



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
WWW.DEXTERTOWNSHIPMI.GOV

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MARTY STRAUB
RECORDING SECRETARY
JANIS MILLER

PLANNING COMMISSION MEETING AGENDA

May 26, 2026

6:00 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Conflict of Interest Review** (*Possible conflicts with agenda items*)
6. **Public Comment** (*Comment on items that are not on the agenda. The Board will entertain public comments on agenda items as they come up for discussion.*)
7. **Public Hearings**
 - A. *Public hearing to amend Section 2.02 to modify the Bed and Breakfast definition and to add a Short-Term Rental definition; to amend Sections 17.04(K)(1), 17.04(K)(3), and 17.04(K)(8) and to add Sections 17.04(K)(11), 17.04(K)(12), and 17.04(K)(13) to clarify and modernize Bed and Breakfast standards; and to amend Table 18.1 to modify Bed and Breakfast parking requirements.*
8. **Action Items** (unfinished business then new business and public comment as appropriate)
 - A. *Recommendation to the Township Board on proposed Zoning Ordinance amendments to Bed and Breakfast regulations and Short-Term Rental definition.*
 - B. *Discussion and Direction Regarding Meeting Minute Preparation Process.*
9. **Discussion Items and Public Comment as Appropriate**
 - A. *Review and Discussion of Draft Article 4 and Section 16.36 Ordinance Language.*
10. **Approval of Planning Commission Minutes:**
 - A. *March 24, 2026*
 - B. *April 28, 2026*
 - C. *May 12, 2026 (Work Session)*

11. Correspondence

12. Township Board of Trustees Update

**13. Concerns of Planning Commission Members, Director of Planning & Zoning,
Township Supervisor, & Recording Secretary**

14. Public Comment

15. Future Agenda Items

A. Review and Discussion of Draft Data Center Ordinance Language

16. Adjournment



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Dexter Township Planning Commission
FROM: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner
DATE: May 4, 2026
RE: Bed and Breakfast Zoning Ordinance Amendment

Please find attached the updated Bed and Breakfast Zoning Ordinance Amendment based on feedback from the April 28, 2026, meeting.

SECTIONS 2.02 and 17.04(K)(9)

Replaced “continuous” with “consecutive” for more consistency.

SECTION 17.04 (K)(8)

Changed “Building Official” to “Chelsea Area Construction Agency.”

QUESTIONS FOR THE PLANNING COMMISSION

Section 17.04 (K)(12) requires an inspection.

- Should the inspection take place before the public hearing or before the Planning Commission makes a decision?
- Should there be one inspection or should it occur annually?

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

Attachments: Redlined Bed and Breakfast Zoning Ordinance Amendment

Resolution. _____

A resolution to amend the definition of Bed and Breakfast; define Short-Term Rentals in Article 2; amend Section 17.04(T) to clarify and modernize rules for Bed and Breakfasts.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE TOWNSHIP OF DEXTER:

SECTION 1. MODIFY SECTION 2.02 TO DEFINE SHORT-TERM RENTALS.

~~Bed and Breakfast: A residential facility that is owner-occupied in which overnight accommodations are provided or offered for compensation, including the provision of bathing and lavatory facilities and a breakfast meal.~~

Bed and Breakfast: A single family residential facility with a rental period of less than 30 consecutive days which is the owner(s) principal place of residence and occupied by said owner(s) during the rental period.

Short-Term Rental: A residential facility with a rental period of less than 30 consecutive days. The lawful rental of the following shall not be considered Short-Term Rentals: bed and breakfast establishments, motels, campgrounds, group homes such as nursing homes and adult-foster-care homes, substance-abuse rehabilitation clinics, and other similar healthcare related facilities.

SECTION 2. MODIFY REGULATIONS IN SECTION 17.04(K)

(K) Bed and Breakfasts: Bed and breakfasts shall meet the additional standards outlined below.

- 1) Parking: Parking shall be arranged so as not to pose negative impacts on adjacent properties. ~~The parking lot shall be screened in accordance with Section 20.04. There shall be 1 space per guest room; plus 1 space per non-resident employee in addition to the required parking for single family dwelling. Parking layout and design standards shall meet the requirements in Section 18.04.~~
- 2) Appearance: The exterior appearance of the structure and lot shall not be altered from its single- family character, except for a permitted sign, as outlined in Article 19 Signs.
- 3) Owner-Occupied: The bed and breakfast facility shall be a single-family dwelling which is operated and occupied by the owner of the dwelling. ~~The property owners must be on-site when guests are present overnight from 10 pm to 7am but can be off-site for a period of less than four (4) hours during the day when guests are present.~~
- 4) Meals: Meals may be served to overnight guests only. Meals shall not be served to the public at large.
- 5) Retail: Retail sales are not permitted beyond those activities serving overnight patrons.

- 6) Events: Receptions, private parties, or events shall be limited to guests of the bed and breakfast. The number of events may be limited based on the size of the lot and the potential impact on the adjacent properties.
- 7) Trash Facilities: Exterior solid waste facilities beyond what might normally be expected for a single-family dwelling, such as dumpsters, shall be prohibited.
- 8) Guest Rooms: Sleeping rooms for all bed and breakfast facilities shall be a part of the principal residential structure **and shall meet the minimum bedroom size under the Residential Building Code, subject to review by the Chelsea Area Construction Agency and the Dexter Area Fire Department.**
- 9) Occupancy: A guest shall not stay at a Bed and Breakfast for more than 30 **consecutive days** ~~in a calendar year~~.
- 10) Kitchen Facilities: Separate or additional kitchen facilities shall not be provided for guests.
- 11) Application: **Bed and Breakfasts shall be treated as a special land use following the application standards of Section 28.04. A final site plan shall be approved in accordance with Section 27.06, Preliminary and Final Site Plan Review, herein, before a special use permit shall be issued. The application shall include: a signed and completed application form; an application fee, as outlined in the fee schedule; a site plan that includes parking, landscaping, and floor plans of the residential dwelling unit illustrating that the proposed operation meeting the requirements of this Section; and any additional information determined necessary by the Director of Planning and Zoning in order to determine compliance with this Ordinance and other applicable laws.**
- 12) Inspection: **All bed and breakfasts are required to have an inspection from the Chelsea Area Construction Agency and the Dexter Area Fire Department, and shall comply with current and applicable Township, County, and State construction and health codes.**
- 13) Sanitary Sewer and Septic System: **All bed and breakfast shall have access to sanitary sewer or a septic tank. Documentation that the sanitary sewer or a septic system can handle the increased flow shall be submitted with the application for a special land use permit.**

SECTION 3. ADD BED AND BREAKFAST PARKING REQUIREMENT TO TABLE 18.1

(G) Schedule of Off- street Parking and Queuing Spaces: The following table outlines the minimum number of off-street parking spaces and queuing spaces per use.

USE	MINIMUM NUMBER OF SPACES
Residential	
Single-family dwelling not in a Lake Residential District	2 spaces per dwelling unit

DRAFT: May 4, 2026
Bed and Breakfast Zoning Ordinance Amendments

USE	MINIMUM NUMBER OF SPACES
Single-family dwelling in a Lake Residential District	1 space per bedroom, with a minimum of 2 spaces per dwelling unit
Two-family dwelling	2 spaces per dwelling unit
Multiple-unit dwelling	2.5 spaces per dwelling unit
Mobile home park	2 spaces per dwelling unit; plus 1 space per employee
Accessory dwelling	1 space per bedroom
Foster care facility or group home	1 space per room or per 3 beds, whichever is greater
Group day care home	1 space per 4 children; plus 1 space per nonresident employee
AGRICULTURE, FISHING AND HUNTING	
Commercial Stables	1 space per 4 stalls; plus 1 space per employee
Farm labor seasonal housing	1 space per 4 residents
Roadside stand	1 space per 250 square feet of retail space, with a minimum of 3 spaces; plus 1 space per employee
Shooting Range	1 space per station; plus 1 space per employee
Winery	1 space per 250 square feet of retail space; plus 1 space per employee
BUSINESS COMMERCIAL, AND RETAIL	
Barber shop or beauty salon	2 spaces per chair/station; plus 1 space per employee
Bed and breakfast	1 space per guest room; plus 1 space per non-resident employee in addition to required parking for single-family dwelling
Car wash, self-service	3 queuing spaces per bay; plus 1 space per vacuum station; plus 1 space
Car wash, automatic	queuing spaces; plus 1 space per vacuum station; plus 1 space per employee
Convenience store	1 space per 250 square feet of retail space; plus 1 space per employee
Funeral Home	1 space per 50 square feet of parlor; plus 1 space per hearse; plus 1 space per employee
General Retail	1 space per 200 square feet of retail area; plus 1 space per employee
Kennel	1 space per 10 kennels; plus 1 space per employee
Laundromat	1 space per 3 washing or drying machines; plus 1 space per employee
Motel	1 space per guest room; plus 1 space per employee
Motor Vehicle Sales	1 space per 400 square feet of interior retail space; plus 1 space per employee
Motor Vehicle Service Center	2 spaces per bay; plus 1 space per tow truck; plus 1 space per employee
Recreational Vehicle Sales	1 space per 500 square feet of interior retail space; plus 1 space per employee
Self-storage	1 space per 20 units, with a minimum of 3 spaces; plus 1 space per employee
Service station	1 space per pump; plus 1 queuing space per pump; plus 1 space per employee
Shopping Center	1 space per 300 square feet
ARTS, ENTERTAINMENT, AND RECREATION	
Bowling alley	4 spaces per lane; plus 1 space per employee
Driving range	1 space per tee; plus 1 space per employee
Golf course	4 spaces per hole; plus 1 space per employee

