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**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 \_\_AB\_\_ Joe VandenBerg \_\_X\_\_

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

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**Pledge of Allegiance**

**Approval of Minutes** - Motion to accept January 28<sup>th</sup>, 2026 meeting minutes by Sawade, 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: Ordinance Amendment – Data Centers (Draft)

**Leisman:** Per our last meeting, the PC recommended a moratorium, adopted by the township board, to study appropriate regulations. I prepared the draft Zoning Ordinance Amendment regarding Data Centers as requested. The amendment would add a new section, 3.39 in the general regulations, for all data centers and digital mining uses. It establishes several different types of data centers: accessory, small scale, medium scale and hyper scale. These are regulated by the amount of electricity required with a hyper scale being 100 megawatts or more. The ordinance would regulate data centers to allow accessory data centers for existing use in the neighborhood commercial, highway commercial and light industrial zoning. Small scale data centers would be permitted in the highway commercial and light industrial. Medium scale and hyper scale, special land use only with lots of requirements on it, which means a public hearing notice to neighboring properties. Special land use could include provisions that medium and hyper scale data centers would have to be public water, sewer and electrical infrastructure available. Something for PC to discuss. Starting point; where is water available from Cedar Springs, down by the power lines, south end of township. Several pages designed to regulate and protect things communicated at last meeting. Noise restrictions couldn't exceed 45 decibels, same restriction township put in for special land use solar facilities. Setbacks would be 500 feet from lot line from residential area and regulations on hazardous materials, air and water quality. Stormwater management that would require a closed loop cooling system to reduce water use, requirements on power showing available capacity and supply, no increase for township residents. Regulations on safety, parking, fencing, emergency contact, additional special land use requirements. Starting on page 13, medium and hyper scale, including requirements for additional hydrogeological and environmental impact and water studies. Location, appropriate infrastructure, minimum lot areas, building height, green belts, landscaping. Initial draft, there is a lot there, something to discuss and study. Recommend subcommittees. When the PC is ready, we would then get final version and set up public hearing, then recommended to township board. Happy to answer questions.

**Babcock:** Question about hyper size, what is the zoning designation allowed for the unit? Read special land use, AG reads light industrial, like to limit that to light industrial just as a proposal.

**Sevey:** Any other comments? I want to explain to everyone, we just received this amendment, it will be posted on the township website. A copy could not be available until we received it, we are going to go over it. Any questions you can forward them to the township or email Jerry Gross. We will discuss it and form subcommittee to go over this, a lot for us to figure out for ourselves. It will be available as soon as Yvonne posts on it on the website. I want to make that clear, it is not something we are trying to hide, you will be able to see it. Mark, anything to add?

**Hoskins:** You are correct, need subcommittee to review and come back with questions, then discuss it from there, Mr. Chairperson.

**Gross:** Just a comment, I am scheduled in the office one day a week on Tuesdays. I will make an effort to come in more often to review what is submitted.

**Sawade:** Question for Ross, does the state have authority to override the township's decisions regarding data centers? They do with solar and wind.

**Leisman:** Currently no state preemption provision for data centers. There are limits a township can do by law, not the same, for example, as solar.

**Sawade:** Read documentation that stated a township cannot stop it, why I asked the question.

**Leisman:** The idea there is that you can't do exclusionary zoning for the use.

**Sawade:** Another question, noise level set at 45 decibels, is that a guideline established by the state? They have some restrictions for solar, etc.

**Leisman:** That is up to the Planning Commission, used those because they were adopted for the solar last year.

**Sawade:** Is there a way we could establish something to this address when there's peak demand? Currently, \$150 per KW. In case of brown or blackout, have to go out on the open market to buy your energy, and that was as high as \$1,800 last summer and that's when the residents would be buying it as well. Any provisions we can add to cover that?

**Leisman:** Township cannot regulate the utility charges, but we can discuss and look into it, have to be creative.

**Sevey:** Motion to refer this to a subcommittee of three, I will be on it. **Sawade:** I will be on it. **Hoskins:** I will do it.

**Sevey:** The subcommittee will be myself, Keith and Mark and we will go over this ordinance. Any questions or suggestions, submit them to the township. Between us and what you submit, we'll see what we can come up with. Is there any debate on this? Voting on subcommittee of three, Second – **Sawade**, all Ayes, Motion Carried.

