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Planning Commission
Regular Meeting
March 16, 2026

Motion by M. Girrback, supported by T. Friar to allow public comment be three minutes instead of two.

Motion by Z. Tallman, supported by T. Friar to allow N. Masserant and M. Girrback to be recused from the public hearing.

AYES: All

NAYS: None

MOTION CARRIED

RECESS FOR PUBLIC HEARING:

OPEN PUBLIC HEARING:

1. Public hearing notice for a zoning ordinance text amendment- Modifications to Section 18-68 District Use Table removing Data Processing and Computing Centers as permitted uses in the Commercial and Mixed-Use zoning districts and add High Resource Demand Facilities and Data Centers as a special land use in the Industrial zoning district. Add new Section 18-181 High Resource Demand Facilities outlining the purpose and intent, applicability, definitions, districts permitted, dimensional standards, site and design standards, performance standards, security and emergency access, use of consultants and cost recovery, monitoring and reporting, and decommissioning.

Chairman S. Tallman opened the public discussion at 6:37 PM.

Patricia Matkovic raised concerns about keeping neighborhoods safe when dealing with environmental, health and contamination issues. She is worried about constant emissions and vibrations coming from a data center. Does not want a data center near the schools, is worried about it disrupting the students. She raised concerns over property taxes being lowered. She is also worried about a data center displacing wildlife and the pairs of bald eagles that live in the area. She brought up the one-hundred-year flood plain in the area.

Robert Gates brought up concerns of traffic control issues. He states the creek by his home has litter and has flooding issues as is, and is worried what a data center will do to that creek. He believes a data center should not be close to the schools.

Kim Giarmo stated these data center companies are not being truthful about things such as air and water pollution. She states the planning commission needs to be strict with this data center ordinance.

Dawn Matthews stated she believes DTE does not have the infrastructure to power the homes in the area let alone a data center. She is concerned about the amount of power a data center will need to run.

Savannah (did not give last name) voiced her worries about environmental impacts of a data center. She stated there are no long-term studies on data centers and how it will affect humans, animals and the water. She has read that these data centers can cause cancer. She also brought up conflict of interest issues pertaining to the boards in the township.

John Ferguson stated he does not believe a data center will not be beneficial to the township and its residents. He is concerned about the environmental impacts and does not believe it should be near any of the schools.

Sarah Alcenius stated she believes the draft ordinance is a good start but needs more work. She stated she thinks the draft is still too vague as far as the verbiage. She stated a data center company will do whatever it takes to find any loophole in the ordinance and take advantage of that. She is concerned about the noise, air, and water pollution.

Ann Borowski stated she believes the verbiage of the draft ordinance is too vague and still needs work.

Jill Kovaleski stated she would like to see the planning commission board to listen to the residents and to take time when writing this ordinance.

Kurt Smith brought up green space and environmental concerns. He stated environmental protection is important.

Kathleen Matkovic had concerns on the verbiage of the draft ordinance. She stated it has many ways there can be loopholes around certain ordinance items listed. She stated protecting the community is important when writing this ordinance. She is worried about air, water, and bacterial concerns. She is also worried about waste heat impacts and rate increases from the power company or grid instability. She had concerns on the decibel level portion of the draft ordinance. She believes there should be some sort of property value protection included in the ordinance and reimbursement to the township for emergency services the data center may require. She would also like to see an extension of the moratorium that is in place currently.

Maggy (did not give last name) stated she would like to see the planning commission board take their time on writing this ordinance. She voiced her worries about ecological impacts. She believes the jobs the data center will provide once the construction is complete will be very minimal. She voiced concern about how a data center will impact things in the future.

Bob Matkovic stated he believes a data center will not benefit the township.

Amy Rogalski stated she did notice some of the concerns the residents had about the initial draft had been addressed. She stated she still has concerns about certain areas of the ordinance and does not believe it is ready to be adopted. She had water and sewer capacity concerns. She believes the infrastructure improvement costs should be paid for by the data center.

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She stated the draft ordinance does not mention anything about BESS. She stated batteries are combustible, and believes our fire departments to not have the ability to put those kinds of fires out. She believes there should be something mentioned about a safety buffer for that reason. She believes they should put in the ordinance that an annual sound test should be required. She wants to see stricter hours for construction as well and provisions provided for road damages.

Julie (did not give last name) stated she is concerned about water pollution and impacts to the surrounding scenery. She is worried how a data center will impact the area around the township. Has concerns about climate impacts and the raising of utility rates.

Dana Drouillard stated he is concerned a data center will be built, and then shortly abandoned if it is not needed. Also stated worries about water and infrastructure concerns. He stated he believes a data center will not benefit the residents of the township.

(Resident that did not give their name) stated they want the community to stay the way it is. She is worried a data center will ruin the water and land surrounding. She stated concern of how a data center being close by will impact the future generations.

Bud Wilcox mentioned the data center regulation act and stated it could buy the community time to work on this draft ordinance. He mentioned to see what happened to Saline and hopes it does not also happen in this township.

Hillary Venier stated she would like to see an extension on the moratorium. She thinks the language of the draft ordinance is too vague and believes it needs more work. She thinks a data center will target the township if the ordinance is not strong enough.

Lyle Masserant stated he would like to know the permit process would be for a data center to be built. He also brought up his concern about conflict of interest regarding the boards (planning commission board and township board). He mentioned the worry of noise pollution that comes from the data centers and worried how that is going to affect the schools and residential areas nearby.

Molly Hedgelin stated concern for her children and her animals. She is worried about the schoolchildren and how a data center built nearby will affect their school and home life.

Nancy Beaudrie Cox voiced she is worried about the environmental, light, and air pollution. She is worried about how it will impact her children's lives and the lives of the children in the township. She stated concerned about this impacting property values.

