Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Augusta Township Planning Commission

FROM: Joe Pezzotti, AICP
Township Planner

DATE: September 10, 2026

RE: Planning Commission Agenda Packet for September 16, 2026, Regular Meeting

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Please find a summary of the business items on this month's Planning Commission agenda below. ***Hard copies of this material will NOT be provided via UPS.*** **IF YOU ARE NOT ABLE TO ATTEND THE MEETING,** please let myself, Rob and/or Kim at the Township know as far in advance as possible. We cannot conduct the meeting without a quorum (4 members).

a) **High Resource Demand Facilities / Data Center Ordinance Discussion.** A draft ordinance regarding regulation of high resource demand facilities, which include data centers, within the Township is included in this month's packet for discussion purposes. This month's section of the draft ordinance that will be reviewed includes section F, Dimensional Standards and section G, Site and Design Standards. These provisions, once agreed upon by the Planning Commission, will be reviewed by the Township Attorney prior to adoption by the Township Board.

Please feel free to contact me directly with any questions prior to the meeting.

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*

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
September 16, 2026
6:30 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call and Recognition of Visitors –** DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk

4. **Approval of Agenda**

5. **Approval of Minutes**

   a. Planning Commission Meeting Minutes from August 19, 2026, Regular Meeting

6. **Public Hearings**

7. **Business Items**

   a. High Resource Demand Facilities / Data Center Draft Ordinance Discussion

8. **Public Comment**

9. **Communications**

10. **Adjournment**

MINUTES
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
August 19, 2026
6:30 P.M.

1. **Call to Order**

The meeting was called to order by Chairman Yurk at 6:30p.m.

2. **Pledge of Allegiance**

Chairman Yurk led Pledge.

3. **Roll Call and Recognition of Visitors**

In Attendance: Commissioners Desanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk. Absent: None Also in attendance was Joe Pezzotti from Carlisle Wortman, Patty Neal recording secretary.

4. **Approval of Agenda**

Motion by Witt, 2nd by Gipfert to approve the agenda as submitted. Roll Call: Yay: DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk. Nay: None. Absent: None. Motion carries unanimously.

5. **Approval of Minutes**

Motion by Gipfert, 2nd by Witt to approve July 15, 2026, Planning Commission Meeting Minutes as submitted. Yay: DeSanto, Gipfert, Hamill, Witt, Woods, Woolf, Yurk. Nay: None Absent: None Motion carries unanimously.

6. **Public Hearing**

Chairman Yurk recused himself from the meeting at 6:37 PM. Vice Chairman Woolf took over the meeting for the Rezoning Request.

Motion by Hamill, 2nd by Desanto to open public hearing at 6:38 PM.
Roll Call: Yay: DeSanto, Gipfert, Hamill, Witt, Woods, Woolf. Abstain: Yurk.
Nay: None Absent: None Motion carries unanimously.

a. **Rezoning Request, Parcel #T-20-03-300-009**
Vice Chairman Woolf commented on parcel.

The following individuals made public comments:
Wendy Albers
Rodney Taylor
Susan Burek

Mr. Pezzotti commented on parcel. Explained pros and cons of rezoning from General Commercial to Agricultural/Residential.

Applicant spoke about the property.

Motion by Hamill, 2nd by Witt to close Public Hearing at 6:59 pm. Roll Call: Yay: DeSanto, Gipfert, Hamill, Witt, Woods, Woolf. Abstain: Yurk. Nay: None. Absent: None. Motion carries unanimously.

7. Business Items

a. Rezoning Request, Parcel #T-20-03-300-009

No comments or questions from the commission.

Motion by Woods, 2nd by DeSanto to send a recommendation of approval for the rezoning of parcel T-20-03-300-009 from General Commercial to Agricultural/Residential to the Augusta Township Board of Trustees.