USE	MINIMUM NUMBER OF SPACES
Marina	1 space per 3 boat slips; plus 1 space per employee
Special event facility	1 space for every 2 seats of capacity; plus 1 space per employee
OFFICES	
Banks	1 space per 300 square feet; plus 3.5 queuing spaces per drive-through window or atm; plus 1 space per employee
General	1 space per 300 square feet
Medical	2 spaces per patient room or 1 space per 300 square feet, whichever is greater; plus 1 space per employee
Real estate	1 space per 250 square feet; plus 1 space per employee
Veterinarian	2 spaces per room or veterinarian, whichever is greater; plus 1 space per employee
FOOD SERVICES	
Banquet center	1 space per 3 seats; plus 1 space per employee
Restaurant, carry-out	5 spaces per station; plus 1 space per employee
Restaurant, drive-through	8 queuing spaces per service window; plus 1 space per employee
Restaurant, sit-down	1 space per 2 seats; plus 1 space per employee
HEALTHCARE / MEDICAL	
Assisted Living Facility	1 space per 4 beds; plus 1 space per employee
Health or fitness center	1 space per 300 square feet; plus 1 space per employee
INSTITUTIONAL	
Auditorium	1 space per 3 seats; plus 1 space per employee
Campground	1.5 spaces per campsite or cabin; plus 1 space per employee
Day care center	1 space per 6 children or adult requiring care; plus 1 space per employee
Elementary or middle school	2 spaces per classroom; plus 1 bus queuing space per 40 students; plus 1 queuing space per 10 students; plus 1 space per employee
High school	1 space per 2.5 students; plus 1 bus queuing space per 45 students; plus 1 queuing space per 20 students; plus 1 space per employee
Library or museum	1 space per 400 square feet; plus 1 space per employee
Public utility	1 space per employee
Religious institution	1 space per 3 seats; plus 1 space per employee
OTHER	
Extraction operation	1 space per employee

SECTION 4. SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any provision, section or part of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

SECTION 5. PUBLICATION: This ordinance shall be published in a newspaper of general circulation as required by law.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective seven (7) days after its publication following final adoption or as required by law.

SECTION 7. REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

I, <insert>, Clerk of the Dexter Township, County of Washtenaw, State of Michigan hereby certify adoption of Ordinance No. 2026-___ by the Dexter Township Board of Trustees assembled at a Regular Meeting held on _____.

The motion to approve was made by member _____ and seconded by _____

YES: _____

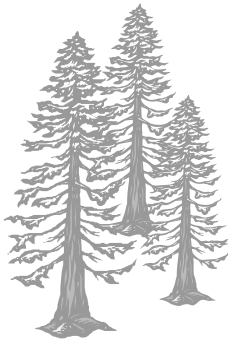
ABSENT: _____

NO: None. _____

ABSTAIN: _____

Clerk Dexter Township

Published: _____



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JANIS MILLER

MEMORANDUM

To: Planning Commission

From: Fletcher Reyher, AICP, Director of Planning and Zoning

Date: May 26, 2026

Re: Meeting Minute Preparation Process

The Planning Commission is being asked to discuss and provide direction regarding its preferred process for preparation of meeting minutes.

Currently, draft minutes are prepared using Clerk Minutes software. Under this process, the meeting recording is uploaded to the software, which generates a draft set of minutes. The draft is then formatted and provided to the Recording Secretary for review, editing, correction, and completion prior to distribution to the Planning Commission. The Recording Secretary retains full authority and responsibility for the final content of the draft minutes.

The software was introduced to help address two concerns:

1. Reducing costs associated with preparation of meeting minutes; and
2. Improving the timeliness of draft-minute preparation to ensure compliance with the Open Meetings Act.

Under Section 9 of the Open Meetings Act, MCL 15.269, proposed minutes must be available for public inspection within eight business days after the meeting. In addition, corrections to minutes must generally occur at the next meeting following the meeting to which the minutes refer.

The Township Supervisor informed the Planning Commission that the use of Clerk Minutes software is optional. The Planning Commission may choose to continue utilizing the current software-assisted process or return to the prior method of manual minute preparation. If the Commission elects to discontinue use of the software, the Commission should remain mindful of budget limitations and statutory timelines for preparation and correction of minutes.

Staff is requesting that the Planning Commission discuss and vote on its preferred minute preparation process moving forward.

Respectfully submitted,

Fletcher Reyher, AICP
Director of Planning and Zoning
Dexter Township Planning Department



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Dexter Township Planning Commission
FROM: Megan Masson-Minock AICP, Principal and Brady Heath, Community Planner
DATE: May 5, 2026
RE: Amending Section 16.36 in the Zoning Ordinance

Attached is the amendment to Section 16.36.A. At the last meeting, the Planning Commission asked to amend this section to add “in the Schedule of Uses in Article 4.”

At the last Planning Commission meeting we recommended, amending Article 4 to say, “Uses not listed in the Schedule of Uses are not permitted, and subject to the requirements in Section 16.36.” These amendments will keep Article 4 as permitted uses only and not cause confusion among individuals looking to establish a use that is not permitted.

We look forward to discussing this with you at the next Planning Commission meeting.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Brady Heath
Community Planner

Article 4.

Schedule of Uses

Uses not listed in the Schedule of Uses are not permitted, and subject to the requirements in Section 16.36

P Permitted Use	S Special Land Use
AP Accessory Permitted Use	AS Accessory Special Land Use

COMMERCIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Adult entertainment									S
Banquet hall									S
Bar or club									S
Bed and breakfast	S	S	S			S			
Car wash									S
Carry-out, drive-through, take-out, pick-up, or other form of restaurant or other food service establishment that serves food or drink for off-site consumption									S
Commercial agriculture, excluding slaughterhouses	P	P				P			
Commercial kennel	S								S
Commercial stable	P	S				P		P	
Commercial watercraft access ramp			S			S	S	S	S
Day care center	S	S				S			P
Driving range						P		S	P
Entrepreneurial kitchen	AS					AS	AP	AP	AP
Farm equipment sales and service of equipment	S								P
Food cart						S	P	P	P
Funeral home									P
Golf course or country club		S				S		S	
Health, fitness, or rehabilitation center									P
Junkyard									S
Landscape nursery and greenhouse, including sales of plant materials and supplies	P								P
Marina or yacht club			S			S		S	S
Medical office									P

COMMERCIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Microbrewery or distillery									S
Motel or hotel									P
Motor vehicle sales									S
Motor vehicle service station or maintenance and repair									S
Outdoor dining area									S
Open Air Market	AP	AP			AP	AP	AP	AP	AP
Open air sales									S
Personal service establishment that performs services on site within a completely enclosed building									P
Professional office that performs services on site within a completely enclosed building									P
Recycling collection or transfer station							P	P	S
Retail businesses that supply commodities on the premises within a completely enclosed building, such as food, drugs, alcohol, furniture, clothing, dry goods, books, flowers, jewelry, or hardware									P
Roadside stand	P	P							P
Sales of new industrial and construction equipment or the service and repair of such items									S
Self-storage facility									S
Sit down restaurant or other establishment that serves food and drink for onsite consumption, including an outdoor dining area							S	S	
Sit-down restaurant or other establishment that serves food or drink for on-site consumption									P
Sod farm	S	S							
Special event facility	S	S				S			
Veterinary Clinic	P	S							P
Watercraft sales, repair, or storage			S			S			P
Winery	S	S						S	P

INDUSTRIAL LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Biofuel production, large	S	S				S			S
Biofuel production, small	P	P				P			P
Extractive operation	S								

P	Permitted Use	S	Special Land Use
AP	Accessory Permitted Use	AS	Accessory Special Land Use

OTHER LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Accessory uses customarily incidental and subordinate to the permitted principal use	AP	AP	AP	AP	AP	AP			AP
MET tower	P	P					P	P	P
Private club or meeting hall	S	S				S			P
Private landing strip or heliport	S	S							
Private stable	AP	AP	AS			AP			
Renewable energy facility	S								
Signs	AP	AP	AP	AP	AP	AP	AP	AP	AP
Solar energy system, accessory	AP	AP	AP	AP	AP	AP	AP	AP	AP
Utility substation	S	S					S		
WECS, micro			AP						
WECS, micro and small	AP	AP		AP	AP	AP	AP	AP	AP
WECS, small			AS						
Wireless communication facility, major colocation	AS	AS	AS	AS		AS		AS	S
Wireless communication facility, minor colocation	AP	AP	AP	AP		AP	AP	AP	AP
Wireless communication facility, new	S	S					S	S	S

PUBLIC AND QUASI- PUBLIC LAND USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Cemetery	P						P	P	
Common use access lot		S	S		P	S			
Community sewage system	S	S	S	S		S	S	S	S
Community well	S	S	S	S		S	S	S	S
Conservation area	P					P			
Conservation area and game refuge		P						P	
Government office							P	P	P
Library							P	P	P
Observatory							P	P	
Police or fire station							P	P	
Polling place	P	P	P	P	P	P	P	P	P
Public administration building or assembly hall							P	P	P
Religious institution, including housing for affiliated personnel	S	S	S						
School		S	S			S	P	P	
Sewage or water treatment plant							P		

