



**Meeting called by:** Chair Rick Sevey @ 7:01 PM FROST CREEK CHURCH, 15671 Algoma Ave NE, Cedar Springs

**Members Present:** Chair Sevey requested Member Roll Call

Brad Carey \_\_X\_\_ Hal Babcock \_\_X\_\_ Mark Hoskins \_\_X\_\_ Keith Sawade \_\_X\_\_ Rick Sevey \_\_X\_\_  
Jon Tilburt \_\_X\_\_ Joe VandenBerg \_\_X\_\_

**Others present:** Attorney – Leisman; Zoning Admin – Gross; Supervisor – Ellick

**Pledge of Allegiance:**

**Approval of Minutes:** Motion to accept 12/03/2025, meeting minutes by Tilbert, second – Hoskins, all Ayes, Carried.

**Approval of Agenda:** Motion to accept Agenda by Sevey, second – Sawade, all Ayes, Carried.

**Public Comment** - Matters not the Subject of Public Hearing/Agenda Items: No public comment, closed.

**Agenda Items to be reviewed by the Planning Commission:**

Agenda Item #1: Election of Planning Commission Officers

Sevey: Called for nominations for Chairperson - Nomination for Rick Sevey – Accepted.

Motion to elect Rick Sevey as Chairperson by Babcock, second by Tilburt; all Ayes, Motion Carried.

Sevey: Called for nominations for Vice-Chairperson - Nomination for Jon Tilburt - Accepted.

Motion to elect Jon Tilburt as Vice-Chairperson by Hoskins, second by Sevey; all Ayes, Motion Carried.

Sevey: Called for nominations for Secretary - Nomination for Joe VandenBerg - Accepted.

Motion to elect Joe VandenBerg as Secretary by Tilburt, second by Sevey; all Ayes, Motion Carried.

PLANNING COMMISSION OFFICERS 2026

Chairperson – Rick Sevey

Vice-Chairperson – Jon Tilburt

Secretary – Joe VandenBerg

Agenda Item #2: Recommendation for Moratorium regarding Data Centers for 90 days

Sevey: Good thing to do, gives the PC 90 days to look in to and go over information regarding data centers before we receive an application and/or site plan application. (Babcock) Contact other municipalities that have data centers to see what their attitude and opinion is and their first-hand experience.

Motion to accept Recommendation for Moratorium re: Data Centers for 90 days by Tilburt, second by Hoskins; all Ayes, Motion Carried.

**Unfinished Business:** N/A

**Open Discussion for Issues not on the Agenda:**

1. Planning Commission Members: N/A
2. Correspondence Received: From Zoning Administrator (Gross) Guidance on existing non-compliant structures and vehicles in Mobile Home Communities, State of Michigan Department of licensing and Regulatory Affairs.

**Report of Township Board Representative:** (Hoskins) N/A

**Report of Board of Appeals Representative:** (Tilburt) ZBA January meeting on the 21st; Election of Officers – remains the same as 2025. (Chair – Tilburt, Vice-Chair – Skelonc, Secretary – Powell)

**Report of Zoning Administrator:** (Gross) Nothing to report. (Leisman, Attorney) In talking with Jerry regarding data centers; current zoning ordinance does not address these large hyper data centers, and this is an issue. Recommendation to the Planning Commission to take public comments and as I have done with other amendments, I can prepare an ordinance and present at the meeting next month.

**Additional Public Comment:** (Sevey) Common courtesy during public comments, two minutes per person, give name and address, silence phones. Please keep it down for those speaking, everyone will have a chance to speak. Thank you.

Rebecca Smallwood, 3670 Bennington Drive, Cedar Springs: No statement, questions? (Sevey) We will not be answering questions at this time. (Smallwood) About process, what is your role? Do you make the final decision? (Sevey) Township Board makes final decision. (Smallwood) Explain what you will be doing during the 90 days? (Sevey) Continue to have regular meetings until we get an application, will research information during this time.

