

Conway Township

8015 N. Fowlerville Road

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Fowlerville MI 48836

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Conway Township Planning Commission

Monday, October 12, 2026 | 7:00pm

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

1. **CALL TO ORDER / PLEDGE**
2. **ROLL CALL**
3. **CALL TO THE PUBLIC**
4. **APPROVAL OF PLANNING COMMISSION MEETING October 12, 2026 AGENDA**
5. **APPROVAL OF THE July 13, 2026 MEETING MINUTES
June 8, 2026 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. **Zoning Administrator's Report**
 - b. **Livingston County Planning Commission Update/Report - Dennis**
 - c. **Update from the last board meeting - September 15, 2026 Meeting Minutes**
7. **OLD BUSINESS**
 - a. **High Resource Demand Facilities (Cryptocurrency)**
 - b. **Essential Services Ordinance**
8. **NEW BUSINESS**
 - a.
 - b.
9. **PLANNING COMMISSION MEMBER DISCUSSION**
10. **2nd CALL TO THE PUBLIC**
11. **ADJOURNMENT**

Any person may speak for up to 3 minutes during the public comment period.

Next Meeting will be Monday, November 9, 2026



Conway Township Planning Commission Meeting Minutes
 Monday, July 13th, 2026, | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Kelly Ralko- ABSENT, Steve Weiss- Vice Chair, Kayla Poissant- Secretary- ABSENT, Matt Miller Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- - McKenna (ABSENT) Township Attorney- Michael Homier, Keith Brown (BOTH ABSENT)	None
Call to Order/Pledge	Chair, L. Curd, called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for July 13th, 2026. Motion by G. Pushies. Support S. Weiss. Motion Approved.	Motion Approved
Approval of June 2026 Minutes	Will approve at the next meeting.	None
Call to the Public	None at this time.	None
Communications	a. Zoning Administrator Report: R. Cesarz stated that there were 49 waivers, 19 Land Use Permits, no new violations or complaints. b. Board Ex-Officio Report: G. Pushies stated the minutes were submitted and there was a presentation for the board. c. Livingston County Planning Commission Report: D. Bowdoin stated that the LCPC approved the tax amendments for Cohoctah Township but did deny Essential Services Amendment for Cohoctah Township.	None None None
Old Business	a. Airport Special Use Permit – Resubmit	None

	Applicant resubmitted the application revised. Exhibits in color. Applicant did respond to all the concerns from McKenna. There was one site that was removed based upon neighbor feedback. S. Weiss stated that he would like to see something about portable generators in regard to camping, there usage should be limited as to not disturb during quiet hours. It was pointed out that it was added. Motion to approve the Special Land Use Permit applications submitted by Luther Krutz Lundy LLC for Airport Camping at 7080 W Sherwood Rd., to include the application and summary as provided by the applicant. Motion by G. Pushies. Support by S. Weiss. Motion Approved. b. Cryptocurrency Data Mining Facilities and Data Centers Motion to postpone any further endeavors regarding Cryptocurrency Data Mining Facilities and Data Centers until a valid application and or further information is provided. Motion by G. Pushies. Support by M. Stock. Motion Approved. c. Essential Services Ordinance Motion to postpone the Essential Services Ordinance until a pending application or further information is provided. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved Motion Approved Motion Approved
New Business	Next Month's Planning Commission Meeting- Motion to cancel the August 10th, 2026, meeting due to lack of agenda items. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
Commission Discussion	None at this time.	None
Last Call to the Public	R. Cesarz discussed some discrepancies he saw in the ordinances. He stated he is still working on it. M. Stock asked that if the ordinance is posted online, that would be the correct ordinance to be used. R. Cesarz has confirmed. M. Stock asked about the ordinances being updated on the website. M. Stock mentioned having a list of ordinances to amend. R. Cesarz stated he would work on a list to work on.	None

Adjournment	Motion to adjourn at 7:34pm. Motion by G. Pushies. Support by M. Stock. Motion Approved.	Motion Approved
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Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair

DRAFT



Conway Township Planning Commission Meeting Minutes
 Monday, June 8th, 2026 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Kelly Ralko, Steve Weiss- Vice Chair, Kayla Poissant- Secretary, Matt Miller Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Liz Hart- McKenna Township Attorney- Keith Brown	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for June 8th, 2026. Motion by L. Curd. Support K. Ralko. Motion Approved.	Motion Approved
Approval of May 11, 2026 Minutes	Motion to accept meeting minutes from May 11, 2026. Motion by S. Weiss. Support by K. Ralko. Motion Approved.	Motion Approved
Call to the Public	S. Smith- He stated he heard that the airport is going to remove the campsite near the woods. He was happy with the planners' work but thought the PC should get legal advice before approval of the Airport Camping application. He said that Howell Township was extending their moratorium and wants to wait and see what they come up with. E. Caudell- He stated he lives next to the airport by the woods. His concern is when they have a foot in the door and how big it will get. He is worried about who is going to police it and makes sure they are following the regulations. He talked about the Master Plan. He said he gets taxed more and more. He said that the pc is supposed to work for their constituency, and he doesn't see that. He only trusts his wife, and the Lord.	None

Communications	a. Zoning Administrator Report: R. Cesarz stated that he sent a year-to-date report. He wants it added to the minutes. He stated that there are sea containers everywhere. It is an issue when homeowners are not coming in for a permit. He said there were some written complaints and some that he found. He talked about enforcement and bringing up the concern. G. Pushies asked for him to attend the Board Meeting, he agreed. b. Board Ex-Officio Report: G. Pushies stated that the minutes were sent, and that there was some discussion on the moratorium ordinance. c. Livingston County Planning Commission Report: D. Bowdoin stated that Hartland Township text amendments on ADU's were approved with conditions. He mentioned that the PC should review it. Osceola Township text amendments on standards for childcare, day care approval for centers were approved. Osceola's text amendments on moratoriums was approved with conditions. He stated that there is a brown bag lunch on June 24th addressing the Land Divisions Act.	None None None
Old Business	a. Master Plan – Resolution L. Curd stated that there was a letter from the attorney to review, and the resolution for adopting the Master Plan was ready. K. Brown discussed about doing the vote and resolution if the Master Plan is done and approved. The PC discussed the final version of the Master Plan. It was discussed that the Master Plan from the April packet was the latest version of it. Motion to adopt the resolution to adopt the 2026 Master Plan as presented. Motion by L. Curd. Support by S. Weiss. Motion Approved. Roll Call- K. Ralko- Yes S. Weiss- Yes K. Poissant- Yes L. Curd- Yes M. Stock- No M. Miller- No G. Pushies- No	Motion Approved