P Permitted Use	S Special Land Use
AP Accessory Permitted Use	AS Accessory Special Land Use

RECREATIONAL USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Campground	S					S	P	P	
Hunting preserve		S							
Indoor recreation, such as indoor theaters, bowling alleys, skating rinks, shooting ranges									P
Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	P	P	S	P	P	P		P	P
Outdoor shooting range	S	S				S		S	
Public park or playground	P		S	P	P		P	P	
Recreation site dedicated for a platted subdivision or site condominium	P	P	P	P	P	P			

RESIDENTIAL USE	AG	RR	LR	MHR	CU	RC	PI	PR	C
Accessory dwellings	AP	AP	AP			AP			
Assisted living facility									S
Day care or foster care facility, family home	P	P	P			P			
Day care or foster care facility, group home	S	S	S			S			
Farm labor seasonal housing	AS								
Home occupations	AP	AP	AP			AP			
Mobile home park				P					
Single-family dwellings	P	P	P			P			
Two-family dwellings	P					P			
Upper-level residential									P

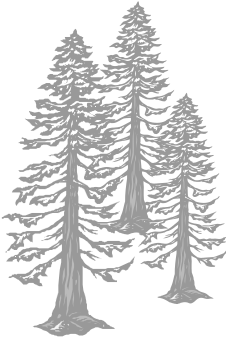
P Permitted Use	S Special Land Use
AP Accessory Permitted Use	AS Accessory Special Land Use

Uses Not Specifically Listed

(A) **Use Interpretation:** For specific uses that are not listed in the **Schedule of Uses in Article 4**, the Director of Planning and Zoning shall determine if that use is similar in character and impact to any of the uses listed in this Article, considering the following:

- 1) **Parking:** Parking requirements shall not be greater than the similar use permitted by the ordinance;
- 2) **Traffic impact:** Traffic volumes, patterns, and peak hours shall not be greater than the similar use permitted by the ordinance;
- 3) **Water, sewer, and utility impact:** Utility systems shall not be impacted in a manner greater than the similar use permitted by the ordinance;
- 4) **Stormwater, drainage, and impervious surfaces:** The impact to stormwater volumes, patterns, and flows shall not be greater than the similar use permitted by the ordinance;
- 5) **Noise, odor, and glare:** The impacts of noise, odor, glare, or other use-related effects shall not be greater than the similar use permitted by the ordinance.

If a use is not listed but is determined to be similar, the use shall be subject to the development standards of the similar use. If a use is not listed and is determined to not be similar, it shall not be permitted. A determination by the Director of Planning and Zoning can be appealed to the Zoning Board of Appeals.



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FAX: 734-426-3833
WWW.DEXTERTOWNSHIPMI.GOV

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COMMISSIONERS
MARTY STRAUB
DAN BARRY

RECORDING SECRETARY
JANIS MILLER

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, March 24, 2026

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; ZBA Representative Shaun Smith; Board of Trustee Representative, Alicia Abbott; Marty Straub, and Dan Barry. Absent: None.

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary; and Brady Heath, Carlisle Wortman Planning Consultant.

- 1. Call to Order:** Chairman Burch called the meeting to order at 6:00 PM.
- 2. Pledge of Allegiance:** Chairman Burch led the Commission in the Pledge of Allegiance.
- 3. Conflict of Interest Review:** No conflicts of Interest.
- 4. Approval of Agenda:**
 - *Motion: Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried unanimously.*
- 5. Public Comment:** Opened 6:02 PM. No members of the public were present for comment.
- 6. Public Hearings:** No public hearings scheduled.

7. Action Items:

- A. Planning Commission By-Laws Discussion. Amendments to Articles 2, 5, 6, & 14.

Director Fletcher Reyher presented amendments to the Planning Commission bylaws, incorporating feedback from the January 27th meeting. Key changes included adding housing to Article 2: Membership A) 4 community interests per Michigan Planning Enabling Act requirements, clarifying officer succession procedures, updating order of business, and changing voting terminology from "yes/no" to "aye/nay" for consistency.

Secretary Maier identified an inconsistency in voting terminology between voice votes and roll call votes. The Commission agreed to make terminology consistent throughout by using "aye/nay" for all votes.

- *Motion: Commissioner Straub moved to adopt the Planning Commission Bylaws as amended, with the provision that item H4 [Article 6: Meetings, H) Voting, 5) Voice Votes] roll call votes be recorded as ayes and nays for consistency. Commissioner Barry seconded.*

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

8. Discussion Items

A. Review and Discussion of Draft Bed & Breakfasts (B&Bs) Ordinance Language

Director Reyher presented revisions to the bed and breakfast ordinance incorporating previous Commission feedback. Changes included requiring owner's principal residence, owner presence during rental periods with up to 4-hour daily absences, limiting events to B&B guests, tightening consecutive stay limits, and requiring special land use approval with inspections.

Commissioners identified concerns about language allowing "employees" to substitute for owner presence, which could create enforcement loopholes contrary to owner-occupancy requirements. The Commission agreed to remove "or an employee" language to maintain strict owner presence requirements.

Vice Chair Hurd proposed adding explicit language "Short-Term rentals are not a permitted or special land use in any district, and any short-term rental in existence prior to the effective date of this section shall be considered a prohibited use and shall not be recognized as a lawful nonconforming use." The Commission will continue discussion on Data Centers.

B. Continued Discussion on Data Centers

Vice Chair Hurd provided an update on the Master Plan Review Committee's progress, noting their March 18th meeting covered master plan amendment processes and various topics including bed and breakfasts, agritourism, renewable energy, and housing requirements. Data centers were not discussed in depth due to a missing committee member. The Board of Trustees currently has a 180-day moratorium, effective February 17, 2026, on Data Centers within Dexter Township.

Commissioner Straub questioned whether data centers would fit in commercial or require industrial zoning given their scale and utility requirements. Brady Heath from Carlisle Wortman recommended an overlay approach since no current zoning district accommodates data centers. Discussion covered siting challenges including proximity to natural areas, water usage conflicts with agricultural needs, and infrastructure requirements including sewer access for state tax credits.

Vice Chair Hurd requested Carlisle Wortman's model Data Center Ordinance for next meeting to provide framework for substantive discussion. The Commission agreed to review the model ordinance before developing township-specific standards.

9. Approval of Planning Commission Minutes:

Commissioners Straub and Barry identified corrections needed in the January 27th minutes, including proper attribution of the chair role and correction of public comment accuracy.

- ***Motion: Commissioner Abbott moved to approve the January 27, 2026, Planning Commission minutes as amended. Commissioner Hurd seconded.***

Roll Call Vote: Aye – Abbott, Smith, Hurd, Straub, Barry, Maier, Burch. Nay – None. Abstain – None. Absent – None. Motion carried.

10. Correspondence: Director Reyher reported receipt of notice of intent to prepare a joint master plan from Sylvan and Lima Townships.

11. Township Board of Trustees Update:

Commissioner Abbott reported the Township Board voted unanimously not to levy the police millage for fiscal year 2027 due to a healthy Police Fund surplus, resulting in a tax reduction. The Board approved ClerkMinutes™ AI software policy for meeting transcription assistance. A public hearing on the fiscal year budget will be held April 21st. Upcoming coffee chat was announced for April 18th on fire safety.

12. Concerns of Planning Commission Members, Director of Planning & Zoning, Township Supervisor, & Recording Secretary.

Chairman Burch explained the new ClerkMinutes™ AI software implementation for meeting transcription assistance, noting voice recognition capabilities and the continued need for careful minute review by Commission members.

Director Reyher provided additional information about the Sylvan-Lima Townships joint Planning Commission formation. He also requested that the Commission review the draft Fertilizer Ordinance being considered by the Township Board in partnership with the Huron River Watershed Council.

13. Public Comment: Opened 7:18 PM. No members of the public were present for comment.

14. Future Agenda Items:

A. Director Reyher confirmed continued discussions on bed and breakfast ordinance language and data centers, including a review of the draft model Data Center Ordinance.

15. Adjournment:

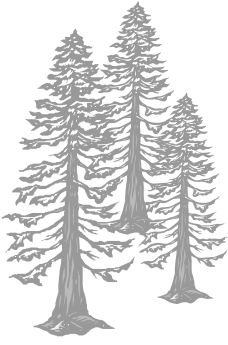
Motion: Secretary Maier moved to adjourn. Commissioner Abbott seconded. Meeting adjourned at 7:19 PM. No vote taken.

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary

These minutes were initially generated using ClerkMinutes™ AI software and subsequently reviewed and edited by the Planning Commission Secretary and the Recording Secretary.



DEXTER TOWNSHIP

PLANNING COMMISSION

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130
TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.DEXTERTOWNSHIPMI.GOV

CHAIR
STEVE BURCH
VICE CHAIR
CHANDRA HURD
SECRETARY
CHRISTINA MAIER
ZBA REP
SHAUN SMITH
BOT EX OFFICIO
ALICIA ABBOTT
COMMISSIONERS
MARTY STRAUB
DAN BARRY

RECORDING SECRETARY
JANIS MILLER

REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, April 28, 2026

Present: Chairperson, Steve Burch; Vice-Chair, Chandra Hurd; Secretary, Christina Maier; Representative to ZBA Shaun Smith; Board of Trustee Representative Alicia Abbott; and Marty Straub. Absent: Dan Barry, with notice.

