, b) are used to serve the enterprise functions of the on-site property owner and are not used to lease data storage and processing services to third parties, and c) are not housed in a separate stand-alone structure on the parcel.

Albemarle County, VA currently has a similar distinction in their ordinances:

Sec. 5.1.65 Data center.

A. Accessory data center.

1. Data center serving a permitted primary use is permitted as an accessory use if:

- a. The data center is on the same site as the primary use;
- b. The site's primary user operates the data center for its own data; and

- c. The aggregate area devoted to the data center and its support systems and structures does not exceed 25% of the gross floor area of the primary use.

Albemarle County is also in the process of adding additional distinctions to their ordinances, creating different “Tiers” within their Data Center Overlay District, as well as distinguishing “by right” and “special use” based on facility size:

Section 30.8.3 Permitted Uses

1. Tier 1

- a. By Right. The following uses shall be permitted by right in Tier 1 designated areas:
 - i. The uses permitted by right in the underlying zoning district.
 - ii. Data center up to 125,000 Square Foot footprint.
- b. By Special Use Permit. The following uses shall be permitted by special use permit in Tier 1 designated areas:
 - i. The uses permitted by special use permit in the underlying zoning district.
 - ii. Data center over 125,000 square foot footprint.

2. Tier 2

- a. By Right. The following uses shall be permitted by right in Tier 2 designated areas:
 - i. The uses permitted by right in the underlying zoning district.
 - ii. Data center up to 500,000 Square Foot footprint.
- b. By Special Use Permit. The following uses shall be permitted by special use permit in Tier 2 designated areas:
 - i. The uses permitted by special use permit in the underlying zoning district.
 - ii. Data center over 500,000 square foot footprint.

Another locality that regulates data centers in different ways based on size is DeKalb County, GA. They distinguish four categories; from their website:

Data Centers are broken up into 4 categories based on size and energy needs:

- **Data Center, Minor:** A physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting applications and services, or for storing and managing the data associated with those applications or services. Minor data centers shall be under 20,000 square feet and do not require a substation. A minor data center may include data centers as an accessory use if they are under 2,000 square feet.

- **Data Center, Medium:** A physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting applications and services, or for storing and managing the data associated with those applications or services. A medium data center shall be between 20,000 square feet and 100,000 square feet.
- **Data Center, Major:** A physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting applications and services, or for storing and managing the data associated with those applications or services. A major data center shall be between 100,000 square feet and 500,000 square feet.
- **Data Center, Campus:** A singular development that has more than one (1) data center, or a physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting applications and services, or for storing and managing the data associated with those applications or services. A data center campus shall be a minimum of 500,000 square feet.

Their general zoning districts for the various sized data centers are as follows:

- **Office Institutional (OI):** Minor data centers as an accessory use (under 2,000 square feet); Medium data centers with a SLUP, Major data centers with a SLUP and industrial land use.
- **Office Distribution (OD):** Minor data centers (permitted), Medium data centers with a SLUP, Major data centers with a SLUP and industrial land use.
- **Light Industrial (M):** Minor data centers (permitted), Medium data centers (permitted), Major data centers with a SLUP and industrial land use, Campus data centers with a SLUP and industrial land use.
- **Heavy Industrial (M-2):** Minor data centers (permitted), Medium data centers (permitted), Major data centers with a SLUP and industrial land use, Campus data centers with a SLUP and industrial land use.
- Major and Campus data centers will not be permitted on parcels with any Future Land Use other than Light Industrial or Industrial.

There are many other examples of municipalities regulating data centers in a variety of ways to address the diverse range of impacts data centers of different types and sizes may impose on the surrounding area. It seems reasonable, then, to utilize a similar strategy in Howell Township. Given the context and purpose of the current RT zoning, it seems reasonable to interpret “data processing” as the on-site, largely CPU-based server rooms utilized by medical centers, banks, software developers, and

research centers, similar to how Chandler, AZ and Albemarle, VA allow them to be incorporated within the primary building of another industry.