	b. Airport Special Use Permit – Discussion L. Curd stated that there was a memo from the attorney. The applicant was in attendance. He confirmed that he was willing to remove the site by the woods. S. Weiss asked whether the applicant received the information from the planner by R. Cesearz, he stated no. G. Pushies asked if the applicant was amending the application more, he said he thought the only concern was the one site. K. Ralko asked about staff at the facility. He stated that there will be the airport manager and D. Bowdoin on site. S. Weiss stated that he felt the application was missing a lot of information. R. Cesarz stated that he wasn't sure if it was going to be relevant to this, referring to the documents provided by McKenna. S. Weiss brought up the electrical hook ups on site, which is against the regulation. The applicant said he would eventually like it. Applicant was asked about grading due to the RV's coming in. Drainage, vehicle and pedestrian circulation, grading, elevations, setbacks, etc. M. Stock brought up that part of the special use request includes a detailed site plan that satisfies all requirements set forth in article 2 division 4 of this chapter. Discussion between site plan and special use permit. K. Brown stated that there were two ways the PC could do this. One is the site plan approval is contemporaneous with the special land use approval. The other way is with the permit which with a preliminary site plan approval, then a final one later. K. Brown stated another way to proceed forward was for the PC to release McKenna's documents to the applicant to review and respond to it. It was agreed that it was agreed at last months PC it was agreed that the applicant would receive the McKenna report, and the applicant could not confirm or deny whether he received the information. It was agreed that R. Cesearz would send the McKenna documents to the applicant. C. Cryptocurrency Data Mining Facilities and Data Centers The draft was discussed with the PC members and the attorney. Decommissioning, insurance cap, etc. were discussed. The zoning district was discussed. The Saline Consent judgement was discussed. S. Weiss stated that he wanted to discuss any concerns or issues sent to the attorney for review. It was agreed that concerns would be sent to L. Curd who would sent it to the attorney. G. Pushies brought up some inconsistencies between the Data Mining and Essential Services ordinance in similar situations. K. Brown said he would look into it. G. Pushies brought up C9 section with the fire protection plan with no fire chief in the township. K. Brown stated the township can appoint someone to handle that position. Discussion continued on concerns regarding drain tiles, fire plan,	
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	drainage, sub services, etc. It was discussed adding in adjacent properties into the site plan review. S. Weiss brought up the fuel for back up generators and storage on site, vibrations from generators or other equipment, the decommissioning costs. Solar on site was discussed. Water usage was discussed and it was agreed to included closed loop systems. It was agreed to review the Saline judgement. d. Essential Services Ordinance G. Pushies brought up section 8 sub rule 3, and he thought the section should be rewritten and looked into more throughout. He also brought up A14- groundwater analysis and why and how much testing would be required. It was discussed about getting baseline measurements, and it was discussed about how to define specific testing. Discussion continued. There was also discussion about ITC's review of the ordinance.	
New Business	None at this time.	None
Commission Discussion	K. Poissant stated that she was not going to be at the July meeting. She would drop off the recorders to S. Weiss, and K. Ralko would take the motions.	None
Last Call to the Public	S. Smith- He brought up that Howell discussed placing the limit on backup generators and how much energy usage would be allowed, and the height of the building. He stated that he agreed with S. Weiss on his comments regarding decommissioning. He brought up talking with pilots about their effects on neighbors, and his concerns. R. Cesarz stated that he had no direction from the May meeting to send the applicant. K. Poissant stated that she sent the McKenna reports to him the same night of the meeting. It was discussed that the planner's note within the planner's report discusses what the applicant should be doing. It was discussed that a zoom could be created for the applicant. R. Cesarz asked for an email regarding how the applicant should respond to. An email was drafted in the moment to send to the ZA. It was agreed that the applicant would submit the report answers two weeks from today or at least two weeks before the next meeting being presented.	None
Adjournment	Motion to adjourn at 8:56pm. Motion by G. Pushies. Support by K. Ralko. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair

DRAFT

Conway Township

Zoning Administrators Report.

2026 Land Use Permits

January 1st,2026 - October 12th,2026

LUP26-001	3/18/2026	7720 Mohrle rd.	01-11-300-010	John & Jessica Mills
LUP26-002	3/18/2026	7893 Hayner	01-14-300-027	Schuyler Gullett
LUP26-003	3/24/2026	6375 Robb Rd.	01-35-200-044	Antonio Decia
LUP26-004	3/24/2026	7053 W.Chase lake	01-35-200-034	D. Duffiney
LUP26-005	4/1/2026	10093 Redhawk Dr.	01-05-201-016	Robert Howard
LUP26-006	4/1/2026	9400 Stow	01-17-300-019	Matthew Marston
LUP26-007	4/8/2026	11732 turkey trail	01-02-200-051	Josh Rodzwion
LUP26-008	5/12/2026	vacant sober	01-02-100-040	Barry Rogers
LUP26-009	5/13/2026	vacant bell oak	01-20-100-011	kurtis Tank
LUP26-010	5/26/2026	vacant Lovejoy rd.	01-04-200-022	Ed Powell
LUP26-011	6/10/2026	vacant Allen rd	01-32-300-023	Terlecki
LUP26-012	6/16/2026	vacant Maplefield dr	01-02-200-031	Hollandsworth
LUP26-013	6/17/2026	vacant Nicholson	01-28-300-011	Killen
LUP26-014	6/17/2026	9342 Grant	01-33-200-011	Le Fervre
LUP26-015	6/23/2026	vacant Fowlerville	01-14-300-032	oak ridge homes
LUP26-016	6/30/2026	10225 W. Allen	01-32-400-005	Zielkowski
LUP26-017	6/30/2026	9114 Nicholson	01-16-300-014	Netz
LUP26-018	7/8/2026	9123 eva ln	01-21-200-015	Click
LUP26-019	7/8/2026	nicholson vacant	01-05-200-042	Killen
LUP26-020	7/16/2026	6400 Sherwood	01-24-400-026	Hornberger
LUP26-021	7/29/2026	6096 Gregory	01-34-300-016	Fretch
LUP26-022	7/29/2026	5260 Herrington	01-18-101-008	Pruehs
LUP26-023	8/5/2026	7350 Hayner	01-14-200-013	Stage
LUP26-024	8/11/2026	9247 Sober	01-04-400-013	Kuhfeldt
LUP26-025	8/11/2026	8850 W Allen	01-34-300-009	Rushing
LUP26-026	8/11/2026	vac Sober	01-02-100-041	aeschliman
LUP26-027	8/11/2026	vac Sherwood	01-24-400-024	Bates
LUP26-028	8/19/2026	Parcel B Turkey trail	01-02-200-052	Resseguie
LUP26-029	8/25/2026	9247 sober	01-04-400-013	Kufeldt
LUP26-030	8/25/2026	9333 Mohrle	01-16-200-012	Tomlin
LUP26-031	9/9/2026	7910 Nicholson	01-28-100-016	Lanaville
LUP26-032	9/9/2026	vacant	01-07-100-010	Dell
LUP26-033	9/15/2026	vac	01-24-400-027	Davidson
LUP26-034	9/16/2026	1993 Chase lk	01-36-100-003	Wilkinson
LUP26-035	9/23/2026	6161 Miller	01-33-300-012	Kuhfeldt
LUP26-036	9/29/2026	10551 W Allen	01-32-300-026	Ward
LUP26-037	9/29/2026	vac Stow rd	01-19-200-001	Hunt
LUP26-038	9/29/2026	vac Stow rd	01-19-400-009	Hunt