Also present: Fletcher Reyher, Director of Planning and Zoning; Janis Miller, Recording Secretary, and Brady Heath, Carlisle Wortman.

1. **Call to Order:** Chairperson Burch called the meeting to order at 6:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Conflict of Interest:** None.
4. **Approval of Agenda:**
Moved by Abbott, seconded by Smith, to approve the agenda as presented. Motion carried.
5. **Public Comment:** (non-agenda items) Opened 6:02 PM
Paul Kissinger – he is available to assist with discussion of Dat Center issues.
Joseph Spiegel – concern with the magnitude of Data Centers and need for public engagement.
6. **Public Hearings:** None.
7. **Action Items:** None.
8. **Discussion Items:**
 - A. Review and discussion of draft Bed & Breakfasts (B&Bs) Ordinance language.
 - B. Review and discussion of Short-Term Rentals (STRs) and draft Article 4 Ordinance language.
 - C. Review and discussion of draft Data Center Ordinance language.
9. **Approval of Planning Commission Minutes:**
Moved by Straub, seconded by Hurd, that we do not approve the minutes before as presented to us tonight because they are inconsistent with the type of information that we think is required to adequately express what occurred at the meeting, and the Planning Commission feels is necessary, and advisable, to capture. Motion carried, the minutes are not adopted.

10. **Correspondence:** None.

11. **Township Board of Trustees Update:**

Trustee Abbott reported.

12. **Concerns of Commission Members, Director of Planning and Zoning, Supervisor, and Recording Secretary:**

Concerns shared by Commissioner Smith, Commissioner Straub, and Commissioner Hurd.

13. **Public Comment:** Opened 8:10 PM. No Public comments.

14. **Future Agenda Items:**

A) A Tree and Landscaping Ordinance

15. **Adjournment:**

*Motion by Maier, supported by Abbott, to adjourn the meeting at 8:11 PM. All ayes.
Motion carried.*

Respectfully submitted,

Christina Maier, Secretary

Janis Miller, Recording Secretary



Correspondence for Inclusion in Planning Commission Packet — AI Data Center Zoning

From Sean Webber <sean@webber.us>

Date Mon 5/18/2026 6:29 AM

To Sean Webber <sean@webber.us>

 1 attachment (749 KB)

Bruce-Washington HEID Ordinance Amendment v6.2.pdf;

Dear Planning Commission Member:

Proposals for AI and hyperscale data centers continue to advance at a rapid pace across the state. At this time it is believed that there are 31 such proposals in Michigan.

Public bodies with an applicant in front of them are generally reaching the same conclusion: AI data centers are a very new land use. The majority of local planning commissions did not write their ordinances or master plans with this in mind.

Land use and zoning attorneys are increasingly advising public bodies to pass zoning amendments in response to the development of this industry. This is the right path forward in the absence of broader action from the state legislature. As this industry has accelerated, the quality of guidance available to public bodies has varied widely. Communities are well-served by seeking multiple perspectives before acting.

Attached is a zoning ordinance amendment drafted by a citizens committee with the help of planning and legal professionals. Contributions include those of Washington Township, Bruce Township, Armada Township, and other communities. Men and women labored for approximately four months to create ordinances for a land use that was largely not understood a year ago.

I am so proud and inspired by how these citizens rose to the occasion to serve their community and provide a template for planning commissions statewide. Thanks to their work, I am pleased to share a starting point with public bodies like yours for the widest possible distribution.

Please include this correspondence in the board packet for the next regularly scheduled Planning Commission meeting.

Respectfully,
Sean Webber

WASHINGTON TOWNSHIP HIGH-ENERGY INTENSIVE DEVELOPMENT (HEID) ORDINANCE AMENDMENT

Residence Committee Proposed Document -- Version 6.2

EXECUTIVE SUMMARY

This amendment establishes comprehensive protections for Washington Township residents while managing High-Energy Intensive Development (HEID) facilities such as data centers. The ordinance balances economic development with community welfare through strict technical standards, financial guarantees, and transparency requirements.

Key Achievements

Category	Protection Level
Water/Groundwater	2-mile monitoring radius, 150% bond, 3-month partial recovery, Chemical Discharge Limits , State Permit Coordination.
Noise/Infrasound	dBA/dBC limits + 80 dB(G) infrasound cap; Class 1 sensor monitoring with public dashboard access.
Jobs	10 jobs/MW minimum, 75% at median income, independent third-party verification.
Energy	Dry cooling only, no continuous hydrocarbon generation, on-site renewable requirement (30%+).
Emergency Generators	100-hour annual cap, 2-hour notification, noise limits, defined "Emergency Event."
Financial Security	Consolidated bonds/escrows (13 types) covering infrastructure, decommissioning, and environmental risks.
Transparency	Public registry, real-time dashboards, quarterly reporting, independent expert verification.
Climate Accountability	Scope 1-2 GHG reporting, TCFD-aligned risk disclosure, Local Environmental Mitigation Impact Fee.
Waste Management	E-waste tracking, PFAS testing, NIST data destruction standards.
Phased Development	Explicit authority to limit build-out to specific land areas/phases until prior phases are verified.
Chemical Discharge	Strict limits on biocides, corrosion inhibitors, and TDS in cooling tower blowdown; mandatory quarterly testing.

Legal Defensibility Enhancements

All provisions have been reviewed for consistency and legal defensibility under Michigan Zoning Enabling Act (MCL 125.3101 et seq.):

1. **Fine Structure:** Cumulative fines with \$500,000/day aggregate cap; categorized by severity.
 2. **Cure Periods:** 5-day cure for administrative violations; immediate fines for emergency violations.
 3. **Feasibility Clauses:** Scientific feasibility adjustments for aquifer recovery timelines.
 4. **State Law Supremacy:** Explicit clauses deferring to EGLE permits while asserting local zoning authority.
 5. **Police Power Justification:** Generator limits framed as noise/safety measures, not air quality regulation.
 6. **Severability & Repealer:** Provisions are severable if preempted; conflicting ordinances are repealed.
 7. **Phased Authority:** Explicit statutory basis for phased land area enforcement with variance protections.
 8. **Chemical Control:** Explicit authority to regulate chemical discharge to protect local water infrastructure and groundwater.
-

ARTICLE 1: INTRODUCTION & PURPOSE

1.1 Authority This Ordinance is adopted pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101 et seq., and the Township's police power to protect the public health, safety, and welfare.

1.2 Purpose The purpose of this Ordinance is to regulate High-Energy Intensive Developments (HEID) to: a. Protect residential quality of life from noise, light, and environmental impacts. b. Ensure adequate infrastructure capacity and financial responsibility. c. Promote sustainable energy use and local economic benefits. d. Provide a clear, predictable, and legally defensible framework for development review. e. Enable phased development to verify infrastructure and environmental compliance before expanding site footprint. f. **Prevent contamination of municipal sewer systems and groundwater from chemically treated water discharge.**

1.3 Effective Date This amendment shall take effect [X] days after adoption and apply to all new HEID applications filed after that date. Existing HEIDs shall be governed by Article 8.2 (Non-Conforming Use).

ARTICLE 2: DEFINITIONS

(All technical terms used in this Ordinance are defined below. If a term is not defined, it shall have its ordinary meaning.)

2.1 High-Energy Intensive Development (HEID) A land use or activity that, by design, consumes $\geq 2,000$ kW continuous electricity or $\geq 500,000$ gal/yr potable water or $\geq 1,000$ ton-hrs/yr cooling energy, or is classified by the Michigan Public Service Commission as a "large-scale data processing facility." Typical examples: data centers, cryptocurrency mining farms, high-performance computing clusters, large-scale video rendering or AI training facilities.

2.2 Environmental Impact Assessment (EIA) Technical study (licensed PE) quantifying projected electrical, water, and thermal energy loads, evaluating municipal utility capacity, and identifying required upgrades, mitigation measures, and renewable energy commitments.

2.3 Renewable Energy (RE) Commitment On-site generation, purchase power agreement, or escrow equal to $\geq 30\%$ of the HEID's projected annual electricity consumption.

2.4 Performance Bond (PB) Cash bond, irrevocable letter of credit, or surety bond equal to 100% of the estimated cost of all required utility, water, and stormwater infrastructure upgrades identified in the EIA.

2.5 Noise Impact Assessment (NIA) Study (licensed acoustical engineer) predicting high-frequency (125 Hz -- 8 kHz) and low-frequency (≤ 125 Hz) SPL (dBA/dBC) at the nearest residential front yard (day/night) and recommending mitigation.

2.6 Lighting Control Plan (LCP) Design package proving compliance with § 5.15 (dark sky-friendly fixtures) and that illuminance at any adjacent residential property does not exceed 0.3 foot-candles measured at the property line.

2.7 Cumulative Energy Load (CEL) Aggregate projected electricity, water, and cooling demand of all HEIDs within a one-mile radius of a proposed site.

2.8 Mitigation Plan (MP) Site-specific plan addressing stormwater, heat island, noise (high & low frequency), lighting, water conservation, and waste disposal measures.

2.9 Hazardous/Industrial Waste Disposal Requirement Any HEID that generates hazardous, electronic, or industrial waste must develop a Waste Management Plan (licensed hazardous waste consultant) that complies with EGLE regulations, includes manifest tracking, on-site segregation, and approved off-site disposal.

