



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 April 22nd, 2026, and the Joint PA425 March 31st, 2026, meeting minutes by Hoskins, second - Sawade, all Ayes, Carried.

Approval of Agenda - Motion to accept Agenda by Sevey, second – Tilburt, all Ayes, Carried.

Public Comment - Matters not the Subject of Public Hearing/Agenda Items: **Sevey:** Opened public comment on agenda items – Comments received:

RE: Agenda item, DRAFT 5 – Ordinance Amendment – DATA CENTERS

- Township website provided DRAFT 3, hoping more time allowed to review before scheduling public hearing.

Agenda Items to be reviewed by the Planning Commission:

Agenda Item #1: DRAFT 5 – Ordinance Amendment – DATA CENTERS

Sevey: Data Center Subcommittee met several times including with members of the Stop Solon Township Data Center group. Draft 5 Ordinance Amendment regarding Data Centers is the collaborated result of updates and recommendations from these meetings. It will be available on the township website by tomorrow for public review. Public Hearing to be scheduled for next month's meeting.

Agenda Item #2: Public Hearing to be scheduled for Ordinance Amendment – DATA CENTERS – DRAFT 5

Hoskins: Motion to schedule the public hearing for DRAFT 5 Ordinance Amendment, second – Tilburt, all Ayes, Carried.

Sevey: Setting public hearing does not mean this is the final draft.

Unfinished Business:

1. DRAFT 2 – Ordinance Amendment - REZONING 17 Mile Road, Algoma Ave to Division Ave
2. DRAFT 2 – Ordinance Amendment - REZONING Areas Along Algoma Ave Between 17 Mile Road and Solon Street

Hoskins: Motion to recommend and adopt both DRAFT 2 rezoning ordinances to the Board, second - Sawade

Tilburt: Driving down that portion of highway, don't know what the answer is but I am uncomfortable voting to make that change.

Sevey: Proceed on motion to adopt Rezoning Ordinance Amendment Draft 2 regarding 17 Mile Road Algoma Avenue to Division Avenue and Rezoning Ordinance Amendment Draft 2 regarding areas along Algoma Avenue between 17 Mile Road and Solon Street, Ayes = 6, Opposed = 1, Carried.

Open Discussion for Issues not on the Agenda:

1. Planning Commission Members: **Babcock:** Masterplan updating has fallen to the wayside, need to get it on the agenda in future months. **Hoskins:** Agreed, our maps need updating, residential and agricultural areas, subcommittee will be meeting in the near future to work on it. Regarding Data Center Ordinance, subcommittee met five times in the last month, updated this ordinance amendment after reviewing everyone's comments and suggestions, met

Continued Over

with Stop Solon Data Center group, considered all information presented. The ordinance draft has been drastically changed to reflect input from community. Moving ahead with ordinance despite negative pushback, not a choice on our end, do not want the state to make decisions for us. Draft 5 is a good working ordinance, please review and submit comments and concerns for subcommittee to review. **Babcock:** Master Plan for the future, not requiring immediate implementing purposes, need to work on the demographics part.

2. Correspondence Received: N/A

Report of Township Board Representative - Hoskins: N/A

Report of Board of Appeals Representative - Tilburt: N/A

Report of Zoning Administrator - Gross: Communicating with someone trying to develop a property in the light industrial area, might be coming before the board as soon as next month, still determining facts and if it will work.

Additional Public Comment - Sevey: Opened public comment only with explanation of procedures and courtesies.
Comments received:

Several people spoke during public comments regarding data centers including members of the Stop Solon Township Data Center Volunteer Group. Many commented on the Ordinance Amendment Draft regarding Data Centers with recommendations. Summary comment points:

- Cedarfield Residents expressing concerns about data center near their homes and possible purchase of Cedarfield by same company
- Can moratorium be extended for longer than six months?
- Retired individuals offering their services again to assist the data center subcommittee, frustration with no response
- Accuracy of environmental studies
- Potential water issues, loss of Cedar Creek
- Construction phase and the negative impact
- Closed-loop systems create environmental issues
- Suggesting size of actual data center is underestimated by community
- Several people thanked the Planning Commission members for their efforts
- Planning Commission creating ordinance to establish guidelines before an application for a data center is submitted

Supervisor Ellick thanked the Planning Commission for their time and efforts, spoke on zoning and how it works at the township level, pros and cons of data centers in communities and summary of recent trip to New Carlisle, Indiana.

Sevey: Public Comment is closed. Thank you Frost Creek Church for allowing us to have our meetings here. I encourage everyone to review DRAFT 5 Ordinance Amendment Data Centers that will be available on the website. Public Hearing at next month's meeting.

Adjournment:

Sevey: Motion to adjourn by Sevey, Second Sawade, all Ayes, Motion Carried. Meeting Adjourned: 8:01 pm.

Next Scheduled Meeting: Wednesday, June 24th, 7:00 pm, at Frost Creek Church, 15671 Algoma Ave NE, Cedar Springs
Public Hearing – Ordinance Amendment Data Centers DRAFT 5