2026 Land Use Waivers

LUW26-001	1/13/2026	7989 Lovejoy	01-02-100-028	Trinka
LUW26-002	2/20/2026	9757 Stow Rd.	01-18-200-019	R. Powers
LUW26-003	3/11/2026	6899 Robb Rd.	01-35-200-021	Tom Rigotti
LUW26-004	3/17/2026	10275 W. Allen	01-32-400-010	J Miller
LUW26-005	3/24/2026	11900 Moyer	01-30-100-005	Allen Marsh
LUW26-006	4/1/2026	10100 W. Allen	01-32-400-007	Michelle Hankins
LUW26-007	4/8/2026	8603 killinger	01-22-300-010	Jon McGeorge
LUW26-008	4/15/2026	11756 Secluded Ridge Dr.	01-02-101-016	Wesley Boyd
LUW26-009	4/21//26	11557 Brimley	01-07-200-003	Eric Walther
LUW26-010	4/22/2026	9900 nichloson	01-16-100-001	Gordon Kingley
LUW26-011	4/30/2026	10290 chase lk	01-29-400-022	Ewers
LUW26-012	4/29/2026	7724 hidden knoll	01-02-101-037	bailey
LUW26-013	5/12/2026	9901 grant	01-33-300-025	simkins
LUW26-014	5/14/2026	10065 Redhawk	01-05-201-017	Brown
LUW26-015	5/14/2026	7820 nicholson	01-28-100-024	Smith
LUW26-016	5/19/2026	6850 hayner	01-13-300-033	Socher
LUW26-017	5/19/2026	6659 n. Grgregory	01-33-200-017	K. Horton
LUW26-018	5/19/2026	8281 Chase lk rd	01-34-200-016	R. Horton
LUW26-019	5/26/2026	7738 Hidden Knoll	01-02-101-038	Clay Cole
LUW26-020	5/26/2026	7735 w chase lake	01-35-100-024	ryan farrand
LUW26-021	6/4/2026	11580 Mohrle	01-07-300-004	Wiles
LUW26-022	6/9/2026	11681 Glen Mary	01-101-002	Hendrickson
LUW26-023	6/9/2026	11596 Glen Mary	01-101-023	Gray
LUW26-024	6/9/2026	11521 Glen Mary	01-101-024	Carpenter
LUW26-025	6/9/2026	6631 E. Julie	01-101-019	Benson
LUW26-026	6/9/2026	11711 W Morhle	18-100-018	Whittmore
LUW26-027	6/9/2026	11590 N. Fowlerville	01-03-200-032	Delmotte
LUW26-028	6/10/2026	11723 Secluded Ridge	01-02-101-020	Neher
LUW26-029	6/10/2026	11715 Secluded Ridge	01-02-101-019	Jones
LUW26-030	6/10/2026	11750 Chase Lk	01-30-300-003	Duke
LUW26-031	6/10/2026	6375 hayner	01-13-400-019	Edmunson
LUW26-032	6/16/2026	7737 Hidden Circle	01-02-101-049	Rothwell
LUW26-033	6/16/2026	10246 Redhawk	01-05-201-008	Parish
LUW26-034	6/16/2026	11093 Brimley	01-07-200-006	Taylor
LUW26-035	6/16/2026	9000 W Sober	01-03-100-008	Timon
LUW26-036	6/16/2026	11201 Heatherwood	01-04-300-011	Miller
LUW26-037	6/16/2026	6768 Chase lk	01-25-300-009	Weston
LUW26-038	6/23/2026	9148 Eva Lane	01-21-201-009	Baxter
LUW26-039	6/23/2026	11089 Mohrle	01-18-200-021	Gardner
LUW26-040	6/30/2026	9402 W. Sober	01-04-200-010	Porter
LUW26-041	6/30/2026	6275 owosso	01-36-400-011	Mammel
LUW26-042	6/30/2026	9415 N Robb	01-14-400-020	Watson
LUW26-043	6/30/2026	6722 W Julie ct	01-01-101-012	Small
LUW26-044	7/7/2026	11720 Secluded Ridge	01-02-101-018	Weiss
LUW26-045	7/7/2026	11861 Secluded ridge	01-02-101-032	Stawara
LUW26-046	7/7/2026	6672 Hanna	01-01-101-039	Winters
LUW26-047	7/7/2026	11826 Moyer	01-30-100-006	Tobia
LUW26-048	7/8/2026	6611 Hanna	01-01-101-033	Rodgers