2.10 Job Density Ratio (JDR) The quotient of total full-time equivalent (FTE) jobs divided by total megawatt (MW) of installed electrical capacity. A "job" means an FTE employing at least 40 hours per week, located within the municipality, and reported on payroll records.

2.11 Supply Chain Risk Management (SCRM) Plan A comprehensive strategy detailing the sourcing, vetting, and lifecycle management of critical infrastructure components. Must identify single points of failure, geopolitical risks, and contingency protocols.

2.12 Critical Infrastructure Components Hardware essential to HEID operation including servers, cooling systems, UPS, transformers, switchgear, network switches, and firmware-controlled devices.

2.13 Solid Oxide Fuel Cell (SOFC) System An electrochemical power generation system converting fuel directly to electricity without combustion, achieving $\geq 37\%$ efficiency, zero water consumption, and $\text{NO}_x < 0.01$ lbs/MWh.

2.14 Alternative Power Generation Analysis (APGA) A comparative technical evaluation assessing multiple on-site power generation technologies (including SOFC, advanced nuclear, hydrogen, etc.) for feasibility, efficiency, emissions, and cost.

2.15 High Impact Data Center A HEID that meets any of the following: a. Total Site Load exceeds 30 MW-Facility at full buildout; or b. Includes 10 MW or more of installed on-site generation capacity; or c. Proposed as a campus/multi-phase development intended to exceed these thresholds.

2.16 HEID Size Class Disclosure categories (Micro, Small, Medium, Large, Hyperscale) based on MW-Facility range, site area, building area, and height.

Size Class	MW-Facility Range	Typical Site Area	Typical Building Area	Typical Height
Micro/Edge	≤ 2 MW	~1--5 acres	~10,000--80,000 sq ft	~18--35 ft
Small	> 2 to 10 MW	~5--25 acres	~80,000--300,000 sq ft	~24--45 ft
Medium	> 10 to 30 MW	~20--60 acres	~300,000--800,000 sq ft	~30--65 ft
Large	> 30 to 100 MW	~60--150+ acres	~800,000--2,000,000+ sq ft	~30--90 ft
Hyperscale/AI Class	> 100 MW	~150--300+ acres	~2,000,000--10,000,000+ sq ft	~60--120+ ft

Required Disclosure Fields for each phase and full buildout (project-specific values):

- a. **Site/Parcel:** Site acreage and parcel configuration
- b. **Building Form:** Total enclosed building area (sq ft), building height (ft)
- c. **Electrical Demand (Power):** MW-IT (average and peak), MW-Facility (average and peak)
- d. **Energy Efficiency:** Target PUE, PUE measurement/reporting method
- e. **Electrical Consumption (Energy):** Annual energy (MWh/year)
- f. **Cooling/Heat Rejection:** Cooling type(s), heat rejection equipment (including nameplate ratings)
- g. **Water (Source, Use, Discharge):** Water withdrawal/consumption/discharge (daily and annual), source(s) and discharge point(s)
- h. **On-Site Supplemental Power Generation:** Inventory (unit kW/MW, aggregate MW, fuel type), operating mode, expected annual run hours, expected annual fuel usage and on-site storage capacity
- i. **Other Pertinent Metrics:** Transformer/substation equipment, battery/UPS energy rating (MWh), site impervious coverage, construction phasing schedule
- j. **Phased Buildout Plan:** Number of proposed phases, acreage per phase, and sequence of development.
- k.

Chemical Discharge Plan: Inventory of water treatment chemicals and proposed discharge limits.

2.17 Power and Energy Units

- **Megawatt (MW):** Unit of power (rate of use).
- **Megawatt-hour (MWh):** Unit of energy (power integrated over time).

2.18 IT Load and Total Site Load

- **IT Load (MW-IT):** Power used by IT equipment.
- **Total Site Load (MW-Facility):** Total power at the site utility meter(s), including IT and support systems.

2.19 PUE (Power Usage Effectiveness) Ratio: Total Site Load ÷ IT Load. Lower PUE indicates better efficiency. Target benchmark: ≤ 1.2 .

2.20 Cooling and Heat Rejection

- **Dry Cooling:** Heat rejection using air-cooled equipment without evaporating water.
- **Evaporative/Wet Cooling (PROHIBITED):** Cooling towers, adiabatic coolers, misters, or any system rejecting heat by evaporating water.
- **Hybrid Cooling (PROHIBITED):** Systems capable of operating in both dry and wet modes.
- **Liquid/Immersion Cooling:** Permitted only if heat rejection is accomplished via dry cooling.

2.21 Infrasound and Measurement Terms

- **Infrasound:** Sound energy with dominant frequencies below 20 Hz (1--20 Hz band).
- **G-Weighting; dB(G):** Frequency weighting for infrasound (ISO 7196:1995).
- **LG,eq,T:** G-weighted equivalent continuous sound pressure level over time T.

2.22 PFAS Exceedance A single sampling event at a specific monitoring point or residential well detecting PFAS concentrations above Michigan EGLE or federal regulatory limits. Each distinct event/location is a separate exceedance.

2.23 Township-Retained Expert An independent subject matter expert retained by the Township to verify applicant submissions. Costs borne by the applicant.

2.24 Independent Verification The process by which a Township-Retained Expert reviews, audits, or validates technical claims submitted by an applicant.

2.25 Emergency Event Strictly limited to: a. Actual utility power outage affecting the facility; b. Documented grid instability requiring immediate backup power per utility directive; or c. Life-safety system activation (fire suppression, medical equipment).

Excludes: Planned maintenance, testing, peak shaving, demand response, or merchant power sales.

2.26 Carbon Benchmark Price Annual market rate for high-quality Renewable Energy Credits (RECs) or carbon offsets, established by the Township Board for calculating the Local Environmental Mitigation Impact Fee.

2.27 Location-Based Method GHG Protocol Scope 2 accounting method reflecting average emissions intensity of the local grid where energy is consumed.

2.28 Market-Based Method GHG Protocol Scope 2 accounting method allowing use of RECs/offsets. The **higher** of Location-Based or Market-Based totals shall be used for fee calculations.

2.29 7Q10 Minimum Flow Rate Lowest flow expected for seven consecutive days once every ten years, as defined by Michigan EGLE water quality standards.

2.30 EGLE Permit Any permit, license, registration, or approval required from the Michigan Department of Environment, Great Lakes, and Energy under state law.

2.31 Chemically Treated Water Discharge Water discharged from the facility that has been treated with chemicals (including but not limited to biocides, corrosion inhibitors, scale inhibitors, or cleaning agents) for cooling, boiler, or industrial processes.

2.32 Blowdown The portion of circulating water removed from a cooling system to control the concentration of dissolved solids and suspended matter, typically containing concentrated treatment chemicals.

ARTICLE 3: ZONING DISTRICTS & PERMITTED USES

3.1 Permitted Districts HEIDs are Special Land Uses permitted **ONLY** in the Industrial (IND) District (§ 3.1.14).

3.2 Prohibited Locations HEIDs are prohibited within: a. Any Residential district (A1, R1, R1A through R1D). b. Within 300 ft of a wetland, lake shoreline, or protected natural resource. c. Within 100 ft of a fire hydrant, fire lane, or emergency service access point. d. Within 1,500 ft of a K-12 school, licensed childcare center, or hospital (High Impact Data Centers only).

ARTICLE 4: USE STANDARDS

4.1 Classification HEIDs are Special Land Uses subject to §§ 4.2 through 4.11.

4.1-A Special Land Use Status HEIDs require Special Land Use approval from the Planning Commission.

4.1-B Phased Development Authority The Planning Commission may approve HEID projects in **phased construction stages** based on objective criteria including: a. Utility capacity verification (per § 4.5). b. Environmental impact verification (per § 5.2). c. Job density milestone achievement (per § 4.7). d. Financial assurance compliance (per § 6.5).

Phase Advancement Requirements:

1. **Sequential Approval:** No subsequent phase (e.g., Phase 2) may commence construction or land disturbance until the Township has issued a **Certificate of Completion** for the preceding phase.
2. **Inspection Trigger:** A Certificate of Completion requires verification that all bonds, utility upgrades, noise controls, and job density milestones for the prior phase are met.
3. **Cumulative Limits:** The total approved phasing shall not exceed the maximum site area defined in the Size Class Disclosure (§ 2.16) unless a new Environmental Impact Assessment is submitted.
4. **Timeline:** Maximum interval between phases shall not exceed **18 months** unless extended for documented hardship or force majeure.

4.2 Mandatory Pre-Application Package Applicants must submit simultaneously:

1. HEID Application Form.
2. Environmental Impact Assessment (EIA).
3. Renewable Energy Plan.
4. Water Use Impact Study.
5. Noise Impact Assessment (NIA).
6. Lighting Control Plan (LCP).
7. Mitigation Plan (MP).
8. Waste Management Plan.
9. Job Density Compliance Plan.
10. Supply Chain Risk Management (SCRM) Plan.
11. Alternative Power Generation Analysis (APGA).
12. Size Class Disclosure.
13. Groundwater Impact Study & Dewatering Plan.
14. GHG Emissions Reporting Plan.
15. E-Waste Management Plan.
16. Phased Construction Plan (detailing acreage, sequence, and milestones per phase).
17. **Chemical Discharge Management Plan (CDMP) detailing all water treatment chemicals, discharge volumes, and proposed treatment methods.**

4.3 Utility Infrastructure & Cost Requirements

- **Electrical:** Performance Bond covering 100% of estimated electrical upgrade cost.
- **Water & Sewer:** Performance Bond covering 100% of water/sewer upgrade cost.