The size of these on-site “data centers” (often referred to as “Technology Equipment Rooms” within medical centers) varies with the size of the primary use facility. In terms of medical facilities, they often range from 1,000 to 2,500 square feet. Businesses’ on-site server rooms are often approximately the same size. Universities, such as the University of Michigan, also utilize data processing facilities or rooms of varying sizes; U of M has a modular unit that is 1,000 square feet and consumes 1 MW of power, while Syracuse University has one which is larger, at 6,000 square feet, but uses less power—only 450 kW. Businesses and Universities also utilize larger, stand-alone buildings to house their servers. These are the still-relatively unimposing types of buildings that have existed for decades without much issue, and may range in size from 5,000 square feet to 60,000 square feet.

Our society and economy is increasingly dependent on cloud computing—and the data processing facilities required to provide these services and data storage. As the Artificial Intelligence sector grows, too, technology companies are seeking to continue building the facilities required to meet this demand. Of course, from their perspective, the idea of “economies of scale” is appealing; the more servers they can fit in one facility or campus, the better for their bottom line. However, multi-billion dollar corporations’ bottom lines are not Howell Township’s primary concern. It is the township’s responsibility to ensure any tech growth and development takes place in a responsible way that fits within the community, with minimal impact to the residents and way of life that is highly valued here.

As such, the township will benefit from creating different “tiers” or classifications of data centers based on size and function, as other localities have done in their ordinances. Based on that precedent and the information provided above, it seems reasonable to allow only the smallest, least-impactful sizes or types “by right” as an accessory/ancillary use, and all others with a Special Use permit in another district. Special Use zoning is intended for unique purposes which must be, per Section 16, “carefully regulated”, “on account of their **actual or potential impact** on neighboring uses or public facilities”. In light of how rapidly technology is evolving, requiring all stand-alone data centers to receive Special Use permitting will ensure the ever-changing infrastructure and impacts required will still be compatible with the intent of the zoning districts and area. For reference: animal shelters, gas stations, and tow yards all constitute “special uses” in our zoning book. Any data center, but especially an AI data center, dwarfs the actual and potential impacts of any of those other “special uses”; **A single entity which has the potential to consume more power and water than the entire township absolutely demonstrates a “potential impact” on “public facilities”** and qualifies as requiring SU zoning, too.

As discussed, stand-alone, hyperscale, and AI data centers do not appear to fit within the stated purpose of the RT district at all. Industrial Flex (IF) may be a reasonable district to site smaller-scale, stand-alone facilities, though a SUP would be important to ensure compatibility with their individual

required infrastructure. As for larger, hyperscale facilities, AI facilities, and data center campuses, to glean insight about the type of land-use implications data centers of this nature would bring, it would be helpful to see how a developer of these facilities would choose to define their own facilities. From the application for a text amendment from Stantec, Inc, their definition reads:

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

When you read the language of the developer's proposed definition of "data processing (facilities/centers)", presumably with specific regard to the purpose-built AI data center they were proposing, there are many features that stand out:

Developer Definition	Industrial PPU's
Electrical yards	Electrical machinery, equipment, and supplies
Cooling systems, power supplies; water storage tanks; communication towers; electrical substations; diesel storage and generators; water treatment facilities	General Industrial Machinery and Equipment
Computer systems and associated components	Electronic components and accessories; computing machines
Warehousing	Warehouses

The language is practically verbatim. Comparing their definition of data centers with the uses for RT vs Industrial, it seems clear Industrial zoning is a much better fit for hyperscale and AI data centers.

To reiterate: all stand-alone data centers still ought to be considered a Special Use, as their potential impacts are magnitudes greater than any of the other current uses requiring a Special Use permit. Therefore, facilities of this nature ought to be listed as a Special Use under Industrial Zoning.

Another point to consider about the merits of Industrial zoning for this use, is that Howell Township's master plan clearly states that Industrial zoning must be buffered from residential zoning by other lower-impact districts such as Industrial Flex and Commercial. (The fact that IF and Commercial

districts can abut residential zoning is precisely why they would be inappropriate candidates for siting most data centers—especially large ones). Given the enormous amount of cooling equipment hyperscale data centers—and particularly AI data centers—utilize, the constant, tonal noise emitted by the cooling systems is a reoccurring problem for residential neighborhoods bordering data centers across the country. Our master plan rightfully recommends mitigating the impact of industrial uses by ensuring there is adequate buffering with other zones (not **just** setbacks and landscaping) to protect township residences from those sorts of impacts.