LUW26-049	7/14/2026	10274 Redhawk	01-05-201-009	Devellis
LUW26-050	7/14/2026	9148 Eva Lane	01-21-201-009	Baxter
LUW26-051	7/14/2026	11828 Secluded Ridge	01-02-101-012	Bates
LUW26-052	7/14/2026	7676 W. Sober	01-02-100-024	Paricau
LUW26-053	7/14/2026	11447 Saddle	01-01-100-030	Pushies
LUW26-054	7/21/2026	9114 Sober	01-04-200-017	Phipps
LUW26-055	7/21/2026	11954 Secluded Ridge	01-02-101-005	Duggan
LUW26-056	7/21/2026	10218 Redhawk	01-05-201-007	Kqlis
LUW26-057	7/21/2026	9505 Sober	01-04-400-009	Bernum
LUW26-058	7/21/2026	11393 Nicholson	01-05-200-029	Clements
LUW26-059	7/21/2026	10126 Sober	01-05-200-027	Way
LUW26-060	7/21/2026	11936 Secluded Ridge	01-02-101-006	Reed
LUW26-061	7/21/2026	9172 Sober	01-04-200-015	Wark
LUW26-062	7/21/2026	6156 Fowlerville	01-35-300-013	Fischhaber
LUW26-063	7/21/2026	10360 Sherwood	01-20-400-002	Packer
LUW26-064	7/29/2026	11935 Daisey ln.	01-04-100-016	Ralko
LUW26-065	8/5/2026	11688 Daisey ln	01-04-100-028	Bliven
LUW26-066	8/5/2026	7713 Hidden Circle	01-02-101-050	Conkey
LUW26-067	8/5/2026	7713 Hidden Circle	01-02-101-050	conkey
LUW26-068	8/5/2026	10360 Sherwood	01-20-400-002	morrison
LUW26-069	8/5/2026	6672 Fowlerville	01-35-100-002	Harvey
LUW26-070	8/5/2026	11668 Glen Mary	01-01-101-042	Hamelund
LUW26-071	8/5/2026	11738 Secluded Ridge	01-02-101-017	Blakesley
LUW26-072	8/11/2026	6614 Hanna Ct	01-01-101-036	Oakley
LUW26-073	8/11/2026	10162 Redhawk	01-05-201-005	Randolph
LUW26-074	8/11/2026	9857 Sherwood	01-28-100-010	Rowland
LUW26-075	8/18/2026	6923 lovejoy	01-01-100-036	Hathaway
LUW26-076	8/18/2026	11192 heatherwood tr	01-04-300-009	Taylor
LUW26-077	8/18/2026	9140 Sober	01-04-200-016	Secorski
LUW26-078	8/18/2026	9010 Sober	01-04-200-018	Yaksic
LUW26-079	8/18/2026	10207 Chase lk rd	01-32-200-006	Latson
LUW26-080	8/25/2026	11675 Owosso	01-01-200-022	Bell
LUW26-081	9/1/2026	6650 fowlerville	01-35-101-001	Cordes
LUW26-082	9/9/2026	8051 Mohrle	01-15-200-010	Byers
LUW26-083	9/10/2026	8864 Allen	01-34-300-018	Kenzie
LUW26-084	9/16/2026	11879 Secluded ridge	01-02-101-033	Laurain
LUW26-085	9/29/2026	1430 Gregory rd	01-05-300-017	Green

Violations

No Complaints, No Violations.

Sincerely,

Russ Cesarz

Russ Cesarz
Zoning Administrator
Conway Township, Michigan



Conway Township Board of Trustees
Regular Board Meeting Minutes
September 15th, 2026, at 7:00pm.

Meeting called to order at 7:00pm by Supervisor Bonnie Flanery with the Pledge of Allegiance.

ROLL CALL: Present: B. Flanery (Supervisor); T. Foote (Clerk); D. Grubb (Treasurer);
G. Pushies (Trustee); S. Porter (Trustee)

	AGENDA	ACTIONS TAKEN	ITEMS DISCUSSED
1	Consent Agenda	Motion to approve August 18th, 2026 Meeting Minutes by D. Grubb. Second by G. Pushies. Motion carried 5-0. Motion to approve the remaining items on the Consent Agenda by D. Grubb. Second by T. Foote. Motion carried 4-1.	- Items 2 and 3 were pulled for discussion. Account Reconciliations for August - An inquiry was made about a \$182 beginning balance discrepancy from unaccounted interest. - Reconciliation differences were attributed to the timing of interest posting by the Bank of Ann Arbor - A significant \$4,275.33 difference was noted in the tax fund, which is unlikely to be solely related to interest. Concern was expressed that approved balances change due to these shifts. Disbursements for August - Following the previous month's discovery of out-of-sequence checks in the Trust Account, a new issue arose with check number 1108 missing and check number 1109 appearing. - It was clarified that check 1108 had been voided due to a writing error. New checks have been ordered, starting from 1151, to correct this issue once they are used up.
	Additions/ Approval of Board Meeting Agenda	Motion to approve the September 15th meeting agenda by S. Porter. Second by G. Pushies. Motion carried 5-0.	
	Call to the Public		One member of the public spoke.



Conway Township Board of Trustees
Regular Board Meeting Minutes
September 15th, 2026, at 7:00pm.

4	Budget Report for August		Multiple areas are under budget, allowing for strategic reallocation after confirming needs.
5	County Planning Commission Report		Putnam Township text amended in six sections (swimming pools; storage; keeping of animals; moratoriums; district regulations; accessory structures/ADUs).
6	Planning Commission Ex-Officio Report		- No updates. - Next Meeting scheduled for October 12th, 2026.
7	Assessors Update		- No Updates. - See item 17 for Cemetery Updates
8	Zoning Update		33 permits and 84 waivers, mostly roof repairs from a recent storm. - Dennis volunteered to review codified ordinances with Russ; found discrepancies, clerical errors, and poor organization. Newer ordinances (Solar, Wind, Battery, Special Events, ADUs) not included in comparison. A misassignment making zoning administrator responsible for residential water drainage was identified and corrected by CivicPlus; remaining issues to be addressed with CivicPlus. Corrected mobile home ordinance needs adding; discovered changes by mobile home commission were never incorporated; likely must return to Planning Commission.
9	Treasurers Update		The deadline for paying taxes without penalty passed.
10	Fire Board Update		The next Fire Board Meeting is September 22nd, 2026.
11	Clerks Update		Question raised about an invoice from Foster Swift related to personnel manual. Homier's office consulted to clarify ESTA calculation and wording for audit. Attorney



Conway Township Board of Trustees
Regular Board Meeting Minutes
September 15th, 2026, at 7:00pm.

			Courtney suggested updates to improve clarity and alignment with payroll, not to negate existing work.
12	Supervisor Update		• Met with Decker to review policy; building contents coverage increased from \$20,000 to \$75,000 at no extra cost. • County Drain Commission requested hall for Board of Determination meeting on Conway 22 drain project (October 15 or 24); suggestion to waive rental fee. • Court of Appeals defined "affected local unit," allowing the county to be one. County filed motion to dismiss Headland's application based on pre-application procedural failures. Rebuttal testimony due October 9; cross-examination October 11. • Plan to observe performance of PC Secretary at next Planning commission meeting before any decisions are made. • Cemetery complaint received. See item 17 for more details.
13	PHP- 2025-2026 Audit	Motion to accept the PHP Audit for the 2025-2026 fiscal year by S. Porter. Second by D.Grubb. Motion carried 5-0 in roll call vote: T. Foote- Y B. Flanery- Y S. Porter- Y G. Pushies- Y D. Grubb- Y	Audit Report for Fiscal Year Ending March 31, 2026 • The audit went very well, resulting in an "unqualified opinion," indicating financial records are in good order. Assistance from Bonnie, Deb, Tara, and Charlie were praised. • Financial Performance: The General Fund ended with a \$42,935 surplus, increasing its balance to \$1,149,000. The Road Fund balance increased by over \$158,000. The ARPA fund was closed. • Budget Performance: Expenditures were \$93,357 under budget.