- **Stormwater:** MP must include on-site detention meeting Macomb County standards.

4.4 Noise & Light Controls

- **Noise:** High-frequency ≤ 45 dBA (day) / 35 dBA (night); Low-frequency ≤ 40 dBC (day) / 30 dBC (night) at property lines. Real-time Class 1 sensor monitoring required, **accessible to a public dashboard.**
- **Infrasound:** ≤ 80 dB(G) LG,eq,10-minute at residential parcel boundaries.
- **Light:** Illuminance ≤ 0.3 fc at adjacent properties; fully shielded fixtures; no blue-rich LEDs >3000 K.

4.5 Cumulative Energy Load Review Planning Commission shall compute CEL for all HEIDs within a one-mile radius. If CEL exceeds 15% of local utility peak capacity, further approvals may be limited.

4.6 Setbacks

- **Residential:** Principal buildings $\geq 1,500$ ft from residential parcel boundary.
- **Sensitive Uses:** High Impact HEIDs $\geq 1,500$ ft from schools, childcare, hospitals.

4.7 Job Density Requirement

- **Minimum:** 10 jobs per MW of installed capacity.
- **Quality:** 75% of FTE positions at or above inflation-adjusted median household income.
- **Verification:** Applicants shall submit employment projections **verified by independent third-party analysis** prior to permit approval.
- **Bond:** 10% of estimated economic impact if targets not met.
- **Phasing:** Projects >50 MW may comply over 5 years (**50%, 75%, 100%** milestones).
- **Annual Reporting:** Facility operators shall submit annual employment reports to the Planning Department, including **payroll documentation and job classification breakdowns.**

4.8 Supply Chain Resilience & Security SCRM Plan must demonstrate:

- Component provenance (no high-risk jurisdictions without vetting).
- 10-year parts availability guarantee.
- Vendor diversification (no single supplier $>50\%$).
- Cybersecurity vetting (no backdoors).
- **Abandonment mitigation clause detailing how the facility will be secured and maintained if the primary vendor ceases operations or if geopolitical sanctions prevent parts delivery.**
- 5% Contingency Bond for emergency procurement.

4.9 Alternative Power Generation Analysis (APGA)

- **Requirement:** Evaluate latest commercially viable on-site power generation technologies (e.g., SOFC, hydrogen, advanced nuclear, solar+storage).
- **Scope:** Compare at least 3 distinct pathways based on efficiency, emissions, cost, and grid independence.
- **Review:** Independent Township-paid consultant must certify objective analysis.
- **Conditional Approval:** If a superior low-carbon technology is viable, applicant must commit to it or post transition bond.
- **Dynamic Standard:** Township may update "latest technologies" list via administrative resolution.

4.10 Power Generation & Cooling Technology Standards

A. POLICE POWER JUSTIFICATION Restrictions in this section are enacted under the Township's police power to protect public health, safety, and welfare from **noise, vibration, and community disruption**. They are **zoning conditions**, not air quality regulations, and do not replace EGLE permitting authority.

B. Continuous Hydrocarbon-Fueled On-Site Power Generation (PROHIBITED) Operation of hydrocarbon generators for continuous, prime, peaking, or routine non-emergency supply is prohibited.

- *Prohibited:* Peak shaving, demand response, merchant power sales.
- *Exception:* Emergency outage operation and readiness testing only.

C. Emergency Generator Use & Limitations Hydrocarbon generators permitted **only** for Emergency Events.

1. **Definition:** See § 2.25 (Emergency Event).
2. **Operational Limits:**
 - **Annual Cap:** Max 100 hours/year (rolling 12-month basis).
 - **Warning:** >75 hours triggers corrective action plan.
 - **Hard Cap:** >100 hours triggers additional bonding, suspension, or grid upgrade requirement.
 - **Testing:** Limited to 8:00 AM -- 7:00 PM unless reliability standard requires otherwise.
 - **Portable Units:** Subject to same limits; cannot be used to circumvent restrictions.
3. **Notification & Reporting:**
 - Notify Township within 2 hours of activation.
 - Public dashboard update within 1 hour.
 - Resident alert (within 1,500 ft) within 4 hours (for >10 MW facilities).
 - Post-event report within 48 hours.

D. Cooling Technology Prohibitions

- **Wet/Evaporative Cooling:** Prohibited (cooling towers, adiabatic, misters).
- **Hybrid Cooling:** Prohibited.

- **Dry Cooling Required:** All heat rejection must be dry cooling.

4.11 On-Site Renewable Energy Requirement

- **Mandate:** RE ($\geq 30\%$) must be physically located on the same parcel or contiguous property.
- **Prohibited:** Virtual PPAs, Unbundled RECs, Remote Offsets.
- **Accounting:** Location-Based Method required. Higher of Location/Market totals used for fees.
- **Exceptions:** Variance granted only for geographic constraints, local grid delivery, and direct community benefit.
- **Penalty:** \$10,000/day for non-compliance; bond forfeiture; potential permit revocation after 180 days.

ARTICLE 5: ENVIRONMENTAL PROVISIONS

5.1 High-Energy-Use Environmental Safeguards

- **Water Conservation:** $\geq 30\%$ reduction vs. baseline.
- **Heat Island:** 30% cool-pavement/vegetated roofing.
- **Stormwater:** Capture 100% of first inch of rainfall.
- **Habitat:** No siting within 300 ft of wetlands/stream.
- **Abandonment:** 125% Restoration Bond; 180-day start / 365-day completion timeline.
- **PUE:** Annual reporting; benchmark ≤ 1.2 .
- **Phase-Specific Compliance:** Environmental safeguards must be met for **each phase** before the next phase may commence.
- **Chemical Discharge Control:** All chemically treated water discharge must comply with § 5.1-F.

5.1-F Chemically Treated Water Discharge

a. **Chemical Inventory:** Applicants must submit a full inventory of all water treatment chemicals (biocides, corrosion inhibitors, scale inhibitors, cleaning agents) with Safety Data Sheets (SDS) prior to operation.

b. **Discharge Limits:** Discharge of chemically treated water (blowdown) into the municipal sewer or onto land must not exceed limits set by the Township's Sanitary Sewer Use Ordinance or EGLE NPDES permits.

c. **Prohibited Substances:** Discharge containing **free chlorine > 0.5 ppm, bromine > 0.2 ppm, or heavy metals (zinc, copper, molybdate) above EGLE limits** is prohibited.

d. **Treatment Requirement:** All chemically treated water must be neutralized or treated to remove hazardous constituents before discharge.

e. **Monitoring: Quarterly testing** of discharge water for pH, Total Dissolved Solids (TDS), and specific chemical constituents (biocides, heavy metals) is required. Results must be submitted to the Township within 15 days of testing.

f. **Violation:** Failure to comply with discharge limits constitutes an immediate environmental emergency violation.

5.2 Construction Phase Groundwater & Well Protection

- **Baseline:** Survey all wells within 2-mile radius; independent hydrogeologist hired by applicant.
- **Limits:** No drawdown >2 ft or yield reduction >10%.
- **Restitution:** Pay full cost of well repair/replacement; compensate for property value loss.
- **Bond:** 150% of estimated cost of deepest well replacement.
- **Recovery:** Return groundwater levels to within 50% of pre-construction baselines within 3 months; Complete recovery to pre-construction baselines within 12 months.
- **Feasibility Clause:** If an independent hydrogeologist determines the 3-month target is scientifically unachievable due to local geology, the Township may extend the timeline to a reasonable period based on expert testimony.
- **Phase-Specific Baseline:** Baseline monitoring required before EACH phase begins.
- **State Law Supremacy:** Compliance with EGLE permits is a prerequisite. This ordinance adds local monitoring/restitution obligations.

5.3 Climate Accountability & Risk Disclosure

- **Greenhouse Gas Reporting:** Scope 1 & 2 Greenhouse Gas (GHG) Emissions (in accordance with the GHG Protocol) for all facilities on the parcels. Scope 3 encouraged.
- **Assurance:** Limited (Years 1) to Reasonable (Year 2+) by independent provider.
- **Climate Risk Reporting:** TCFD-aligned disclosure of climate risks with facility-level risk mitigation plan (reported every two years).
- **Cost Recovery:** Applicant pays for "verification of verifier."

5.4 Local Environmental Mitigation Impact Fee

- **Calculation:** (Total Verified MTCO_{2e}) × (Carbon Benchmark Price).
- **Use:** Local Impact Zone (5-mile radius) for utility credits, microgrids, tree canopy.
- **Exclusions:** Unbundled RECs/VPPAs do not reduce fee.
- **Peaker Penalty:** 200% fee rate for emissions from peaker plants activated by facility demand.

5.5 Water Security Escrow

- **Deposit:** \$250,000 minimum.
- **Purpose:** Emergency water supply and independent investigation if developer fails to act within 24 hours.

5.6 Electronic Waste (E-Waste) Management Plan

- **Tracking:** Live inventory of IT equipment.
- **Disposal:** R2v3 or e-Stewards certified recyclers (or state-registered equivalent).
- **Storage:** Indoor, non-porous floor; 1-year accumulation limit.
- **Data Security:** NIST SP 800-88 sanitization; Certificates of Destruction.
- **Fluids:** Lab testing of coolants; closed-loop preference.