There are a number of localities that consider data centers to be Industrial uses, including DeKalb County, GA as noted above. Others include Prince William County, VA (via an overlay district located in their Industrial zoning), Altoona, IA, Port Huron Township, MI, and Garden City, MI. Loudoun County, VA is known as “data center alley”, and has hundreds of data centers of all sizes. They have made news recently as there is growing conflict in their county between the sprawl of these data centers and the impacts they are having on residential zoning. Loudoun County, as recently as 2025, adopted some amendments and revisions to their ordinances to address these problems. They now designate data centers as a **conditional use** in their General Plan, and in their ordinances they require **Special Exemption approval for the Industrial Park, General Industry, and the Mineral Resources-Heavy Industry** districts. If any municipality could be considered well-versed in data center impacts, it would be Loudoun. While they are still revising their ordinances to adequately regulate these facilities, their new zoning designations reflect the nature of these facilities, and we encourage Howell Township to learn from their mistakes and ensure these facilities are recognized and regulated as the high-impact, heavy-industrial facilities that they are.

While a Special Use Permit will help ensure compatibility with the surrounding area, there are other things the township can include in their ordinances to further protect the community—especially residential properties—from potential negative impacts. Fauquier County, VA, contains a section explicitly to ensure compatibility with their community:

C. Compatibility

1. Data Center Development should be compatible in scale, both size and height, and intensity to the surrounding area.
2. Data centers should not be located contiguous to residentially zoned land or land used or planned for a park, school, or medical care facility.

They also include language protecting scenic viewsheds or Byways.

Another way to ensure compatibility with the surrounding area, is to limit the total square footage of development, and/or the power usage of the development. Albemarle County, VA, caps the maximum size of their larger-tiered data centers to 500,000 square feet. Jackson County, MI, defines Accessory

Small Data Centers as being limited to 1-5MW of power, and requires them to have a low power usage effectiveness (PUE), and incorporate zero-water cooling systems.

While not as common as setting minimum lot sizes, or establishing maximum development ratios, there is zoning precedent for setting an explicit, maximum limit to building sizes. Fenton, MI does so in Article 14, where they restrict the Special Use of “Adult Entertainment” to a maximum of 5,000 square feet. Many communities have restrictions on the maximum size of large, commercial developments. The reason is, of course, to minimize negative impacts from noise, traffic, and loss of community character. Nags Head, NC bans stores larger than 50,000 square feet; Santa Fe, NM limits retail stores to 150,000 square feet.

One reason it would be wise to limit the maximum size or the number of data centers is simply a matter of compatibility. As Fauquier County’s ordinance (mentioned above) states, data centers should be compatible in size and intensity to the surrounding area. Howell Township is a relatively small and rural community; large, industrial development is simply incompatible with the general community. Another, more tangible reason to limit the maximum size is related to financial concentration risk. Data centers provide high-density storage for servers—and these servers are the most valuable piece of the property. The larger the facility, the more servers they can fit. On the surface, it seems like the more servers, the more property value, the more tax revenue...which seems like a good thing. Indeed, the sizable potential tax revenue was an appealing factor of the previously-proposed hyperscale, AI campus. However, there *is* “too much of a good thing”. Howell Township is a small township with low-density residential population of approximately 8,000 residents, and a relatively modest commercial and industrial presence. A single, large taxpayer may seem like an ideal way to provide more resources for the community, but there is always the risk of that entity leaving. Our neighbor, Flint, MI, is a case-in-point. When General Motors began shutting down its plants in Flint, it slashed the tax base dramatically—contributing to the financial crisis of the city. When a single industry comprises a significant source of tax revenue, it places the municipality in a precarious financial situation. Given the potential AI “bubble”, and the fact data centers have an average lifespan of approximately 15-20 years, it is not a good idea to rely on them to provide a significant portion of the township’s revenue, because if (and when) they close up, the township’s revenue (and therefore budget) will be drastically cut—much like Flint’s. Township finances are most similar to businesses (as opposed to investments funds or banks). It is generally considered a “financial concentration risk” for a business to receive more than 10-15% of their revenue from a single customer, and it is considered a “high risk” at more than 20% of revenue. Therefore, given the township’s fiduciary duty to their residents, it is important for the township to be mindful of the risks of allowing large developments that provide such a significant source of tax revenue. By limiting the square footage of these facilities, the township can keep the tax revenue generated within—or at least much closer to—a reasonable share. (For context: without property tax abatements, the previously-proposed data center would have comprised more than 80% of the township’s tax revenue at full build-out—an astonishingly risky financial situation)!