Roll Call: Aye: DeSanto, Gipfert, Hamill, Witt, Woolf. Abstained: Yurk Nay: None Motion passed unanimously.

b. High Resource Demand Facility/ Data Center Draft Ordinance Discussion

Chairman Yurk resumed chair at 7:01 PM

Planner Pezzotti explained the Ordinance pages 2-4. Review and revise ordinance. PUD process, Keep Special Land Use. Section C definitions, paragraph 2-8 discuss. Section D districts and process. Section E Required Engagement Steps discussed.

Next meeting will discuss F. Dimensional Standards on page 5. Section G Site and Design.

8. Public Comment opened at 7:52 PM.

Public comment closed at 8:09 PM.

9. Communications

Planner Pezzotti no further response.

10. Adjournment

Motion by Witt, 2nd by DeSanto to adjourn. Motion carries unanimously to close the meeting at 8:10 PM.

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NEW SECTION 6.26: High Resource Demand Facilities

A. Purpose and Intent. The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include Data Centers and Data Processing Centers, in order to balance local economic benefits with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air emissions);
3. Ensure efficient use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability. This section applies to High Resource Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.

1. High Resource Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale are not permitted as a principal use unless approved as a Planned Unit Development for the purpose of a High Resource Demand Facilities, Data Center and Data Processing Center and adopted through the PUD process set forth in Article 12.
2. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.
3. Where conflicts exist between this section and other provisions, this section governs. Where silent, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

   A facility shall be considered an HRDF only when the criteria of both A ***and*** B below are met:

a) Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
    1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;
    2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
    3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
    4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

b) Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
    1. Water demand: average daily water demand > 100 gpm;
    2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
    3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
    4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under [state/federal hazardous waste generator requirements], as documented on a materials inventory submitted with the application.

Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, office uses, or any other specific use listed in this ordinance unless the Zoning Administrator determines, based on operational characteristics and supporting documentation, that the facility is substantially similar in operational profile to HRDF-type facilities (e.g., high-reliability power demand and continuous environmental control serving electronic/process loads) and meets subsections (A) and (B).

Aggregation. Multiple buildings, modules, or phases located on the same site or on contiguous parcels under common ownership or control shall be aggregated for purposes of determining HRDF status and whether thresholds are exceeded.

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and

ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment, but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.

D. Districts Permitted and Process. A HRDF/Data Center/Data Processing Center project, in accordance with Article 12, may only be considered in following zoning districts.

1. Districts
    a) High Resource Demand Facility: allowed in GI, General Industrial only. Prohibited elsewhere.
    b) Large-Scale Data Centers and Data Processing Centers: allowed in GI, General Industrial District only. Prohibited elsewhere.
    c) Small-Scale Data Centers and Data Processing Centers: allowed in GI, General Industrial District and LI, Limited Industrial District. Prohibited elsewhere.
    d) Accessory Data Centers and Data Processing Centers: allowed as a Special Land Use accessory to a permitted or approved use in the GI, General Industrial, LI, Limited Industrial, GC, General Commercial, and O, Office Districts. Prohibited elsewhere.
2. Process
    a) For items a-c above, the procedures of Article 12 shall be followed.
    b) Accessory Data Centers and Data Processing Centers (item d above) shall follow the special land use procedures outlined in Article 4.

E. Required Engagement Steps (minimum standards)

1. Pre-application conference (mandatory)
    a) Applicants shall meet with Township and planning staff prior to submitting an application.
    b) Staff shall identify expected engagement topics, impacted stakeholders, and the required contents of the Community Engagement Plan.
2. Community Engagement Plan (CEP) (required with application)
    a) A CEP shall be submitted as part of the application package and must include:
        - Project overview (site, size, phasing, anticipated construction timeline);
        - Draft public information materials (fact sheet, FAQs);
        - Engagement schedule and methods;
        - Proposed meeting formats and locations (including virtual option);
        - List/map of stakeholders and the Engagement Area;
        - Languages and accessibility accommodations;
        - Communication channels (project website, email list, hotline);
        - Process for documenting comments and responses; and
        - Proposed Risk Mitigation
    b) The Zoning Administrator shall determine whether the CEP is complete prior to scheduling public hearings.
3. Neighborhood meeting(s) (mandatory, prior to first public hearing)
    a) The applicant shall hold at least one neighborhood meeting no fewer than 21 days and no more than 60 days prior to the first public hearing.
    b) Notice shall be given to all property owners and addresses (if different) within 500 feet of the proposed project site. If a property is within 500 feet and is part of a subdivision, homeowners, or business owners association, all members of the association shall be notified.
    c) Additional neighborhood meetings may be required if:
        - There are significant amendments, based upon determination of the Zoning Administrator, to the plan between Planning Commission or Township Board reviews; or
        - The Planning Commission or Township Board directs additional engagement due to public interest.