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			• Conclusion: The township is in a strong financial position with good fiscal management.
14	Land Division Ordinance No. 24		• The topic will remain under "old business" pending feedback from the attorney.
15	Hall Rentals		• Due to monitoring difficulties, the current rental agreement will remain, but rentals will only be confirmed once a monitor is secured. The policy will be revisited at year-end.
16	Poverty Exemption	Motion to leave the Poverty Exemption as is by B. Flanery. Second by D. Grubb. Motion carried 3-2 in roll call vote: T. Foote- Y B. Flanery- Y S. Porter- N G. Pushies- N D. Grubb- Y	• The poverty exemption will remain unchanged pending further research on comparable policies.
17	Cemetery Monument Replacement	Motion to approve Heritage Monument quote in the amount of \$2040.40 for 2 headstones at Miller Cemetery by T. Foote. Second by D. Grubb. Motion carried 5-0 in roll call vote: T. Foote- Y B. Flanery- Y S. Porter- Y G. Pushies- Y D. Grubb- Y	Cemetery Maintenance and Preservation • Contractor Issues: A formal written complaint was received about the lawn contractor blowing clippings onto headstones, shearing corners off ground-level stones, and knocking over a column without reporting it. • Hazardous Headstones: Two 1800s monuments in Miller Cemetery were deemed hazardous. A motion passed to accept a \$2,040.40 quote from Heritage Monuments for their repair, with the township named as additionally insured. • Preservation Strategy: The board discussed the need to address numerous buried, broken, or missing stones across all



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			cemeteries. Insurance coverage for volunteers needs clarification.
18	Decker Agency Insurance Renewal	Motion to approve insurance invoices from Decker Agency totaling \$17,080 by S. Porter. Second by T. Foote. Motion carried 5-0 in roll call vote: T. Foote- Y B. Flanery- Y S. Porter- Y G. Pushies- Y D. Grubb- Y	Insurance renewal invoice from Decker Agency presented; total \$17,080, slightly under budgeted \$17,700.
	Board Member Discussion		- The new AED has arrived. The board will consult Chief Feig on installation and determine an optimal location. - The board thanked Dennis for going over the ordinance book with Russ. Website Contract and Vendor Quotes - No current formal contract end date current website services; agreement lacks renewal paperwork. - A Revise quote was received; another quote from CivicPlus is pending. Revise provided full package presentation; will review alongside other information at October's meeting.
	Last Call to the Public		Two members of the public spoke.
		Motion to adjourn made by G. Pushies. Second by D. Grubb. Motion carried 5-0.	Meeting adjourned at 8:49pm.

Approved:

CONWAY TOWNSHIP

ORDINANCE NO. ____

AN ORDINANCE TO REGULATE HIGH RESOURCE DEMAND FACILITIES

The Township of Conway ordains:

Section 1. New Section 6.28 of the Zoning Ordinance.

A new Section 6.28 entitled “High Resource Demand Facilities” is hereby added to the Township’s Zoning Ordinance, to read, in its entirety, as follows:

SECTION 6.28: 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, and similar facilities, 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 including noise, vibration, light/glare, and air emissions for neighboring businesses and residences;
3. Ensure efficient use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening to be compatible with the Township’s rural character and natural resources;
5. Ensure compatibility with adjacent land uses and the Township’s Master Plan, including preservation of agricultural heritage, protection of natural resources, management of traffic, thoughtful planning for future development, and creating a sustainable community; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

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

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).
4. Required Application Materials.
 - A. In addition to all application materials otherwise required by this Ordinance for Special Land Use and Site Plan review, an application for a High Resource Demand Facility, Data Center, Data Processing Center, or similar high demand facility uses are subject to this Section shall include the following:
 1. Risk Mitigation Plan.
 2. Community Engagement Plan.
 3. Hydrogeological Study.
 4. Traffic Management Plan for construction.
 5. Hazardous Materials Management Plan.
 6. Fire Protection Plan.
 7. Emergency Response Plan.
 8. Decommissioning and Site Restoration Plan.
 9. Development Agreement with the Township.
 - B. The following shall be submitted prior to occupancy and reported on annually:
 1. Actual annual energy consumption (MWh) and calculated PUE;
 2. Renewable energy procurement and percentage of total load;
 3. Water usage (gallons) and cooling method;
 4. Waste and heat recovery feasibility analysis;
 5. Disposal of hazardous materials and what they were;
 6. Long term ground water monitoring;
 7. Generator testing/operating hours and emissions compliance statement with current EGLE permits;
 8. Sound level monitoring summary; and

9. Summary of efficiency/cooling/security upgrades implemented;
10. Maintaining fire protection and emergency response.

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.

What is Considered a High Resource Demand Facility?

A facility shall be considered an HRDF only when sub-section A and **Subsection B** below are met:

A Operational Characteristics	B Resource/Infrastructure Thresholds
The facility include 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  2 On-site emergency operation exceeding 2,000 kilowatt (kW) and on-site fuel storage exceeding 10,000 gallons.  3 Dedicated electrical transformation/switchgear yard, substation, or other intense electrical infrastructure.  4 24-hour, 7-days a week operation.	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 5 years:  1 > 100 gallons per minute (gpm) of water demand.  2 > 50,000 gallons a day of sanitary discharge.  3 > 10 megawatts (MW) or equivalent to Kilowatts (kW) in electric demand.  4 Hazardous materials / regulated wastes storage use, or generation requiring reporting under EPCRA tier II and state/federal hazardous waste generator requirements.

Documentation Required: Thresholds in **subsection B** must be demonstrated by applicant-prepared estimates and utility/service provider documentation.

A facility shall be considered an HRDF only when sub-section A and sub-section 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 Information Technology (IT)/electronic equipment;

2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kilowatt (kW), 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. On-site energy storage facilities that absorbs, stores, and discharges electricity with a nameplate capacity of 50 megawatts or more and an energy discharge capacity of 200 megawatt hours or more.
5. 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 gallons per minute (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.

C. Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, or office uses unless the Planning Commission 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).

D. 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.

- E. Relationship to Data Centers, Data Processing Center, and Cryptocurrency Data Mining Facility. A Data Center, Data Processing Center, Cryptocurrency Data Mining Facility, or any type of facility 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.
 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. Server Room. A dedicated, climate-controlled space within a building that houses, maintains, and operates computer servers, data storage systems, and network hardware.
 8. Cryptocurrency Data Mining Facility. A facility dedicated to operating data processing equipment for commercial cryptocurrency mining and the process by which cryptocurrency transactions are verified and added to digital ledger.
 9. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.