An additional consideration for siting of data centers is “sprawl prevention”. It is typical for one data center to “attract” others, and the cumulative impacts can compound quickly. Oldham County, KY specifies there must be setbacks of more than 1,320 feet (a quarter mile) between the property lines of two data centers, and at least 1,000 feet between property lines of battery storage systems, generators, and substations. This inherently limits the total number of data centers that can be developed in their area. Closely related to sprawl prevention is the problem of “spot-zoning”. When non-contiguous parcels get zoned for different uses, there is a very real risk of adjacent parcels being incompatible and, importantly, benefiting one landowner to the detriment of the others. For example, millions of square feet of industrial data center buildings—and their mechanical yards, electrical substations, and water treatment facilities—being situated in the middle of nearly all of the townships’ Agricultural/Residential-zoned area. Such a situation would clearly benefit the data center landowners (both those selling to the developers, and the end-user/owner of the data center facilities), and be a detriment to the surrounding residential property owners, as the data center does not provide any community benefit to them, and only brings harm. It follows, too, that by allowing additional parcels to be rezoned in non-contiguous patterns, it hastens the general sprawl of *any* Industrial growth which may rapidly change the community’s character in unintended (and undesired) ways.

Grand Rapids, MI states on their website that if the owner of a single parcel wishes to rezone to a district that is not in-line with the surrounding parcels, that they need to consult with the surrounding landowners and likely get them to agree to rezone their parcels as well, to avoid illegal spot-zoning. Eastpointe, MI, in their ordinances (Section 14.04, E, 5) stipulates that one of the factors for approving a rezoning application is that it “Will not create an isolated or incompatible zone in the city”. Stockbridge Village, MI, in Section 6-330, places a fairly high burden on applicants to prove that they cannot receive a reasonable return on investment with any of the permitted uses under the existing uses, and that there is apparent demand within the Village for the new use, in relation to the amount of land currently zoned being able to accommodate demand for the use. These types of ordinance stipulations can help ensure that data center development—a potentially high-impact land use which does not provide much, if any, community benefit beyond tax revenue—does not grow to unreasonable proportions thereby negatively impacting the community’s character and residential quality of life, and that the scale of the proposed rezoning is necessary and compatible with the area.

Another way to prevent sprawl (and to preserve agricultural land), is to prioritize use of “brownfield” sites over development of vacant, undeveloped land. Oldham County, KY includes several location stipulations, including (in section 5., c., 4.)

“The site and structures shall be located to: ...Make use of brownfield sites, or similar, where possible;...”.

DeKalb County, GA, employs a similar strategy in Section G., Special Land Use Permit requirements, where they waive some permitting requirements in the instance of redevelopment, reuse, renovation, or reconstruction of previously-developed Industrial sites.

Finally, to prevent sprawl and to ensure data centers remain sited within reasonable areas of the township where impacts to residential properties can be minimized, it may be useful to create a Data Center/Cryptocurrency/High Load Use Overlay district for the non-ancillary Data Center facilities. Many other municipalities have implemented this strategy, including Albemarle, VA, Prince William County, VA, and Middlesex Township, PA. These overlays help confine Data Center and Cryptocurrency development to appropriate parcels within the township. Should Howell Township utilize this approach, the Resident Research Committee recommends the district be situated in the areas designated on the map included in this report. The area indicated on the map is already zoned Industrial and Industrial Flex (a few Regional Service Commercial parcels were included, because of their location at the intersection of M-59 and I-96), making the overlay district compatible with the premise behind the districting and tier chart. The overlay's ordinance could further sub-divide the area to designate where the different tiers of data centers could be located within the overlay. This strategy is utilized in Albemarle, VA, they have various sizes permitted with special-use-permits within different sections of their overlay district. The RCC wishes to be clear that although the overlay district appears comparable in size to the airport, the size restrictions of data centers and distancing from other data centers remain crucial. **It is not the intention of the RCC for this overlay district to allow the entire area to be comprised of Data Centers, whether it be one campus of hyperscalers, nor dozens of smaller facilities.** Therefore, if the Planning Commission wishes to utilize an overlay to help identify an appropriate area for Data Center development, we strongly encourage them to include robust regulations on size, concentration, and buffering—such as those we have recommended above—to prevent the detrimental impacts of high-density data center development.