Douglas Pierce, 1394 Dairy Lane, Cedar Springs: Several things for PC to look into; Size of center, type of cooling, protection for electric bills to prevent higher cost, daily water usage and sources, jobs and benefits whether permanent or temporary, infrastructure cost and who is paying for transmission line upgrades, road improvements, tax incentives offered and who will incur the costs if it needs to be closed down.

Karen Running, 2744 16 Mile, Cedar Springs: If soil becomes contaminated and this company is fined by DEQ, would like to see an equal fine amount be paid to the township so the money goes to where the contamination actually is.

Ben Trojniak, 14020 Shaner Ave, Cedar Springs: Energy bills increase, cultural impact of data center in our area; moved here from Kalamazoo, rural setting has impacted my kids positively. My son wants to be farmer now when he grows up, farmland is continually being wiped away and I worry about what this teaches our kids.

Albert Damsgaard, 3097 Root Court NE, Cedar Springs: Noise emitted go against township noise ordinance? Water usage the equivalent of 1,000 homes, water usage from Cedar Springs or putting in pipes and land water, could affect 170 homes in the area.

Ryan Lechel, 2547 19 Mile Road, Cedar Springs: I grew up in Elkhart Indiana, because of water contamination residents could not have their own wells caused by a nearby company. Noise is an issue, data center will be next to our 55 plus community how will this affect the elderly and electric, what is plan to keep cost down?

Lanae Hauser, 17929 Marsh Creek Road NE, Sand Lake: Would like to see a full environmental impact assessment and a public health impact review and impact on our community, plans to deal with battery leaks and spills, how often testing done on back-up generators, air pollution impact, tax incentives offered and return of investment to our town, what happens to that facility when it becomes obsolete in 10 to 15 years.

Vicky Babcock, 2711 18 Mile Road, Cedar Springs: Thank you all for coming, would like to see more of you at these meetings; we need to go to the source if you want to make a difference. Michigan opened this up to data centers by offering big tax incentives, go to state representatives and let them know this is not ok. No one is benefiting except data centers.

Robert Siterlet, 9497 Whittall St NE, Rockford: My sister and I own property north of proposed area, concerns regarding right of way 66 feet from 17 Mile Road to that property, will it be utilized? When doing research, Washtenaw County put together a commission regarding what data centers create. Put a bond in affect a minimum of 20 yrs to make sure energy and water costs are maintained.

Mike Gard, 12355 Hoskins, Cedar Springs: Emergency services, fire and ambulance impact, cost to residents? How is flux going to be handled, closest emergency center and industrial accidents?

Liz Clifford, 13797 Bluebell Lane, Cedar Springs: Masterplan 2018 put together a long-term community plan guideline, streams and waterways mentioned, septic systems and capping the number, keeping pollution from wells and water sources, how are you going to turn down residents in the future when they want to split a lot or build a shed or put in a septic tank after you allow a billion-dollar polluter to go in Solon Township?

Susan Taylor, 2535 16 Mile Road, Cedar Springs: Water and wildlife concerns, residents that are close literally within 300 ft, did not get letters.

Jim VanSyckle, 3594 Hollyfield Drive NE, Cedar Springs: The 800-acre parcel, data center in the center and can still farm and add windmills and solar centers around it as one aspect. We are protected by the military, submarines have small nuclear plants. Personally, I think it's a good thing for the future, we all use data centers in one way or another, Netflix and streaming are all from data centers, we want these things but don't want data centers.

Jon Nix, 13358 Sunset View Drive, Cedar Springs: Addressing Ross the attorney, looking through zoning ordinances and Master Plan, zoning is vague, changed from light industrial to industrial commercial. President speculated data centers have to have their own power sources, can we restrict or stop them from getting their own power plant. Everyone here wants this thing stopped, I know you guys can't just say no data centers, that is why I am addressing you, our attorney. Please help us.

Cindy Patin, 2207 15 Mile Road, Sparta: Live in Algoma Township near proposed site and I am on several community boards, required to sign a Conflict-of-Interest form. Solon Township has one as well, good code of ethics and good points. There is a proper place for data centers, not pristine farmland.