D. Districts Permitted and Process

1. Districts

- a) High Resource Demand Facility: Special Land Use in [REDACTED]. Prohibited elsewhere.
- b) Large-Scale Data Centers and Data Processing Centers: Special Land Use in [REDACTED] only. Prohibited elsewhere.
- c) Small-Scale Data Centers and Data Processing Centers: Special Land Use in [REDACTED]. Prohibited elsewhere.
- d) Accessory Data Centers and Data Processing Centers: Special Land Use accessory to an approved principal use in the [REDACTED] Districts.

2. Process

- a) The Planning Commission shall hold a public hearing and make a recommendation to the Township Board.
- b) The Township Board, upon a recommendation from the Planning Commission, may approve, approve with conditions, or deny the site plan and special land use.

E. Required Engagement Steps (minimum standards)

1. Pre-application conference (mandatory)

- a) Applicants shall meet with 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 Community Benefits
- b) The Planning Commission shall determine whether the CEP is complete prior to scheduling public hearings.

3. Community meeting(s) (mandatory, prior to first public hearing)

- a) The applicant shall hold at least one community 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 300 feet of the proposed project site. If a property is within 300 feet and is part of a subdivision, homeowners, or business owners association, all members of the association shall be notified.
- c) Additional community 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 Conway Township, ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;
 - Virtual participation option must be provided;
 - Meeting must include a Q&A segment and accept written comments.

4. Report

- a) Within ten (10) days after each community meeting, the applicant shall submit a report to the Township providing the following meeting details:
1. Meeting details (location, time, etc.)
 2. Meeting sign in sheet
 3. Meeting minutes written by Township Staff

5. Public Hearing. Public hearings shall follow the requirements of the Michigan Zoning Enabling Act (Act 110 of 2006).

F. Dimensional Standards

1. Minimum Lot Area: 10 acres
2. Maximum Building Height: 30 feet / 2 stories
3. Maximum Lot Coverage: 40 percent for buildings and 80 percent for all impervious surfaces.
4. Minimum Setbacks:
 - a) High Resource Demand Facility including all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 200 feet from all other property lines.
 - b) Large-Scale including all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 200 feet from all property lines.
 - c) Small-Scale and Accessory including all accessory structures:
 - 500 feet from any parcel that contains a residential property; property zoned Agricultural Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool.
 - 75 feet from all property lines.
5. Greenbelt: The perimeter of any HRDF shall be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the facility from any public street and/or adjacent residential structures, as provided in this ordinance.

G. Site and Design Standards

1. The site and design standards of this subsection shall apply to all High Resource Demand Facilities including Large Data Centers, Medium Data Centers, Small Data Centers, and Accessory Data Centers, unless otherwise expressly provided in this Section.
2. Architecture & Visual Impacts
 - a) Building design and massing
 1. The building shall be designed to reduce the perceived size and visual prominence of structures as viewed from adjacent properties and public rights-of-way.

2. Building facades visible from public streets or adjoining properties shall incorporate architectural articulation, changes in plane, variations in materials, changes in color or texture, screening elements, landscaping, or other design techniques that reduce the appearance of large uninterrupted wall surfaces.
3. Buildings shall be designed to provide visual interest and a human-scaled appearance along public street frontages and at primary points of visibility.
4. Multiple buildings within the same development shall incorporate complementary design elements, materials, colors, and forms to create a coordinated campus appearance.
5. Building entrances visible to visitors, employees, or the public shall be clearly identifiable through architectural features, canopies, recesses, changes in materials, landscaping, lighting, or similar design elements.

b) Visual mitigation and screening

1. Site and building design shall incorporate measures to minimize visual impacts on adjacent properties and public rights-of-way. Such measures may include building placement, setbacks, landscaping, berming, screening walls, architectural treatments, changes in building massing, or a combination thereof.
2. Mechanical equipment, generators, cooling equipment, loading areas, and similar operational features shall be screened from public rights-of-way and adjacent properties through architectural integration, screening structures, landscaping, or other effective methods.
3. The extent of visual mitigation required shall be proportional to the visibility of the facility and the sensitivity of surrounding land uses.
 - a. Where a facility abuts or is visible from residential districts or other lower-intensity land uses, building and site design shall incorporate transitional elements intended to reduce visual impacts and provide compatibility.
 - b. Transitional elements may include increased setbacks, enhanced landscaping, berms, screening, building step-backs, reductions in apparent building mass, architectural articulation, or other equivalent design techniques.
 - c. No specific transitional method shall be required provided the applicant demonstrates that the proposed design effectively mitigates visual impacts on adjacent properties.
 - d. The Planning Commission may consider the effectiveness of the overall site and building design in reducing visual impacts rather

than requiring any particular architectural feature or stylistic treatment.

3. 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 (4) sides that is of the same material or quality of the building itself. 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) Loading spaces are not allowed within the front yard and shall be screened from residential properties and streets as required in Section 18.05.

4. Lighting

- a) Security and area lighting shall comply with the general lighting standards in the Zoning Ordinance.
- b) The High Resource Demand Facility will implement dark-sky friendly lighting solutions.

5. Landscaping, Buffers, and Natural Features Protection

- a) The greenbelt buffers shall include a dense landscaping that includes the following:
 - 1. One (1) large evergreen tree per twenty-five (25) linear feet. The size of large evergreen trees shall be the minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used at a ratio of 3:1. No more the twenty-five (25) percent of the total required large evergreen species can be substituted with narrow/upright species.
 - 2. One (1) deciduous shade tree per every seventy-five (75) lineal feet. The size of the deciduous shade tree shall be a minimum of two and a half (2 ½) inch caliper at the time of the planting.
 - 3. One (1) ornamental/flowering tree per every fifty (50) feet. The size of the ornamental/flowering tree shall be a minimum of eight (8) feet in height for multi-stemmed varieties, or two and a half (2 ½) inch caliper at the time of planting for single-stemmed varieties.
 - 4. Five (5) shrubs per twenty-five (25) linear feet. Shrubs shall be fully

branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of fifty (50) percent evergreen at six (6) feet tall.