Ordinance Amendment – Data Centers

Subcommittee: Mark Hoskins, Keith Sawade, Rick Sevey

Agenda Item #2: Ordinance Amendment – Rezoning 17 Mile Road, Algoma Ave to Division Ave (Draft)

**Leisman:** Planning Commission and Township Board has been working on the Master Plan in respect to 17 Mile Road from the highway to Algoma Avenue, amended and passed the end of last year. Township is in the process of rezoning properties along 17 Mile Road consistent with the Master Plan. The draft zoning ordinance presented now would rezone the properties along 17 Mile Road to the west, from Algoma Avenue to Division Avenue, to Neighborhood Commercial. We also had provisions on protecting homes within the Neighborhood Commercial as text amendments. Prepared is the actual rezoning of the properties along 17 Mile Road, the subcommittee working on the Master Plan initially should go over each property to verify where those actual lines are and have included the right parcels. Once satisfied, set public hearing and recommendation to township board.

**Hoskins:** Pulling this together, going approximately 330 feet by 17 Mile Road between Algoma Ave and Division Ave, we want to review any parcels that's 320 feet and include those. We won't take ten feet off the next parcel, a parcel that is 340 feet we include the whole parcel instead of splitting, a reason to go back to a subcommittee and verify everything is correct, not missing something.

**Sevey:** Previous subcommittee included Mark Hoskins and Joe Vandenberg. **Babcock:** I will do it. **Sevey:** Motion to approve rezoning amendment subcommittee, Second – **Sawade**

**Sevey:** Any discussion? **Hoskins:** Bringing it back next month for a public hearing? **Sevey:** If it's done by next month.

**Leisman:** Could set it up for public hearing and just have subcommittee review it. This is just the rezoning you've talked about, different than this long text amendment. If you want to make a motion for a public hearing, would just have to verify that the ordinance lines up with the colorings on the map. **Sevey:** We have a motion for the subcommittee, all Ayes, Motion Carried.

Ordinance Amendment – Rezoning 17 Mile Road, Algoma Ave to Division Ave

Subcommittee: Mark Hoskins, Joe Vandenberg, Hal Babcock

**Sevey:** Motion to set a public hearing for next month on rezoning, Second – **Hoskins:** Second, 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: Local Zoning Housing Proposal – MTA Action Alert

**Hoskins:** Packet includes Action Alert from Michigan Township Association. State is trying to push their way into our township residential zoning ordinances. State feels because of housing shortage, trying to loosen up property to build homes. Three different proposals, where they have public sewer and water they can make quarter acre lots and the townships have no say. Bringing this to your attention, contact legislature to express your feelings. Three bills on the floor right now, two more not on floor yet.

**Report of Township Board Representative - Hoskins:** N/A

**Report of Board of Appeals Representative – Tilbert:** Absent

**Report of Zoning Administrator: Gross:** Nothing to report.

**Additional Public Comment - Sevey:** Common courtesy during public comments, two minutes per person, silence phones. Please be respectful of those that are speaking, thank you.

Several people spoke during public comments regarding data centers and conveyed the following:

- President addressed data centers providing their own power sources
- Geothermal options and ordinances reflecting this, closed loops system issues
- Establishing high penalties for any ordinance violations
- Land, water, noise pollution, radiation levels and impact on wildlife
- Possible building use if technology fails or data center closes
- Decreased farmland in Michigan
- Pretesting contamination levels
- Cedarfield residents addressing concerns
- Increased utility rates and cost to residents
- Data centers having more unpopulated area choices to build away from residential and farming communities
- Decreased land values to existing properties
- Passing ordinances to discourage or shut out data center development
- Multiple data centers at one location and impact

The traffic issues on 17 Mile Road and Edgerton were mentioned and addressed by the PC; township can and has made recommendations and suggestions to the state, traffic studies have been completed because of township. The state will continue to make decisions.

Master Plan rezoning of 17 Mile Road, Algoma Ave to Division Ave was addressed with a few residents expressing concerns including necessity and impact on those affected.

**Sevey:** Thank you for coming, we got a lot of information. Obtain a copy of the ordinance amendments from the website, any comments please forward to township office for subcommittee to review. Thank you Frost Creek Church for allowing our meetings to be held here, next month's meeting will be here as well.

**Adjournment:**

**Sevey:** Motion to adjourn by Sevey, Second – Sawade, all Ayes, Motion Carried. Meeting Adjourned: 8:16 PM.

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