We feel the above tiers, districts, permits, and siting stipulations would establish a solid foundation to ensure Howell is able to reasonably accommodate data centers that provide essential support to other business functions that directly serve the community, as well as provide opportunity for technology investment in the township, without imposing undue harm on local residents or public utilities, or allowing an influx or clustering of several data centers. Towns without specific rules like these are experiencing an overwhelming amount of conflict in their communities, as dozens of data centers are negatively impacting neighboring residences. By proactively accounting for compatibility in both scale and intensity with the surrounding area, like Fauquier County does, Howell Township will hopefully avoid most of those conflicts while still allowing responsible data center development.

Another item discussed at the 12/16/2025 PC meeting was why the definition for a data center, or an industry definition, should not include a list of items or specific uses/processes. Following is more information and supporting research for why.

The previously proposed definition provided as a text amendment request from Stantec Consulting Michigan is concerning when we compare it to other ordinance industry definition examples for Data Centers/Data Processing Facilities (please note we've already addressed in separate discussions the inappropriateness of trying to list the definition of a "data processing facility" under the term "data processing", a different term with its own definition) and when we look into what an ordinance definition should be comprised of.

For comparison to the previous proposed definition, let's look at the following examples.

Per Merriam-Webster Dictionary...

Data Processing Facility - A data processing facility refers to the physical location—a building, dedicated space within a building, or group of buildings—that houses the people, hardware, and software organized to provide these information processing services.

Per Cohoctah's Cryptocurrency Data Mining Facilities and Data Centers Ordinance...

Data Center - A structure that houses information technology infrastructure and equipment for building, running, and delivering applications, and the storage of digital data. This includes Artificial Intelligence ("AI") Data Centers.

When considering what should and should not be included in an industry definition for ordinances we should look for precedent, prioritize our ability to review and approve items and specific uses/processes, including with main and ancillary equipment, and avoid language that would limit the township and residents in the future.

1. Current Zoning Book Precedent:

Our own Howell Township Zoning Book sets a precedent that should also be followed when it comes to industry definitions. Our current zoning book does not list specific items used by an industry for other definitions. This precedent should be maintained.

- For example, in our zoning book "water park" specifies what water features constitute a water park, but does not enumerate all the equipment and machinery utilized in operating the facility, such as water filtration systems.
- In our zoning book "restaurant" defines the activity that occurs on the premises, and lists synonymous terms. Notably absent is any mention of commercial ranges, commercial grade refrigerators, ventilation systems, hoods, and exhaust fans, etc.
- In our zoning book "laboratory" describes the type of study and operations that occur, but does not list any of the capital that may be required to facilitate their operations.

In following our zoning book precedent, a "data processing facility" should only be defined as a means to describe the nature of the use—housing computing servers—and should **not** list out all the additional equipment, machinery and capital that such facilities may require in order to carry out their function.

2. Exclusion of Unlisted Uses:

Zoning ordinances in Michigan historically have followed a prohibitive trend, where unlisted uses are not allowed. This exclusion of unlisted uses is intended to limit use to that which is specifically approved. By an industry trying to include in its definition a long list of items, capital or uses/processes, it is hoping for automatic approval / consent of the said items and uses since they would be approved along with the approval of the industry definition itself, codified into the ordinance. This places the township in a difficult position should it need to limit those listed items or uses in the future.

3. Rapid Obsolescence:

Another topic of consideration needs to be the ever evolving nature of industry, especially that of technology, which regularly experiences rapid obsolescence. A detailed list of items and processes included with an industry definition can quickly become outdated as new materials, equipment and methods emerge.

Ultimately the inclusion of items, machinery, capital and some specific uses/processes in an industry definition risks approving uses not fully considered nor approved through the proper processes, can limit the township to language that quickly becomes outdated, does not follow our own precedent and is unnecessary red tape for the township and residents to have to navigate in the future and therefore should be avoided wherever applicable.