- b) Existing trees on the site shall be preserved to the greatest extent possible. All unhealthy (individual tree is fifty (50) percent dead or greater) and dead material shall be replaced by the applicant within one (1) year, or the next appropriate planting period, whichever occurs first. Prior to the issuance of the permit, the applicant shall furnish to the Township a landscape bond to ensure the survival of plantings for three (3) years from the date of the issuance of the permit.
 - c) All plant materials shall be installed between March 15 and November 15. If the applicant requests a final certificate of occupancy from the Township and the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
 - d) There shall be minimal impacts to natural features.
 - e) Failure to install or continuously maintain the required-landscaping shall constitute a violation of this ordinance and any permit may be subject to revocation.
6. Stormwater and Wastewater
- a) Stormwater.
 - 1. On-site detention and water-quality treatment are required per this ordinance and Livingston County Drain Commissioner. Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
 - 2. The applicant is required to receive a permit from the Drain Commissioner and record a stormwater management agreement with the County Register of Deeds.
 - 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.
 - a. Township approval shall be conditioned upon a finding that the proposed withdrawal or discharge:

1. Will not exceed available system or aquifer capacity at full build-out;
2. Will not displace or impair existing or reasonably foreseeable users;
3. Will not require public investment or system expansion to serve the facility; and
4. Will not result in stranded or oversized infrastructure in the event of facility closure or decommissioning.

b. Hydrogeological Study. Where the proposed facility will utilize groundwater for potable, process, cooling, fire suppression, or other operational purposes, or where the Township determines that the proposed development may materially affect groundwater quantity or quality, the applicant shall submit a hydrogeological study prepared by a qualified hydrogeologist or other qualified professional. The study shall evaluate existing groundwater conditions, aquifer characteristics and capacity, anticipated withdrawals at full build-out, potential impacts to nearby wells, wetlands, surface waters, and other groundwater-dependent resources, and any potential for groundwater contamination. The study shall identify appropriate mitigation and monitoring measures necessary to prevent adverse impacts.

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.–8:00 p.m. Monday–Saturday unless otherwise approved.

H. Performance Standards

1. Noise and Vibration

- a) Noise Limit. Routine noise generated by the facility must not exceed 45 dBA L_{max}, as measured at the property line of any adjacent parcel.
- b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Testing shall comply with the noise limits.
- c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.

- d) Vibration. Operations shall not cause perceptible vibration at or beyond 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 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 where generators are 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. Design for Power Usage Effectiveness (PUE) of 1.2 or lower or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
- b) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
- c) 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 six (6) feet in height.
 - 1. The Planning Commission may require taller fencing, walls, or equivalent barriers that will not exceed twelve (12) 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. 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 at all times.

3. 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.
- 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.

4. 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.
- c. There shall be training for the fire department annually for the first 5 years and then every two years after.

5. 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. The applicant shall provide a fire protection plan.
6. 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.
 - e. A commitment to review and update the Emergency Response Plan with the Fire Department, any other fire department with jurisdiction over participating properties, first responders, and county emergency managers at least once every three (3) years.
 - f. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.
4. On-Site Substation/Switchyard (if provided)
 - a) On-site substations and switchyards shall be designed and located to minimize visual, noise, and operational impacts on adjacent properties and public rights-of-way.
 - b) Evergreen landscaping, berming, architectural screening, fencing, or a combination thereof shall be provided where necessary to mitigate visual impacts while maintaining utility safety and operational requirements.
 - c) Transformers shall include integral secondary containment systems sized in accordance with applicable state and federal regulations.
5. Energy generation. Any solar energy systems, wind energy systems, or battery energy storage systems proposed as part of the facility must obtain independent approval as a stand-alone accessory structure, pursuant to applicable ordinance

provisions for that land use.

I. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water use, air quality, renewable energy, stormwater, and related matters.
2. The Applicant shall deposit funds in an escrow fund with the Township. The escrow is used to cover all costs and expenses associated with the special land use and site plan review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, and Township Engineer, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. The Township Board may from time to time by resolution set the initial escrow amount. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.

J. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
 - 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) Waste and heat recovery feasibility analysis;
 - e) Disposal of hazardous materials and what they were;
 - f) Long term ground water monitoring;
 - g) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
 - h) Sound level monitoring summary; and

- i) Summary of efficiency/cooling/security upgrades implemented;
 - j) Maintaining fire protection and emergency response.
3. Failure to monitor and report may be grounds to revoke any township approvals.

K. Decommissioning

1. Plan Required. As a condition of Special Land Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:

- 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 High Resource Demand Facility and Data 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.

3. Performance Guarantee / Financial Assurance

- a) Prior to the issuance of the permit, the applicant shall furnish to the Township a performance guarantee in an amount equal to or greater than 125% of the estimated cost of decommissioning, reclamation, and code enforcement. An estimate certified by a third party with expertise must be submitted with the decommissioning plan. The performance guarantee must meet the following requirements:

- 1. The guarantee shall be in the form of a surety bond, irrevocable letter of credit, or cash deposit into an escrow account with an escrow agent acceptable to the Township.

- 2. The related escrow agreement shall be subject to Township approval and shall include terms that ensure that the Township shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within three hundred sixty-five (365) days of the end of project life or

facility abandonment.

3. The Township is granted the right of entry onto the site, to effect or complete decommissioning, upon the expiration of the 365th day after abandonment.
 4. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. Financial provisions shall not exceed reasonable anticipated decommissioning costs.
- b) The permit holder and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special land use application and any increases as determined by the Township over the life of the project.

4. Removal Standards

- a) Following the operational life of the project, the applicant shall perform decommissioning, in accordance with the decommissioning plan, and removal of the renewable energy facilities and all its components in compliance with the standards outlined below.
1. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment. All structures, including but not limited to concrete, piping, facilities, and other project related materials above grade and below-grade shall be removed offsite for disposal.
 2. All access roads or driveways shall be removed, cleared, and graded by the permit holder, unless the property owner(s) requests, in writing, a desire to maintain any access road or driveways, subject to a road maintenance agreement that is approved by the Township in accordance with its ordinances. The Township or County will not be assumed to take ownership of any access road or driveways.
 3. As part of the decommissioning plan, the property owner(s) and the permit holder may propose a mutually agreed topographical restoration plan to protect drain tile, utilize installed access roads and/or driveways, or other measure to facilitate restoration of agricultural use on the site, subject to applicable Township ordinances.
- b) 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) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

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 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, HDRF or data center expansion, or expansion of a facility that causes it to meet the definition of a HRDF that meets one or more of the following thresholds:

- a) Gross floor area of 10,000 square feet or more;
- b) Facility load of 10 MW or more (nameplate/critical facility load).

3. Plan Submittal Timing

- a) The applicant shall submit the Risk Mitigation Plan concurrently with the Site

Plan and Special Use application.

- 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. Community benefits and 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 Livingston-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).

c) Environmental performance.