Erin Hayes, 14656 Crescent Meadows Drive, Cedar Springs: Data centers exist to maximize corporate profit, companies would still operate servers on site or offshore without a data center. Recent executive orders have accelerated data center construction, weakened enforcement of environmental protections. Michigan has more fresh water than any other state, higher stewardship responsibility to local governments.

Marina Warner, 151 Frederick St, Cedar Springs: AI isn't panning out and paying us back, not getting paid to do these jobs and it isn't researching cancer, creating garbage. Already water issues in Cedar Springs.

Graham Smallwood, 3670 Bennington Drive NE, Cedar Springs: Big difference between a data center and a server farm; data center bunch of processors used for AI, server farm hosting websites and providing content, find out usage? Affect our current internet?

Anna Feldpaush, 13261 Pine Island, Sparta: Tech company? National security threat, right next to homes, homes near data centers future sales, who would buy these homes with dried up wells, destroying eco system.

Tim Rodgers, 956 Kendalwood St SE, Grand Rapids: Employee in Solon Township, governance and accountability for the data center, who will the township pay to oversee its water, electrical and other utilities usage. Legal disputes? Once approved this type of project is effectively permanent, respectfully ask the board to slow down, clear oversight and enforcement plans in place.

Tony Mauer, 5035 Campus Hill Drive, Okemos: Consumers produces about seven gigawatts of energy, powers half the state, fifteen Gigawatts is being proposed. How can any company upscale to that level? Increase in energy rates for each person. Helping out Tom Leonard, candidate for governor, he has a statewide petition with a companion bill introduced by Representative Jen Werts. Petition includes a statewide moratorium for one year on all data center developments and repeal of the corporate welfare given earlier by state government. Flyers available on way out.

Dwight Paulsen, 15430 Algoma Ave NE, Cedar Springs: Appreciate the 90-day moratorium and your time researching, lived here 35 years, beautiful farmland, people in this country are starving every day. When this farmland is gone, it is gone.

Amy Windell, 1020 South Coolidge, Six Lakes: I grew up in Solon Township, my parents are residents. Farmer's wife, dairy farmers. Steward of the Land, caretaker who protects the land. If you sell out to Data Center, life expectancy if 15 to 20 years, will render land useless and unfarmable. Data center irresponsible to land and resources. Handful of jobs and tax revenues, not balanced scale. Sometimes it isn't about money.

Phillip Hayes, 14656 Crescent Meadows: Data centers deter people from living in area, suppresses the local economy rather than contribute to it, linked to cancer, immune suppression and cause developmental harm. Leakage threatens ground water and water driven supplies with damage that cannot be mediated.

Lisa Brouwer, 1819 19 Mile Road, Cedar Springs: Is this the legacy you want to leave the children of Solon Township?

Denise Merrill, 2014 19 Mile Road, Cedar Springs: Environmental nightmares, breach will decimate this area. Forever chemicals, this area has already dealt with this, haven't you learned your lesson? Need to back things that sustain the land, not this crap.

Beau Dunneback, 13237 Algoma Ave, Cedar Springs: Algoma and 16 Mile Road already dangerous, lots of accidents and speeders. More accidents and people hurt, data center isn't worth even one life.

Joshua Bird, 1233 Hoskins Ave, Cedar Springs: AI data center, speculative venture. Currently not profitable. Not the Township's prerogative to make such a risky bet on a speculative venture.

Sara Smith, 12150 Demar Drive, Greenville: Own property here, who decides the zoning of property in question? Who makes final decision, you seven? Hopefully not just you and no money is involved. When is approved? Will there ever be a vote? I don't want this here, we don't want this here, period.

Dave Johnson, 377 19 Mile Road, Cedar Springs: Farmer my whole life, should preserve farmland. Enough issues with DEQ farming, you will have more issues. Preserve farmland for kids and grandkids.