    d) Meeting requirements:
        - Held at a location within Augusta Township that is ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;
        - Virtual participation option must be provided;
        - Applicants must provide interpreters upon request with at least 7 days notice; and
        - Meeting must include a Q&A segment and accept written comments.
4. Report
    a) After each neighborhood meeting, the applicant shall submit a report to the Township providing at a minimum, the following meeting details:

1. Meeting details (location, time, etc)
2. Meeting sign in sheet
3. Meeting minutes

F. Dimensional Standards

1. Minimum Lot Area:
    a) High Resource Demand Facility: 10 acres
    b) Large-Scale Data Center and Data Processing Center: 10 acres
    c) Small-Scale and Accessory Data Center and Data Processing Center: 2 acres.
2. Maximum Building Height: 45 feet / 3 stories
3. Maximum Lot Coverage: 60%.
4. Minimum Setbacks:
    a) High Resource Demand Facility: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all other property lines.
    b) Large-Scale: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all property lines.
    c) Small-Scale and Accessory: 100 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 75 feet from all property lines.
5. Greenbelt:
    a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines. The greenbelt shall include an opaque screen meeting the Landscaping and Screening requirements of section 5.7.
6. Siting:
    a) A High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center.

G. Site and Design Standards

1. Architecture & Façade Articulation
    a) Massing and Scale
        1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
        2. Building design should employ coordinated massing to produce overall unity, scale, and interest.
        3. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.

    b) Architectural design and building materials.

1. Facade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
    a. Expression of structural system and infill panels through change in plane not less than three inches.
    b. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
    c. System of horizontal and vertical reveals not less than one inch in width/depth.
    d. Variations in material module, pattern, and/or color.
    e. System of integrated architectural ornamentation.
    f. Green screen or planter walls.
    g. Translucent, fritted, patterned, or colored glazing.
    h. Transparency as required in Section 6.26(G)(4).
2. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
3. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
4. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
5. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
6. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.

1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public streets, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.

3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
4. Materials shall be consistent with adjoining buildings.
5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public ways and public parking lots.
6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
7. Transitional features.
    a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
    b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
    c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
    d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
    a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
    b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
    c) Rooftop equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides. Rooftop equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall at a distance no less than the height of said equipment.
    d) Service/loading areas shall be oriented away from residential districts where feasible and screened per Section 5.7.

3. Lighting
    a) Security and area lighting shall comply with Section 9.13, Lighting: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines are required.
    b) Maximum maintained illuminance at the property line shall not exceed 0.1 foot-candles adjacent to residential uses or districts and 1.0 foot-candle elsewhere.
4. Transparency.
    a) To ensure façade variation, the use of windows and doors is required. The first floor of any façade facing a right-of-way shall be no less than 20% clear windows and doors, and the minimum transparency for facades facing a side yard, or parking area shall be no less than 15% of the façade. Ground story transparency is measured between two and eight feet above the ground story elevation. The transparency requirement shall be measured and applied to each separate unit, address or space. Visibility through the required transparency must portray the principal use of the operation and shall not portray secondary or back of house operation areas, including, but not limited to, laundry, cleaning supply, stock or storage areas.
    b) Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.
    c) Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
    d) Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
    e) Minimize monotony of expansive exterior walls by incorporating the following elements: staggering vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical elements; use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
    f) Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
    g) Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.
5. Landscaping & Buffers
    a) Provide required greenbelts and landscape screening per Section 5.7. Where abutting residential, an opaque buffer (e.g., berm/wall plus evergreens) within the setback is required.
    b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required