Respectfully,

The Howell Township Resident Research Committee

Sources

Chandler, AZ:

<https://www.chandleraz.gov/sites/default/files/departments/development-services/PLH22-0053-Ordinance-N-0-5033-Data-Center.pdf>

Albemarle, VA:

https://ehq-production-us-california.s3.us-west-1.amazonaws.com/2974843a5a3f4c1f85db5b3f3c6bc7552ae_a3fdf/original/1752183321/5f72f3fe5a379272776d8b87a954e749_Data%20Center%20Draft%20Ordinance.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPQP5NM%2F20260118%2Fus-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260118T170640Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=5f361b9

DeKalb County, GA:

<https://engagedekalb.dekalbcountyga.gov/data-center-text-amendment?>

Fauquier County, VA:

<https://www.pecva.org/wp-content/uploads/fauquier-data-center-policy-december-14-2023.pdf#:~:text=1.%20Site%20Plan%20applications%20are,Rezoning%20applications%20are%20strongly%20encouraged>

Jackson County, MI: (Pages 26-35)

<https://www.region2planning.com/wp-content/uploads/2025/12/Draft-JCPC-Packet.pdf>

Fenton, MI:

https://library.municode.com/mi/fenton/codes/code_of_ordinances?nodeId=PTIICOOR_CH36ZO_ARTXIVS_PLAUS_S36-14.01PU#:~:text=Sec.,-36%2D14.02.&text=a.,and%20primary%20and%20secondary%20schools.

Oldham County, KY:

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d3067e3d-1a29-40d1-a685-343d833a3312>

Grand Rapids, MI:

<https://www.grandrapidsmi.gov/Services/Apply-for-a-Zone-Change>

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https://library.municode.com/mi/eastpointe/codes/code_of_ordinances?nodeId=PTIICOOR_CH50ZO_ART14TEMAAMRE_S14.04APST

Stockbridge Village, MI:

https://library.municode.com/mi/stockbridge/codes/code_of_ordinances?nodeId=CD_ORD_CH6ZOLAUS_ARTXIVREZOORTEAM_S6-329REZORAMPR#:~:text=The%20capacity%20of%20village%20infrastructure,land%20uses%20within%20a%20district.

Sizes of Data Centers:

<https://blog.spacemed.com/space-for-technology-communications-equipment/>

Limiting Maximum Building Size:

<https://ilsr.org/article/independent-business/more-towns-limit-store-size/>

Customer Concentration Risk:

<https://reag.com/blog/deal-killer-equals-customer-concentration/>

<https://www.nkcpa.com/how-companies-can-spot-dangers-by-examining-concentration>

Industry Definitions for Ordinances:

[Ordinance-ambiguity](#)

[APRC Dos and Donts of Ordinances.pdf](#)

HOWELL TOWNSHIP
Request for Amendment to Approved Site Plan

3525 Byron Road Howell, MI 48855

Phone: 517-546-2817 ext. 108

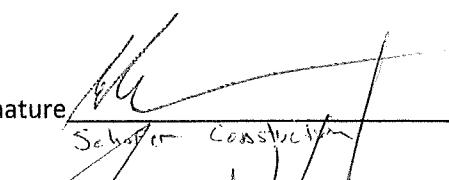
Email: inspector@howelltowmshipmi.org

Fee: \$350.00, submitted with application

Parcel ID #: 4706- <u>28</u> - <u>400</u> - <u>012</u>	Date <u>12/15/25</u>
Location of Property <u>Vacant parcel on Dufree Blvd. - SW corner</u>	
Applicant Name <u>Schafer Construction, Inc.</u>	Applicant Address <u>102 E. Grand River Ave. Brighton, MI</u>
Phone <u>(810) 220-0296</u>	Fax <u></u> Email <u>dbader@scahferconstruction.net</u>
Type/Nature of Business <u>Church</u>	
Property Owner Name/Title <u>Agape City Church</u>	
Phone <u>(517) 295-5075</u>	Fax <u></u> Email <u>bo@agapecity.church</u>

Briefly state a description of the amendment requested and minimums required. Attach drawings or other pertinent information for review.