ARTICLE 6: DEVELOPMENT PROCEDURES

6.1 HEID Review Process

1. **Filing:** Receive Application Package.
2. **Panel:** Convene Review Panel (Engineer, Energy Specialist, Environmental Health & Safety Specialist, Fire Marshal, Acoustical, Lighting, Cyber, Independent Consultant, Citizen).
3. **Evaluation:** 60-day review of all studies and bonds.
4. **Determination:** Issue Letter of Determination (Approved/Conditional/Denied) within 90 days.
5. **Conditions:** Specify upgrades, bonds, milestones, tech requirements, and **phased construction schedule**.
6. **Phase Advancement Review: No subsequent phase may be approved until the Township issues a Certificate of Completion for the prior phase.**
7. **Appeal:** Denials appealable to ZBA within 30 days.
8. **Monitoring:** Building Official monitors compliance.

6.2 Independent Verification & Expert Review Costs

- **Right:** Township may retain independent experts to verify submissions.
- **Cost:** Applicant pays all costs (prevailing market rates).
- **Mechanism:** Escrow deposit required prior to review. Failure to replenish suspends review.
- **Scope:** Full access to data/models; findings binding unless appealed.
- **Phase-Specific Verification: Independent verification required for each phase before Certificate of Completion is issued.**
- **Chemical Verification: Township may retain an independent water quality expert to verify discharge compliance.**

ARTICLE 6.5: FINANCIAL ASSURANCE & BONDS

6.5-A General Performance Bonds

- **General:** 10% of total utility/stormwater upgrade cost.
- **Electrical:** 100% of electrical upgrade cost.
- **Water/Sewer:** 100% of water/sewer upgrade cost.
- **Job Density:** 10% of estimated economic impact.
- **SCRM:** 5% of equipment cost.
- **SOFC/Advanced Tech:** 25% of stack/component replacement cost.
- **Decommissioning:** 125% of independent restoration estimate.
- **Phase-Specific Bonds: Bonds may be posted per phase rather than total project, provided total coverage equals 100% of projected costs.**

6.5-B Environmental & Impact Bonds

- **Groundwater:** 150% of estimated well replacement cost (2-mile radius).
- **E-Waste:** 150% of estimated remediation cost.
- **Water Security Escrow:** \$250,000 minimum.
- **Carbon Fee Escrow:** For verification/fee collection costs.
- **Chemical Discharge Bond: Additional bond of \$50,000 (or 10% of estimated remediation cost) to cover potential chemical contamination cleanup.**

6.5-C Release Conditions Bonds released only after:

1. Utility upgrades complete **for the specific phase.**
2. RE Plan Approved **for the specific phase.**
3. Final inspection passed **for the specific phase.**
4. Job density verified **for the specific phase.**
5. SCRM confirmed **for the specific phase.**
6. APGA/SOFC satisfied **for the specific phase.**
7. Decommissioning plan approved **for the specific phase.**
8. Groundwater recovery verified **for the specific phase.**
9. Certificate of Completion issued for the specific phase. **10. Chemical Discharge Compliance verified for the specific phase.**

6.5-D Forfeiture & Adjustments

- **Forfeiture:** If conditions not met within 180 days, bond forfeited.
- **Adjustments:** Planning Commission may increase bonds if costs rise.
- **Phase Failure: Failure to complete Phase 1 within the approved timeline results in automatic forfeiture of Phase 2 approval and associated bonds.**
- **Chemical Violation: Forfeiture of Chemical Discharge Bond if contamination occurs.**

ARTICLE 7: ADMINISTRATION, APPEALS & ENFORCEMENT

7.1 Penalties & Enforcement

A. Administrative Violations (5-Day Cure)

- Late filings, minor reporting errors, bond adjustments.
- Fine: \$1,000/day (after 5-day cure).

B. Operational Violations (Immediate Fine)

- Noise/Light exceedance: \$5,000/violation.
- Generator abuse (outside limits): \$5,500/violation.
- Wet cooling operation: \$5,000/day.
- On-Site Renewable failure: \$10,000/day.
- Supply Chain/APGA non-compliance: \$5,000/day.
- **Unauthorized Phase Advancement: Commencing construction of a subsequent phase without a Certificate of Completion for the prior phase: \$5,000/day per day of unauthorized work.**

C. Environmental Emergencies (Immediate Fine + Bond)

- Groundwater impact: 150% of remediation cost per well/day (Min \$10k, Max \$500k total).
- PFAS exceedance: \$25,000/day per exceedance.
- Hazardous material storage: \$10,000/day.
- E-Waste violation: \$15,000/day per violation.
- GHG reporting failure: \$10,000/day per scope.
- **Chemical Discharge Violation: Discharge of prohibited chemicals or failure to meet discharge limits: \$25,000/day per violation.**

D. Financial Defaults

- Carbon Fee non-payment: \$5,000/day + interest.
- Bond forfeiture: Full bond amount.

E. Cumulative Fines & Daily Cap

- Total fines for all violations shall not exceed **\$500,000 per day**.
- Fines for multiple violations are cumulative up to the cap.

F. Repeat Offenders

- 2 violations in one year elevates to Class C misdemeanor (Up to \$5,000 + 90 days jail).

7.2 Reporting, Monitoring & Transparency

A. Publication

- Applications/hearings posted on website/newspaper ≥ 30 days prior.

B. HEID Registry

- Online registry listing: Applicant, site, loads, bonds, job density, SCRM, APGA status, PUE, generator logs, groundwater data, GHG emissions, climate risk disclosure, expert findings, **and Phase Completion Status.**

- **Chemical Discharge Data: Quarterly discharge test results (pH, TDS, biocides, heavy metals) shall be publicly posted.**

C. Quarterly Reporting

- Operators must submit: Electricity, GHG, water, waste (incl. PFAS), noise, lighting, employment, SCRM, SOFC, PUE, generator hours, emergency activations, groundwater levels, **and Phase Progress Reports.**
- **Chemical Discharge Report: Quarterly water quality test results for all discharge points.**

D. Community Outreach

- Public info session required for HEIDs >5 MW.

7.3 Zoning Board of Appeals (SLU Provisions)

- **Standards-Based Approval:** Shall be approved if compliant with standards (MCL 125.3504(3)).
- **Required Findings:** District eligibility, completeness, noise/light/cooling compliance, hazardous controls, public services, permits, decommissioning, groundwater protection.
- **Conditions:** Must be impact-related and proportional.
- **Phasing Appeals: Developers may appeal denial of a Phase Certificate of Completion to the ZBA within 30 days.**
- **Chemical Discharge Appeals: Developers may appeal denial of discharge compliance or imposition of fines to the ZBA within 30 days.**

ARTICLE 8: GENERAL PROVISIONS

8.1 Severability If any provision is held invalid (including preemption by state/federal law), the remainder shall continue in full force. The Township may amend severed provisions to comply with law.

8.2 Existing HEID Facilities (Non-Conforming Use)

- Facilities operating prior to effective date may continue as lawful non-conforming uses.
- Must register within 180 days.
- Status terminates if: Operations cease >180 days; structural mod >50%; expansion >25%.
- Termination requires compliance or decommissioning.

8.3 Administrative Record

- All decisions supported by written record (staff recs, expert testimony, hearing transcripts, findings).
- Record maintained for 10 years.

8.4 Burden of Proof

- **Applicant:** Compliance by preponderance of evidence.
- **Township:** Non-compliance by substantial evidence; Violations by clear and convincing evidence.

8.5 Rational Basis for Classification

- Classifications based on objective criteria (MW, water, footprint) serving legitimate interests (infrastructure, quality of life, environment).

8.6 Reasonable Economic Use (Takings Clause)

- Regulations shall not deprive all economic viability.
- Variances available for unique hardship.

8.7 State and Federal Law Compliance (Preemption)

- Interpreted consistently with MCL 125.3001 et seq.
- State/Federal law controls if preempted.
- Township Attorney to review for preemption conflicts.

8.8 Variance Procedures

- ZBA may grant variances for unique hardship, not self-created, minimum necessary, no public welfare impairment.
- Decision within 60 days.
- **Phasing Variances:** Variances from phasing timelines or acreage limits may be granted if unique physical circumstances prevent compliance.
- **Chemical Discharge Variances:** Variances from chemical discharge limits may be granted only if the applicant demonstrates that no feasible alternative treatment exists and that the discharge poses no threat to public health or the environment.

8.9 Judicial Review Standard

- Rational basis test. Findings presumed correct unless clearly erroneous.
- Challenges filed within 30 days.

8.10 Enhanced Notice Requirements

- Notice to owners within 1,000 ft; adjacent municipalities (5 mi); utilities/emergency services.
- Certified mail \geq 60 days prior.

8.11 Conflict of Interest

- Disclosure of financial/personal interests required. Recusal mandatory.

8.12 Ordinance Review The Planning Commission shall review this Ordinance every three years to assess: a. Effectiveness in achieving stated goals. b. Economic impact on development and employment. c. Infrastructure capacity and strain. d. Changes in technology or industry standards. e. Effectiveness of the phased development provisions. f. **Effectiveness of chemical discharge controls and water quality monitoring.** Amendments may be proposed based on review findings.