6. Stormwater and Wastewater
    a) Stormwater.
        1. On-site detention and water-quality treatment are required per the Washtenaw County Water Resources Commissioner (WCWRC). Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
    b) Withdrawals/Discharge.
        1. Any large quantity water withdrawal or discharge shall comply with applicable state and county permits. Approval by the Township shall be contingent upon written confirmation from the applicable utility and regulatory agencies that the proposed withdrawal or discharge will not adversely impact existing users, system capacity, groundwater resources, or downstream infrastructure.
        2. Township approval shall be conditioned upon a finding that the proposed withdrawal or discharge:
            a. will not exceed available system or aquifer capacity at full build-out;
            b. will not displace or impair existing or reasonably foreseeable users;
            c. will not require public investment or system expansion to serve the facility; and
            d. will not result in stranded or oversized infrastructure in the event of facility closure or decommissioning.
7. Traffic and Construction Management
    a) A Construction Logistics and Traffic Management Plan is required, identifying haul routes, delivery windows, worker parking, and dust/mud control.
    b) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Saturday unless otherwise approved.

H. Performance Standards

1. Noise and Vibration
    a) Noise Limit. Routine operations (including cooling equipment) shall not exceed 50 dBA Leq at the property line. Nighttime (10 p.m.–7 a.m.) limits adjacent to residential shall be no greater than 40 dBA Leq. In addition, the development shall comply with all requirements of Section 9.3, Noise.
    b) Generator Testing. Routine testing shall only occur between 8:00 a.m.–6:00 p.m. Monday-Friday.
    c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer. Noise measurements or predictions should be adjusted for special sound characteristics consistent with ANSI/ASA S12.9 methods, including a +5 dB adjustment for prominent discrete tones and applicable adjustments for impulsive noise. The adjusted sound level should be used for compliance evaluation.

d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.

2. Air Quality and Emissions
    a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and the Michigan Department of Great Lakes and Energy ("EGLE") rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
    b) Generators. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required when generators are placed within 500 feet of residential, schools, parks, or hospitals.
    c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
    d) Thermal Emissions. The facility shall be designed and operated so that thermal emissions do not cause a sustained increase in ambient air temperature at any property line beyond the limits below, measured at 5 feet above grade:
        1. Residential or mixed-use property line: not more than +2°F above ambient background, averaged over any 15-minute period.
        2. Nonresidential property line: not more than +4°F above ambient background, averaged over any 15-minute period.
        3. No thermal emission shall create unsafe conditions on sidewalks, trails, roadways, or public spaces due to icing, fogging, or thermal plume interaction with winter conditions.
3. Energy and Sustainability
    a) Efficiency Target. Applicants shall design for PUE of 1.2 or lower or demonstrate the highest efficiency reasonably achievable given site constraints; documentation shall be provided at the time for Site Plan review and post-occupancy.
    b) Renewable Energy. The applicant shall demonstrate that on-site renewable energy generation will meet at least 90 percent of the project's projected annual energy demand. If the applicant demonstrates, to the Township's satisfaction, that this standard cannot reasonably be achieved through on-site generation alone, the Township may approve compliance through a combination of power purchase agreements, renewable energy credits, or utility green power programs. Any approved renewable energy source or procurement method shall not include nuclear energy.
    c) Heat Reuse. Applicant shall provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
    d) Reporting. See Section J for annual reporting requirements.
    e) Water Conservation.
        1. Cooling shall be designed as a closed-loop / closed-cycle system with no routine discharge of noncontact cooling water to the sanitary sewer/POTW or to surface waters, in order to comply with applicable local sewer use ordinances (including prohibitions/limitations on noncontact cooling water and heat to the POTW) and EGLE discharge/withdrawal

permitting requirements (including NPDES authorization and Michigan Water Quality Standards, and large-quantity withdrawal registration/review where applicable.

f) Security and Emergency Access
    1. Perimeter Security.
        a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
        b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.
    2. Access Control.
        a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
        b. Visitor and delivery access points must be separated from employee access points wherever feasible.
    3. Emergency Access.
        a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
        b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
        c. Fire lanes shall be maintained free of obstructions.
    4. Cameras.
        a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas is required.
        b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.
        c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
        d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.
    5. Fire Protection.
        a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
        b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.