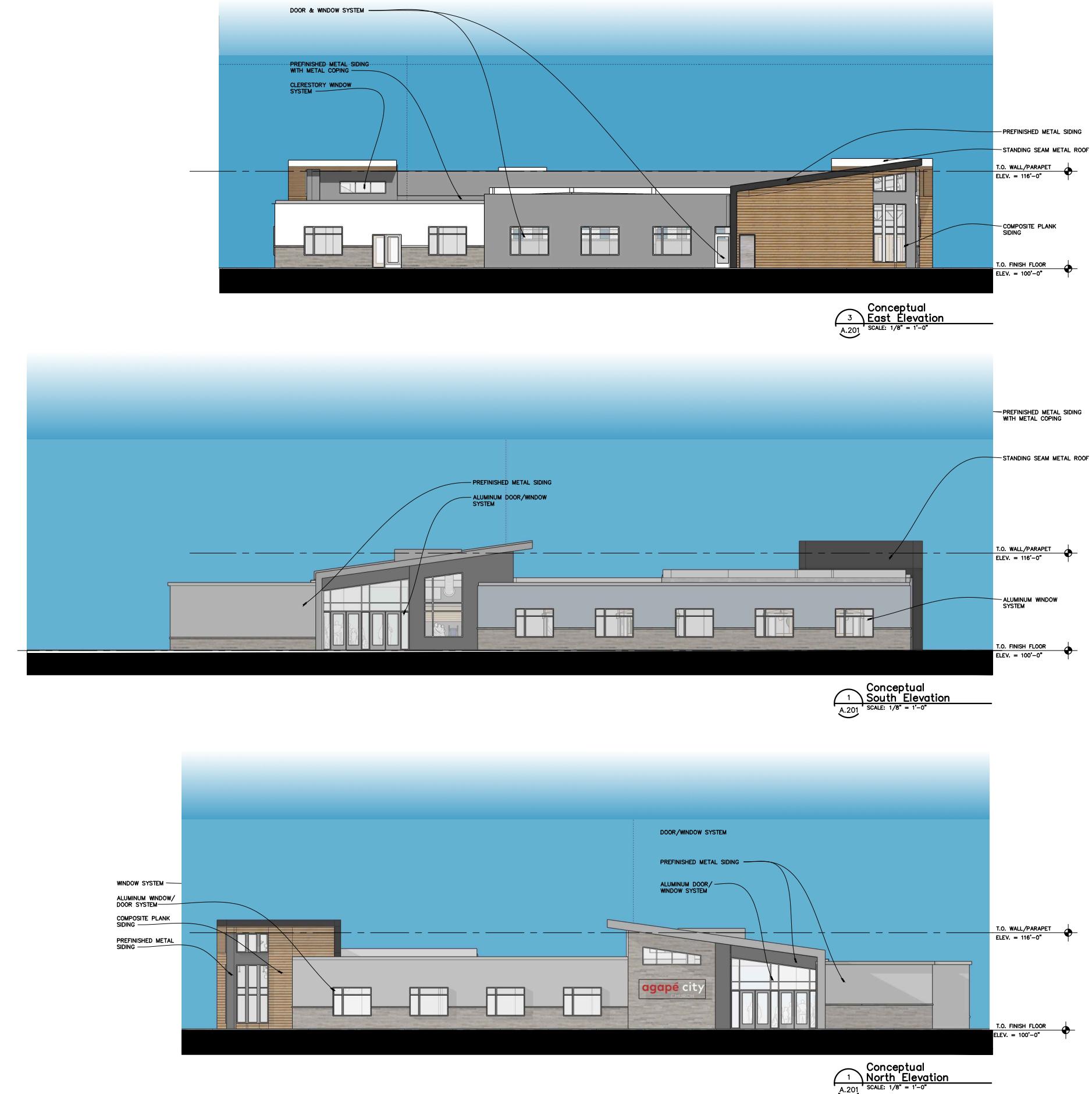
Agape City Church is requesting a site plan amendment to allow for a Phase 1 / Phase 2 construction approach based on the completion of its capital and financing plan. This approach allows the project to move forward responsibly while maintaining the overall design and intent of the originally approved plan. The building was designed with a generous worship / gathering space. The gathering space will be designated as a multi-purpose space and used for worship during Phase 1. The permanent worship / sanctuary space will be constructed as part of Phase 2. Aside from this interim use and phasing, the floor plan, building design, and site layout remain consistent with the approved plans. Phase 1 includes a worship seating capacity of approximately 400 seats, with 133 parking spaces provided in compliance with zoning requirements (1 space per 3 seats). The remaining parking will be constructed with Phase 2 when the permanent sanctuary is completed. All stormwater, utilities, and site infrastructure will be constructed and sized to accommodate the full build-out as originally approved. This amendment reflects phasing only, not a reduction in the long-term scope or impact of the project.