Dennis, Gillean, 60 Pecan Ave, Cedar Springs: Lived here our whole life. Our governor does not understand where we are at in this. We want the best. I hope whoever makes this decision, they use good Godly wisdom instead of artificial intelligence in making this decision.

Kendra Bright, 151 Frederick, Cedar Springs: Should be more communication, didn't know about proposed Data Center.

Paul Hurt, 985 19 Mile Road NE, Cedar Springs: What will happen to children and grandchildren in the area? Traffic issues and fix the roads, wake up, we don't want it.

Nate Reyburn, 2695 Indian Lakes, Cedar Springs: Eight hundred acres, eminent domain? Cannot be acquired any other way. What is going to happen when technology moves on and what happens to this infrastructure?

MacGregor Bower, 14850 White Creek Ave, Cedar Springs: If we know the right thing to do and don't do it, we are actually worse off. No one wants this thing in their backyard. Aldi does not care about all the accidents now without a stop light. Need to support each other. Love this area and this community.

Kara Bolt, 3598 Woods Drive, Cedar Springs: Ninety Days is not enough time. Tech giants banging down doors of small communities. State Government has failed people, land and water. We are asking for a 9-month to 12-month moratorium. In 2017, Sable Homes approached township regarding condos, a one-year moratorium was approved for determining lot size, then another six months approved? Does a hyper scale data center require far more scrutiny than a condo development?

Julie Baker, 15476 Simmons Ave, Cedar Springs: Security Issues, hyper data centers a target. Sparta airport is close, need to keep our community safe, how would we do this?

Duane Gritter, 1651 17 Mile Road, Cedar Springs: Need longer moratorium, availing myself to assist with forming committees to support in research. Each of us can take certain tasks, electrical, water usage, etc. Come back to the community with answers to assist in a great decision.

Dave Lowe, 15065 Tyrone Ave, Kent City: Farmland, zoning AG. Any obligation to change zoning to industrial use to allow this?

Lauren Marshall, 2664 Wiersma Ave, Cedar Springs: Need Transparency, central place the community to go to get updated relevant information. Lack of transparency, ugly rumors start. Maybe compensation happening in sale of the land? Negativity, pushback when kept secret. Communication imperative.

Trevor Walder, 14511 Algoma Ave, Cedar Springs: Moved from California, loved rural atmosphere. Rumors get spread, AI plays a part. I don't want it, property values, noise pollution, safety of Algoma, bad traffic and accidents. Transparency is needed, online forum? Send out letters in 10-mile radius to residents.

Andrew Thompson, 380 Pioneer Trail, Cedar Springs: Thank you all for serving. I understand you aren't the power company, federal or state governments or property owner. There are things this committee can do... don't have to change zoning, address water with 425 agreement that they are forced to hook up to city to change their view. Noise and air pollution can be controlled this through ordinances. There are specific things that you can make an impact.

Josh Knisely, 1077 19 Mile Road, Cedar Springs: People living right across the road from proposed site...would you want this right across the road from you?

Ron Hall, 14180 Algoma Ave, Cedar Springs: Just changed the zoning on 17 Mile Road, do we actually need more commercial zoning?

Veronica Lentz, 15479 Hanna Ave, Cedar Springs: Please tell the younger generation they can rely on their local government. Common ground between us and you to support each other. Make more resources available so we can get involved and not rely completely on you other than just voicing our concerns.

*PC Discussion:*

(Sevey) Hearing no further comments, public comments closed. Appreciate everyone coming out, this was a good meeting. We cannot answer a lot of these questions without a site plan or an application.

*Conclusion:*

(Leisman) I will take these comments and prepare a draft for next month's meeting.

**Adjournment:**

Sevey: No further Discussion. Motion to adjourn by Sevey, Second – Sawade, all Ayes, Motion Carried. Meeting Adjourned: 8:21 PM.

*Next Scheduled Meeting:* Wednesday, February 25th, 2026 at Frost Creek Church, 15671 Algoma Ave NE, Cedar Springs