8.13 Repealer Any provision of any existing ordinance of Washington Township that is in conflict with the provisions of this Ordinance is hereby repealed to the extent of such conflict. In the event of any conflict between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control regarding High-Energy Intensive Developments. This repeal shall not affect any pending application, ongoing proceeding, or existing liability accrued prior to the effective date of this Ordinance.

INTEGRATION & CROSS-REFERENCE GUIDE

Current Ordinance Location	Insert / Replace With	Notes
§ 2.2 (Definitions)	Add §§ 2.1 -- 2.32 (New definitions).	Added "Chemically Treated Water Discharge" (§2.31) and "Blowdown" (§2.32). Added "Chemical Discharge Plan" to §2.16(k).
§ 4.38 (Special Land Uses)	Append "(HEID -- see § 4.1)".	Cross-reference added.
New § 4.1 -- 4.11	Insert after last existing § 4.69.	Contains all Use Standards. Added §4.1-B (Phased Authority) and §4.2-17 (Chemical Plan).
§ 4.70-L (Old)	Replaced by § 4.10 & § 4.11.	Restructured for flow.
§ 5.13 (Environmental)	Add new § 5.1 -- 5.6.	Consolidated environmental provisions. Added §5.1-F (Chemical Discharge).
§ 6.4 (Review)	Replace with § 6.1 & § 6.2.	Streamlined procedure. Added Phase Advancement Review and Chemical Verification steps.
New Article 6.5	Insert New Article 6.5.	Consolidated all bonds/escrows. Added Chemical Discharge Bond (§6.5-B) and Release Conditions.
§ 7.11 (Penalties)	Replace with § 7.1.	Categorized by severity. Added "Chemical Discharge Violation".
New § 7.2	Insert New § 7.2.	Consolidated reporting/registry. Added Chemical Discharge Data and Reports.
New Article 8	Insert New Article 8.	Moved Severability, Variances, Repealer. Added Phasing and Chemical Variances.

Current Ordinance Location	Insert / Replace With	Notes
§ 7.9 (ZBA)	Updated to § 7.3.	Aligned with new structure. Added Phasing and Chemical Discharge Appeals.
Existing Ordinances	New § 8.13 (Repealer).	Repeals conflicting provisions.

EXHIBITS

Exhibit A -- HEID Review Checklist

Item	Document Required	Reviewer
Electrical Load & Upgrade Cost	Detailed Electrical Impact Report (§ 4.2-2)	Township Engineer & Utility Liaison
Water Demand & Sewer Capacity	Water-Use Impact Study (§ 4.2-4)	Sanitary Engineer / Health Dept.
Noise Prediction	Noise-Impact Assessment (§ 4.2-5)	Acoustical Engineer
Light-Pollution Control	Lighting-Control Plan (§ 4.2-6)	Lighting Specialist
Renewable-Energy Offset	Proof of REO (§ 2.3)	Energy Specialist
Performance Bonds	Electrical, Water, Job Density, SCRM, Advanced Tech, Decommissioning, Groundwater, Water Security, Carbon Fee, E-Waste, Chemical Discharge Bonds (§ 6.5)	Treasurer's Office
Mitigation & Storm-Water Plan	MP (§ 5.1)	Engineer
Cumulative Energy Load Analysis	CEL calculation (§ 4.5)	Planning Engineer
Job Density Compliance	Job Density Compliance Plan (§ 4.7)	Planning Commission
Supply Chain Risk Management	SCRM Plan (§ 4.8)	Cybersecurity Specialist & Township Engineer
Alternative Power Generation Analysis	APGA (§ 4.9)	Independent Energy Consultant & Township Engineer
Power Generation & Cooling Standards	Compliance with § 4.10 (Hydrocarbon/Cooling)	Township Engineer & Fire Marshal
Siting & Setbacks	Siting Compliance Plan (§ 4.6)	Planning Commission

Item	Document Required	Reviewer
Waste-Management Plan	Waste-Management Plan (§ 2.9)	Environmental Consultant
PUE Disclosure	PUE Calculation & Benchmark Plan (§ 5.1)	Energy Specialist
Generator Run-Hour Tracking	Generator Log & Testing Schedule (§ 4.10)	Fire Marshal
Groundwater Impact Study	Dewatering Plan & Baseline Monitoring (§ 5.2)	Licensed Hydrogeologist
GHG Emissions Reporting	GHG Reporting Plan (§ 5.3)	Environmental Consultant
Carbon Impact Fee Calculation	Carbon Fee Documentation (§ 5.4)	Treasurer's Office
E-Waste Management Plan	EWMP (§ 5.6)	Environmental Consultant
On-Site Renewable Energy Plan	Renewable Energy Plan (§ 4.11)	Energy Specialist
Emergency Activation Logging	Emergency Notification & Run-Hour Logs (§ 4.10)	Building Official
Public Notice & Registry Entry	Draft notice & online entry	Planning Dept.
Phased Construction Plan	Phased Construction Plan (§ 4.2-16)	Planning Commission
Phase 1 Certificate of Completion	Verification of Phase 1 compliance before Phase 2 approval	Building Official & Planning Commission
Chemical Discharge Management Plan (CDMP)	CDMP with SDS, discharge limits, and treatment methods (§ 4.2-17)	Sanitary Engineer & Environmental Consultant
Chemical Discharge Compliance	Quarterly test results and verification of compliance (§ 5.1-F)	Independent Water Quality Expert

The Planning Commission shall sign off on the checklist before issuing a Letter of Determination.

EFFECTIVE DATE & ADOPTION PROCEDURE

This amendment shall take effect [X] days after adoption and apply to all new HEID applications filed after that date.

Implementation Timeline

Step	Action	Target Date
1	Draft and adopt amendment language (this document)	30 days after council vote
2	Update Township website, forms, and public-notice templates	60 days post-adoption
3	Conduct training for Planning Commission, Building Official, and Utility Liaisons	90 days post-adoption
4	Begin accepting HEID applications	120 days post-adoption
5	Publish first HEID Registry entry (if any)	150 days post-adoption

CONCLUSION

The foregoing amendment creates a coherent, enforceable set of rules that:

1. Identify high-energy-intensive developments with clear size classes and disclosure requirements.
2. Require rigorous energy-impact analysis, utility-capacity verification, and renewable-energy offsets.
3. Secure financial guarantees to fund required infrastructure upgrades.
4. Mandate minimum job density (10 jobs per MW) to ensure local economic benefits.
5. Require Supply Chain Risk Management (SCRM) plans to prevent facility abandonment due to hardware shortages or vendor failures.
6. Require Alternative Power Generation Analysis (APGA) including evaluation of latest energy technologies (SOFC, hydrogen, advanced nuclear, etc.) by qualified energy consultants and engineers before permit approval.
7. Prohibit wet/evaporative cooling and continuous hydrocarbon generation.
8. Include comprehensive infrasound protections (1-20 Hz, dB(G) measurement).
9. Address disposal, abandonment, high/low-frequency noise, and light-pollution concerns.
10. Include MCL 125.3504(3) standards-based approval rule for Special Land Uses.
11. Include legal defensibility enhancements to withstand judicial scrutiny (Severability, Preemption, Takings safeguards).
12. Preserve the health, safety, environmental quality, and character of Washington Township for current and future residents.
13. Protect residents during construction phase with groundwater monitoring, dewatering limits, and restitution protocols (§ 5.2).
14. Require applicant-funded independent expert verification to ensure technical accuracy (§ 6.2).
15. Establish strict emergency generator controls with notification, caps, and community remedies (§ 4.10).
16. Implement on-site renewable energy requirements to prevent remote REC/VPPA loopholes (§ 4.11).
17. Establish climate accountability through GHG reporting and Local Environmental Mitigation Impact Fee (§ 5.3, § 5.4).

18. Mandate e-waste management with NIST SP 800-88 data destruction standards (§ 5.6).
19. Authorize phased development to verify infrastructure and environmental compliance before expanding site footprint (§ 4.1-B).
20. **Establish strict controls on chemically treated water discharge, including prohibited substances, mandatory treatment, and quarterly monitoring (§ 5.1-F).**
21. Repeal conflicting provisions to ensure legal clarity and uniformity (§ 8.13).

Adoption of this amendment will place Washington Township on a solid legal footing to manage the growing demand for data-center-type facilities while safeguarding community interests, protecting local water infrastructure, and ensuring thorough evaluation of emerging clean energy technologies.

APPENDIX A: KEY LEGAL PRECEDENTS

Case	Citation	Relevance
Village of Euclid v. Ambler Realty Co.	272 U.S. 365 (1926)	Police power authority for zoning regulations.
Nollan v. California Coastal Commission	483 U.S. 825 (1987)	Rational nexus requirement for exactions.
Dolan v. City of Tigard	512 U.S. 374 (1994)	Rough proportionality test for development conditions.
Penn Central Transportation Co. v. New York City	438 U.S. 104 (1978)	Regulatory takings analysis framework.
MCL 125.3504(3)	Michigan Zoning Enabling Act	Standards-based approval rule ("shall be approved if compliant").

APPENDIX B: SUMMARY STATISTICS

Category	Count
Existing Sections Modified	6
New Substantive Sections	13 (Added Phased Development Authority & Chemical Discharge Control)
Legal Defensibility Sections	13
Total New Sections Added	26
Total Document Sections	33 (including Implementation Timeline)