1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
2. A drain tile inspection plan. The plan must specify the following.
 - The facility must be maintained in working condition at all times while in operation.
 - The applicant or operator must inspect all drain tiles for all parcels within 1000 feet outside the grading area indicated on the site plan at least once every three years using a robotic camera, with the first inspection occurring before the facility is in operation.
 - The applicant or operator must submit proof of the inspection to the Township, or it must submit substantial and competent evidence that the nonparticipating property owner waived inspection.
 - The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and submit proof of the repair to the Township.
 - The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.
3. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
4. 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.
5. The application must include pre-construction baseline study or studies for

noise, vibration, hum, and similar ambient conditions modeling impacts on the proposed site and all occupied dwellings, community buildings, and livestock shelters/habitats within 1000 feet of the proposed disturbed area.

- 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) In addition to all other applicable standards under the Zoning Ordinance, 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 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 approval from the Township Board in the same manner as the original Plan, unless the approving body determines the modification is minor.

M. Standards

1. In addition to the Special Land Use Decision Criteria in Section, the Planning Commission shall determine and shall provide evidence of its determinations in its report to the Township Board that the standards within this Section have been met. Failure to meet any standard may be grounds for recommendation of denial.

N. Violations and Penalties; Suspension and Revocation of Permit

1. Should the Director of Planning and Zoning, or a person designated for inspection and enforcement by the Township Board (“Official”), discover any noncompliance with the terms and conditions of this Article and/or the permit issued under this Article, and/or with any other applicable law, ordinance or regulation, the Official shall prepare a notice of this fact detailing the violations, and shall send copies of same to the Permit Holder and to the Township Board. Within 15 days following such notice, the Permit Holder shall advise the Township, in writing, whether or not it concurs that a violation exists; and, if it is agreed that a violation does exist, the Permit Holder shall immediately commence steps to remedy the violation and continue such action without delay. If the Permit Holder does not agree, it shall, within the same period of time, state the reasons for such lack of agreement.
2. The Permit Holder shall correct any and all violations on an immediate basis (to the extent feasible considering the nature of the violation). Corrections shall be made as soon as possible, and in all events corrections shall be made within a period not to exceed 60 days from the date of the violation notice unless, due to circumstances beyond Permit Holder's control, completion of the corrective measures are not possible within such period, in which event the Permit Holder may, upon approval of the Township Board, sought within the 60-day period, be given reasonable additional time by the Board within which to make the correction.
3. In the event of a dispute with respect to the existence of a violation, the Township Board shall set a reasonable time for a hearing, either before the Township Board or before a hearing officer designated by the Township Board, and shall notify the Permit Holder of

the time, date and place of the hearing. The notice must be provided not less than 10 days but no more than 45 days before the hearing and is considered delivered when placed in the US Mail and e-mailed to current permit holder contact. After a review of the reasons stated by the Permit Holder for its position that no violation exists, the township may, in its discretion, include in the notice of hearing, responsive allegations with respect to the claimed violation.

4. In the event the Permit Holder has concurred that a violation exists, but has not remedied the same in a timely manner as provided for in this Section, a notice of violation shall be sent and a hearing thereon established utilizing the same form and procedure as set forth in subsections above of this section with respect to the notice and hearing on a violation.
5. At the hearing, the disputed violation, or the failure to timely cure a violation, shall be considered, which consideration may be adjourned from time to time. Such consideration shall include a hearing conducted at the meeting or meetings, and shall further include the opportunity of the Permit Holder to appear in person, or by a duly authorized representative to present argument, witnesses and other evidence on behalf and in the defense of the Permit Holder, or, in addition to or in lieu thereof, to file a written presentation prior to the initiation of the meeting. The Permit Holder shall also be afforded the opportunity to examine individuals who have made statements or submitted other evidence supporting the existence of a violation or the failure to timely cure a violation; provided, such examination shall be limited in scope to matters relating directly to the statements made and evidence submitted. The Township Board, or the hearing officer appointed by the Board, shall likewise have the opportunity to examine witnesses who present evidence favorable to the Permit Holder. The hearing shall also include an attempt to ascertain whether the Permit Holder made a reasonable effort to prevent the occurrence of the violation, or to cure the same in a timely manner.
6. If a Hearing Officer conducts the hearing, a detailed report shall be submitted to the Township Board, along with a record of the hearing officer proceedings. The report may include a recommendation.
7. Suspension and Revocation. In the event the Township Board shall determine that a violation of this Ordinance exists, or that the Permit Holder has failed to cure a violation in a timely manner, the Township Board is authorized to take the following action, considering whether the Permit Holder made a reasonable effort to prevent the occurrence of a violation and/or cure the same in a timely manner:
 - a) If the violation constitutes the first uncured violation, and/or the first failure to cure a violation in a timely manner, and the same has not resulted in damage to person or property, the Board is authorized to suspend the permit for a period of up to one month;
 - b) If the Permit Holder has previously had one uncured violation and/or one failure to cure a violation in a timely manner, and there is an additional uncured violation and/or failure to cure a violation in a timely manner, and/or if any violation or failure to cure a violation results in property damages, the Board is authorized to

suspend the permit for a period of up to three months; or

- c) If the Permit Holder is found to be in violation of this Ordinance on a third occasion, and/or if the Permit Holder is found to have failed to cure a violation in a timely manner for the third time, or any combination of these, and/or if there are violations and/or failure to cure in excess of three, and/or if a violation has resulted in personal injury of one or more individuals, the Township Board may, after a further hearing proceeded by a notice of grounds to the Permit Holder, suspend the permit for a period of up to one year, or revoke the permit permanently.

8. Emergency Circumstances. In the event the Township Board shall determine, in its discretion, that serious and irreparable harm and damage is likely to occur to person or property, or that an impairment or pollution of the environment is likely to occur, the Township Board may order an emergency summary suspension of the permit, which shall become effective upon service of same upon the Permit Holder. The Township Board shall thereafter, as soon as is practical, conduct a hearing with the same notice and procedural standards set forth in the above subsections of this section pertaining to for violation hearings, to determine whether:

- a) To revoke the suspension order; or
- b) To continue the suspension order for a fixed period of time. Or
- c) To revoke the permit permanently. The Board shall state reasons for its determination. If the Permit Holder wishes to expedite the hearing procedure, the Permit Holder may waive the advanced notice requirement and proceed immediately to a hearing. Following the entry of a determination by the Township Board to suspend the permit under this subsection, the institution of a lawsuit in the circuit court, or other court, shall not, without the order of the court, constitute a stay of the suspension. The procedures and remedial action authorized under this section shall be in addition to, and not in lieu of, additional actions the Township may seek, including the institution of district court or circuit court proceedings.

Section 3. Amendment to Article [REDACTED].

[PLACEHOLDER TO AMEND ZONING DISTRICT USE LISTS]

Section 4. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 5. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 6. Effective Date.

This Ordinance takes effect upon the expiration of 7 days after publication as required by MCL 125.3401(7).