

2. Discussion on data centers

Chairman S. Tallman opened the public discussion at 6:40 PM.

Resident Amy Rogalski explained per her research that local municipalities can offer exemptions up to 12 years on new buildings. She stated data center are exempted from the state, six percent sales, and use tax on their construction materials and equipment through the year 2050. She stated that although there might be more jobs offered during the construction of a data center, permanently there would only be about thirty to fifty jobs offered. She expressed concern about the traffic increase and damage to the roads during the construction. She brought up that the realtor asked that the township allows a data center in Mixed Use zoning, which she believes would be inappropriate, due to impacts like power needs, noise, lighting and visual presence. She believes data centers should only be allowed in industrial and special use zoning. She also would like to see the decommissioning cost stay the 125%, so that the township has the money to restore the property.

Resident Michael (did not give his last name) says he sees the benefits of construction jobs and taxes. He is concerned with the water consumption these data centers use. He stated they can use anywhere from two to five million gallons of water a day. He also stated they recirculate the water and worries it will be contaminated and released back into the watershed. He is concerned about the high amount of water use when the community here is farmland. He stated he is also concerned about the power use in the hotter months, and the chance of people's power going out so that the data center can stay running. Michael expressed worry about the pollution coming from the diesel generators that data centers use as well.

Resident Molly Hedgelin stated she has heard people's homes that are near data centers have low water pressure constantly, and that animals cannot handle the noise from the data centers. She expressed concern for the surrounding land owners and how the pollution and water consumption would affect the farming in the area.

Resident Jennifer Estrada asked the planning commission how they are going to handle drafting the ordinance from an environmental standpoint. She had asked if there will be any kind of impact studies completed. She expressed concern with the local habitats and groundwater.

Resident Vicky Laskey brought up that there is already two highways and lots of diesel vehicles traversing the area, the Meijer warehouse, the nine months out of the year that the gravel haulers are driving diesel vehicles and equipment, and the nuclear power plant Fermi, she is concerned about the air pollution the data center could bring in.

5
Planning Commission
Regular Meeting
January 20, 2026

Resident Holly Kvicala expressed that she would like the planning commission to look into what other townships and cities have experienced with these data centers and how they are creating their ordinances. She would like the planning commission to research the implications on the environments, the communities, pollution, and property values. She used Van Buren township as an example, who has an application for a data center currently. She stated that data center's proposal shows three million gallons a day of water usage. She is concerned of the water being contaminated after the usage. She stated she is worried of having contaminated water in our township.

Resident Victoria Heiss is worried about the noise pollution that would come from a data center. She stated she hopes the township will have strong restrictions in the ordinance they are creating. She stated she would rather see a subdivision, a recreational center, or a park, something that would enhance the community instead of destroying it. She expressed concern that even if she tried moving, people would not want to purchase the home because the data center will be close by.

Attorney Sam Kilberg wanted to follow up on the comments he made at the last planning commission meeting. He brought up the letter he sent to the township reiterating those comments. He believes allowing a data center in Mixed Use zoning would be a good opportunity, because it would allow the data center to build things like office buildings and not just the data center itself. He stated the planning commission should reach out to other communities to see how they built their ordinances on data centers. He explained when building a data center, there are things the township could require like historical preservation, impact studies, traffic studies, light plans, sound studies, etc. He asked them to consider a change of the decommissioning requirement. He believes 125% will be an issue. He stated he's never seen a building require a decommissioning agreement.

Resident Tabatha Gentile expressed concern over data centers being built in Michigan.

Resident Steve Maldonado stated worry about environmental impacts of these data centers. He is concerned about the impact it will have on the food and water in the area.

Chairman S. Tallman closed the public discussion at 7:33 PM.