6. Hazardous Materials.
    a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
    b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
    c. Applicant shall provide a fire protection plan.
7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
    a. Site layout for emergency responders.
    b. Fire suppression and alarm systems description.
    c. Backup generator location and fuel storage details.
    d. Contact information for on-site security and facility management.

    Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

4. Battery Energy Storage Systems (if provided)
    a) Battery Energy Storage Systems (BESS) shall be permitted as an accessory component to the principal use of the property.
    b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
    c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
    d) Protection. Applicant shall provide: vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs.
    e) Applicant shall include a BESS-specific emergency response plan and data sheet package.
5. On-Site Substation/Switchyard (if provided)
    a) Shall be located to minimize visual and noise impacts; and shall provide evergreen screening and security fencing consistent with utility standards.
    b) Transformers shall include integral secondary containment sized per state rules.

I. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water use, air quality, BESS safety, renewable energy, stormwater, and related matters.
2. All reasonable costs for these reviews shall be escrowed by the applicant.

J. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, Applicant shall submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. An Annual Report (by March 31) is required and shall include:
    a) Actual annual energy consumption (MWh) and calculated PUE;
    b) Renewable energy procurement and percentage of total load;
    c) Water usage (gallons) and cooling method;
    d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
    e) Sound level monitoring summary; and
    f) Summary of efficiency/cooling/security upgrades implemented.
3. Failure to monitor and report may be grounds to revoke any Township approvals.

K. Decommissioning

1. Plan Required. The applicant shall submit a Decommissioning and Site Restoration Plan that addresses:
    a) Triggers for decommissioning.
    b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
    c) Recycling and disposal of equipment and hazardous materials.
    d) Final grading, soil stabilization, and revegetation.
    e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
    a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
    b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months of abandonment.
3. Financial Guarantee
    a) Prior to obtaining a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township.
    b) The obligation to provide and maintain a financial guarantee is a continuing covenant that runs with the land and binds the owner, applicant, operator (if different), and all successors and assigns. No sale, conveyance, assignment, foreclosure, lease, or other transfer of any interest in the property shall impair or release the obligation to maintain the financial guarantee. The Township shall not release any financial guarantee unless the Township has confirmed in writing that the obligations secured thereby have been fully performed or that an acceptable substitute financial guarantee has been provided.
    The amount of the financial guarantee shall equal 150% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
    c) Estimates for the cost of decommissioning must be updated every 5 years and adjusted for inflation. The Township may request additional financial guarantees based on the change in estimated cost.

4. Removal Standards
    a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
    b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
    c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
    a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
    b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission
    a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work.
    b) The Township reserves the right to seek recovery of any costs incurred in excess of the financial guarantee collected.

L. Risk Mitigation

1. Purpose and intent
    a) High Resource Demand Facility (HRDF) and Data Centers can generate community impacts and service demands related to energy consumption, water use, stormwater, noise, traffic/road wear, visual impacts and aesthetics, public safety coordination, and long-term site management.
    b) The purpose of this Section is to require a Risk Mitigation Plan for High Resource Demand Facility (HRDF) and Data Centers that:
        1. Mitigates impacts that are reasonably attributable to the facility;
        2. Provides transparent, measurable commitments that support Township goals; and
        3. Establishes clear enforcement and reporting mechanisms.
2. Applicability
   A Risk Mitigation Plan is required for any new High Resource Demand Facility (HRDF) or Data Center or expansion that meets one or more of the following thresholds:
    a) Gross floor area of 10,000 square feet or more;
    b) IT load of 10 MW or more (nameplate/critical IT load)
3. Plan Submittal Timing
    a) The applicant shall submit the Risk Mitigation Plan concurrently with the PUD/ Special Land Use application (accessory uses only).
    b) The Planning Commission may deem an application incomplete until the Plan is provided in a form sufficient to evaluate compliance with this Section.
4. Required contents of the Risk Mitigation Plan. The Risk Mitigation Plan shall include, at minimum:

a) Project overview. Site plan summary; construction phasing; expected operational date; anticipated employment (construction and permanent); and a description of on-site infrastructure (including electrical and water systems as applicable).
b) Impact analysis. A concise, plain-language description of expected impacts on:
    1. public utilities and infrastructure (electric, water, sewer as applicable);
    2. stormwater and groundwater protection;
    3. traffic and roadway wear (construction and operations);
    4. noise, lighting, and hours/character of operations;
    5. public safety coordination (fire, EMS, police); and
    6. long-term site management and decommissioning (if applicable).

5. Risk mitigation commitments. The applicant shall provide commitments meeting all baseline requirements in subsection 6. Each commitment must include:
    a) a measurable deliverable (e.g., dollar amount, number of trainees, percentage, kWh, gallons, acres, etc.);
    b) a timeline/milestones;
    c) the responsible party
    d) reporting method; and
    e) proposed remedies if the commitment is not met.
6. Requirements. As a condition of approval, the applicant shall commit to the following requirements, in a form acceptable to the Township:
    a) Local workforce and procurement.
        1. Good-faith local hiring and contracting plan, including outreach to Washtenaw-area unions/trades, community colleges, and workforce programs; and
        2. Annual reporting of construction hours and permanent jobs by residency (to the extent permitted by law) and contracting spend by geography.
    b) Public safety coordination and preparedness.
        1. Pre-occupancy coordination meeting(s) with Township fire/EMS and code officials;
        2. Facility emergency response information provided to Township (site contact list, shutoffs, hazard inventory, access plan); and
    c) Environmental performance.
        1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
        2. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
        3. A sustainability/energy plan describing how the facility will minimize emissions and peak-load impacts (e.g., efficiency measures, demand response participation, renewable procurement strategy), to the extent within the applicant's control.
    d) Community access and transparency. Public-facing reporting dashboard; community advisory meetings during construction; neighborhood hotline with response times; third-party audits of key metrics (energy, water) where feasible.

e) Infrastructure improvements. Roadway, non-motorized, transit, or signal improvements proportionate to traffic and construction impacts; utility upgrades directly serving or mitigating impacts;
f) Environmental enhancements. On-site habitat restoration, tree canopy targets, native landscaping, green infrastructure, carbon reduction commitments, or renewable energy support.

7. Review standards and findings
   a) The Township Board shall approve, approve with conditions, or deny the application based on whether the Risk Mitigation Plan:
      1. Contains all required elements in subsections 4 through 6;
      2. Provides clear, measurable commitments;
      3. Demonstrates that commitments are reasonably related to anticipated impacts and Township objectives; and
      4. Includes enforceable mechanisms for implementation and reporting.
   b) Approval may include conditions to ensure commitments are proportional and administratively feasible, consistent with the standards specified in the zoning ordinance.
8. Development agreement; security; enforcement
   a) Incorporation into approval. All commitments in the approved Risk Mitigation Plan shall be conditions of approval and shall be incorporated into a Development Agreement and/or recorded document, as determined by the Township.
   b) Annual reporting. The operator shall submit an annual report to the Township documenting compliance with each commitment for the prior calendar year. Reports shall be made publicly available except for proprietary or security-sensitive information.
   c) Noncompliance. If the Township determines a material commitment is not being met, the Township may:
      1. Require a corrective action plan with a defined cure period;
      2. Draw upon performance security where applicable;
      3. Pursue civil remedies authorized by the zoning ordinance; and/or
      4. Initiate permit/approval enforcement consistent with the ordinance.
9. Modification. A material modification to an approved Risk Mitigation Plan (e.g., reduction in deliverables, extended timelines, or removal of a commitment) shall require Township approval in the same manner as the original Plan, unless the approving body determines the modification is minor.