Applicant Signature 
Schafer Construction

Date 12/22/25

Owner Signature 
Agape City Church

Date 12/22/25



AKA 30
YEARS
FOUNDED 1984
AUGER KLEIN ALLER
ARCHITECTS INC.

303 E. THIRD STREET SUITE 100
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PROJECT
Agape
City Church

Howell,
Michigan

DATE ISSUED ISSUED FOR
12.22.2025 SPA SUBMITTAL P1

DRAWN mw
CHECKED bk
APPROVED bk

SHEET
Proposed
Elevations
Phase I
scale as shown

FILE NUMBER
2437

SHEET NUMBER

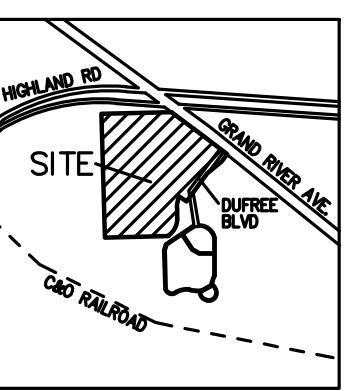
A.201



A circular icon with a vertical line pointing upwards, representing the cardinal direction North.

20 40 80
SCALE: 1" = 40'

ION!!
TIONS AND ELEVATIONS OF EXISTING UNDERGROUND
AS SHOWN ON THIS DRAWING ARE ONLY
IMATE. NO GUARANTEE IS EITHER EXPRESSED OR
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TRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR
ING THE EXACT UTILITY LOCATIONS AND ELEVATIONS.



NT
**HAFER
INSTRUCTION**
1111 EAST GRAND RIVER AVENUE
LANSING, MICHIGAN 48916

JECT TITLE
**CAPE CITY
URCH**
REE BLVD
TWP, MICHIGAN

ITIONS
T REVIEW 6/13/201

FINAL ISSUE DATE:
13. 2025

WING TITLE **MENSION AND AVING PLAN**

JOB NO. 24-224
JP
LG
LG
WING NUMBER:

C-3.0



Carlisle | Wortman ASSOCIATES, INC.

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
Brady Heath, Community Planner

DATE: January 22, 2026

RE: Agape City Church Site Plan Amendment

The applicant has submitted a request to amend the previously approved site plan for Agape City Church, a 30,320-square-foot worship center located at the southwest corner of Highland Road (M-59) and Grand River Avenue within the RSC – Regional Service Commercial Zoning District. The Planning Commission approved the original site plan in April 2025.

The applicant is requesting approval to add two (2) construction phases to the previously approved building. The proposed phasing will not alter the approved site plan or building design. All stormwater management facilities, utilities, and site infrastructure will be constructed during Phase 1 to accommodate the full build-out of the project. Sheet C-3.0 illustrates the proposed phasing and is summarized below:

Phase 1:

Construction of the multi-purpose gathering space is proposed. A total of 133 of the 268 approved parking spaces will be constructed during this phase. The 133 parking spaces meet the requirements of Section 18.02.G.

Phase 2:

Construction of the permanent worship/sanctuary space is proposed. The remaining 135 parking spaces will be constructed during this phase.

Changes in the development plan are considered a major change for an amended site plan according to Section 20.10.A.1. As such, the Planning Commission is required to review the proposed amendment and determine whether the phasing plan should be approved.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*

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

Review Notes:

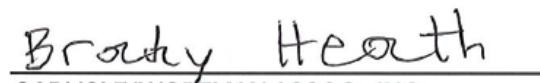
- The development is proposed to be completed in two phases.
- All stormwater, utilities, and site infrastructure will be built in phase 1 to support the full build-out.
- No changes are proposed to the approved site plan or total number of parking spaces.

According to Section 20.12 of the Zoning Ordinance, phasing must be established in the preliminary site plan. If the planning commission were to accept the proposed phasing of the project they could preliminarily approve the plan, and the applicant would be required to submit a final site plan for each phase.

From a zoning compliance perspective, the amendment will not have a major impact on the development. We look forward to discussing this at your upcoming Planning Commission meeting.



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



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